



# County of Grande Prairie No. 1

## October 16, 2018 Municipal Planning Commission

Tuesday, October 16, 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 **September 25, 2018 Municipal Planning Commission (2018/09/25)**

5. **SUBDIVISION APPLICATIONS**

5.1. **PT. NW-20-74-5-W6 / BRETT & DELECIA HOFF / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20170686**

Jeremy Dela Cruz

**Summary:**

[Pt. NW-20-74-5-W6](#), located 1.5 miles west of the Webster area, adjacent to Township Road 744. Application to propose a subdivision of two (2) lots ranging in size of 4.02 and 7.00 hectares (9.93 and 17.30 acres) within NW-20-74-5-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Council District 9.

5.2. **PT. NW-11-73-6-W6 / JOSEF & ANGELICA KNOBLOCH / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180421**

Baily Lapp

**Summary:**

[Pt. NW-11-73-6-W6](#): located 1 mile south west of the Town of Sexsmith, adjacent to Range Road 62.

Application is to subdivide one (1) lot of 8.38 hectares (20.71 acres) within NW-11-73-6-W6. The portion of land is currently zoned as a Rural Light Industrial (RM-1) District. Council District 2.

6. **DEVELOPMENT PERMIT APPLICATIONS**

6.1. **PLAN 142 4296; BLOCK 1; LOT 10; PT. NW-13-72-6-W6 / CAROL MCCLARY PLANNING SOLUTIONS / GLEN HOMMY OF GRANDE PRAIRIE TRAVEL CENTRE LTD. / CANNABIS RETAIL SALES / FILE NO. PLDEV20180694**

Baily Lapp

**Summary:**

Plan 142 4296; Block 1; Lot 10; Pt. NW-13-72-6-W6: located within the Hamlet of Clairmont in the Grande Prairie Travel Centre, adjacent to 84<sup>th</sup> Avenue and 99th Street.

Development Permit Application for Cannabis Retail Sales - "Solo Cannabis Corporation" - 10 am - 2 am, 7 Days a Week - 2 On-Site Employees, Distance Between Retail Store, Liquor and Cannabis Retail Sales Variance from 100 meters to 0 meters. Council District 2.

- 6.2. **PLAN 792 1079;; LOT 24; PT. NW-34-74-5-W6 / DRAGON'S KEEP HOLDINGS LTD. / RICHARD & GERI HIVES / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20180653** Baily Lapp

**Summary:**

[Plan 792 1079;; Lot 24; Pt. NW-34-74-5-W6](#): located within JD Barr Estates, approximately 1/2 a mile north of the Webster area, and adjacent to an internal subdivision road with connection to Range Road 53.

Development Permit for a Home Occupation, Major "Dragon's Keep Holdings Ltd." - One Super B Truck & Tank Trailer, 5am - 3pm Thursday to Sunday. Council District 9.

- 6.3. **PLAN 0729347; BLOCK 1; LOT 1; PT. NE-20-74-9-W6 / JAY JONES / MANUFACTURED HOME, ACCESSORY BUILDINGS AND HOME OCCUPATION MAJOR / FILE NO. PLDEV20180695** Yasmin Sharp

**Summary:**

[0729347;1:1 Pt. NE-20-74-9-W6](#), located 3 miles north east of the Hamlet of Valhalla, adjacent to Range Road 94. Council District 8.

Application is for MANUFACTURED HOME (2015, 22'x76'), three ACCESSORY BUILDINGS (4.14m x 7.45m) (3.11, x 3,11m) (3.7m x 7.29m) with a front yard variance from 30m to 5.7m and a HOME OCCUPATION, MAJOR including 4 trucks ( 2 water trucks, 2 tandem axle trucks) one skid steer, 3 offsite employees operating 24/7 under the name "Tyad Directional Drilling Inc."

- 6.4. **PLAN 1022900; BLOCK 1; LOT 15A; PT. NW-33-70-6-W6 / GP EAGLE CONSTRUCTION LTD. / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20180701** Yasmin Sharp

**Summary:**

[Plan 1022900; Block 1; Lot 15A; Pt. NW-33-70-6-W6](#), located 2.5 miles west of the City of Grande Prairie, adjacent to Township Road 710 and Range Road 64. Council District 3.

Application is for HOME OCCUPATION, MAJOR under the name "GP Eagle Construction" with 2 onsite employees, 4 offsite employees, 1 excavator, 2 log trucks and 1 tandem axle truck. Operating Monday – Friday 9:00am – 5:00p.m.

- 6.5. **PT. N-23-71-6-W6 / LEXON PROJECTS INC / MERLYN, BARB, JOHN & JUDY MAYER / RAIL YARD, TRANSPORT / TRUCK OPERATION, ACCESSORY BUILDING AND DUGOUT / FILE NO. PLDEV20180692** Yasmin Sharp

**Summary:**

[Pt. N-23-71-6-W6](#) located east of the Hamlet of Huallen, adjacent to Highway 43, Range Road 91 and Range Road 92. Council District 5.

Application is for RAIL YARD and TRANSPORT/TRUCK OPERATION (sand transloading facility) including ACCESSORY BUILDING (7m x 15m) and DUGOUT (20m x 40m).

- 6.6. **PLAN0226052; BLOCK 1; LOT 3; PT. SW-13-72-6-W6 / JAI HOON IN / 1148635 ALBERTA LTD. / CANNABIS RETAIL SALES / FILE NO. PLDEV20180717** Yasmin Sharp

**Summary:**

[Plan 0226052; Block 1; Lot 3; Pt. SW-13-72-6-W6](#), located in the Crossroads North industrial subdivision, adjacent to 99 Street and 72 Avenue. Council District 2. Application is for CANNABIS RETAIL SALES.

7. **INFORMATION ITEMS**

- 7.1. **TOWN/VILLAGE INTERMUNICIPAL DEVELOPMENT PLAN UPDATE** Yasmin Sharp

**Summary:**

The County of Grande Prairie is in the process of developing Intermunicipal Development Plans for the Village of Hythe and Towns of Wembley, Sexsmith and Beaverlodge.

Two Steering Committee Meetings have been held between the County and the Village of Hythe, Town of Beaverlodge and Town of Sexsmith. The meeting with the Town of Wembley is scheduled for the evening of October 16.

8. **ADJOURNMENT**