



# County of Grande Prairie No. 1

## July 17, 2018 Municipal Planning Commission

Tuesday, July 17, 2018

Start time 10:00 AM

County of Grande Prairie No. 1 Administration Building

### AGENDA

1. **CALL TO ORDER**
2. **Attendance**
3. **Adoption Of Agenda**
4. **Minutes Approval**
  - 4.1 **June 26, 2018 Municipal Planning Commission (2018/06/26)**
5. **SUBDIVISION APPLICATIONS**
  - 5.1. **PT. SE-20-69-11-W6 / SASCHA WEBER / VELOCITY GROUP SURVEYING & ENGINEERING / FILE NO. PLSUB20180351** Baily  
Lapp

**Summary:**  
[Pt. SE-20-69-11-W6](#): located 5 miles south of Elmworth, adjacent to Township Road 693.

Application to subdivide one (1) lot of 8.09 hectares (20.00 acres) within SE-20-69-11-W6. The portion of land is currently zoned as Agricultural (AG) District and would facilitate a farmstead separation. Council District 6.
  - 5.2. **PT. NW-24-72-5-W6 & PT. SW-24-72-5-W6 / MARJORIE WENDT / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180338** Baily  
Lapp

**Summary:**  
[Pt. NW-24-72-5-W6](#) & [Pt. SW-24-72-5-W6](#): located 2.5 miles east of the Hamlet of Clairmont, adjacent to Range Road 51 and Township Road 724.

Application to subdivide one (1) lot of 10.41 hectares (25.73 acres) within NW-24-72-5-W6 and SW-24-72-5-W6. The portion of land is currently zoned as Agricultural (AG) District and would facilitate a farmstead separation. Council District 1.
  - 5.3. **PT. NW-10-73-6-W6 / 1792468 ALBERTA LTD. / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180368** Baily  
Lapp

**Summary:**  
[Pt. NW-10-73-6-W6](#): located 3 miles southwest of the Town of Sexsmith, adjacent to Range Road 63 and Highway 672.

Application to subdivide one (1) lot of 3.24 hectares (8.00 acres) within NW-10-73-6-W6. The portion of land is currently zoned as Rural Medium Industrial (RM-2) District. Council District 2.
  - 5.4. **PLAN 112 0520; BLOCK 3; LOT 1; PT. NW-7-72-5-W6 / 1740444 ALBERTA LTD. / DESIGN WORKS ENGINEERING & INSPECTIONS LTD. / FILE NO. PLSUB20180346** Baily  
Lapp

**Summary:**

[Plan 112 0520; Block 3; Lot 1; Pt. NW-7-72-5-W6](#): located in the Hamlet of Clairmont within the Crossroads South Industrial Park, adjacent to 156 Avenue, 91 Street and 158 Avenue.

Application to subdivide four (4) lots totalling 4.87 hectares (12.03 acres) within Plan 112 0520; Block 3; Lot 1; Pt. NW-7-72-5-W6. The portion of land is currently zoned as a Rural Heavy Industrial (RM-3) District. Council District 2.

**6. DEVELOPMENT PERMIT APPLICATIONS**

- 6.1. **PT. SE-18-71-6-W6 / BEN BOILEAU / HOME OCCUPATION, MAJOR - "FIRST CHOICE SEPTIC & CONTRACTING" / FILE NO. PLDEV20180357** Baily Lapp

**Summary:**

[Pt. SE-18-71-6-W6](#): located 2 miles west of the City of Grande Prairie, and adjacent to Range Road 65 and Township Road 712.

Development Permit Application for a Home Occupation Major - "First Choice Septic & Contracting", 24/7 Hours, 6 Crew Trucks, 1 Van, 4 Gravel Trucks, 2 Skid Steers, 3 Excavators and 14 off-site employees. Accessory Building (40'x60') - Side Yard Variance from 30 meters to 16 meters. Council District 4.

- 6.2. **PLAN 162 1276; BLOCK 1; LOT 4; PT. NE-11-71-5-W6 / KELLY & TRACY PERSSON / SINGLE FAMILY DWELLING WITH ATTACHED GARAGE / FILE NO. PLDEV20180417** Baily Lapp

**Summary:**

[Plan 162 1276; Block 1; Lot 4; Pt. NE-11-71-5-W6](#): located 3 miles east of the City of Grande Prairie within the BearsPaw Estates residential subdivision, access via an internal subdivision road with connection to Township Road 712.

Development Permit Application for a Single Family Dwelling with Attached Garage (50'x54').

- 6.3. **PT. NW-3-73-3-W6 / HOME OCCUPATION AGRICULTURAL "TALCON OILFIELD" / TAUD & LISA SCHALL / LEGACY HOMES / FILE NO. PLDEV20180314** Yasmin Sharp

**Summary:**

[Pt. NW-3-73-3-W6](#): located 4.5 miles north of the Hamlet of Bezanson, adjacent to Highway 733. Council District 1.

Application is for a Home Occupation Agricultural under the name "Talcon Oilfield," including a (100'x100') Accessory Building, 3 Tandem Axle Trucks, 2 Truck and Trailers, 2 Passenger Vehicles and 2 on-site employees. Proposed hours of operation are Monday – Friday 11am – 3pm. Dugout (30' x70').

**7. INFORMATION ITEMS**

- 7.1. **INTERMUNICIPAL DEVELOPMENT PLAN PROJECT UPDATE** Yasmin Sharp

**Summary:**

The County of Grande, in partnership with the Village of Hythe, Town of Beaverlodge, Town of Sexsmith and Town of Wembley has engaged ISL Engineering and Land Services Ltd. to prepare an Intermunicipal Development Plan (IDP) between the County and each of the municipalities.

**8. ADJOURNMENT**