



County of Grande Prairie No. 1

September 25, 2018 Municipal Planning Commission

Tuesday, September 25, 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 11, 2018 Municipal Planning Commission (2018/09/11)**

5. **SUBDIVISION APPLICATIONS**

- 5.1. **PLAN 972 1900; BLOCK 1A; PT. SE-16-72-5-W6 / 1205354 ALBERTA LTD. / HELIX SURVEYS LTD. / FILE NO. PLSUB20180481**

Jeremy Dela Cruz

Summary:

[Plan 9721900; Block 1A; Pt. SE-16-72-5-W6](#): located approximately .5 mile east of the Hamlet of Clairmont, adjacent to Range Road 53. Application to propose a subdivision of one (1) lot of 2.897 ha (7.16 ac) within Plan 9721900; Block 1A; Pt. SE-16-72-5-W6. The portion of land is currently zoned as a Highway Industrial (RM-4) District. Council District 2.

- 5.2. **PT. NW-32-74-2-W6 / ROXY FARMS LTD. / VELOCITY GROUP / FILE NO. PLSUB20180604**

Baily Lapp

Summary:

[Pt. NW-32-74-2-W6](#): located 10.5 miles northeast of Teepee Creek, adjacent to Township Road 750 and Range Road 25.

Application to subdivide one (1) lot of 4.25 hectares (10.50 acres) from part of NW-32-74-2-W6. The portion of land is currently zoned as an Agricultural (AG) District and would facilitate a farmstead separation. Council District 9.

- 5.3. **PT. SE-16-70-8-W6 / TYLER SIEBERT, TALIESIN HUGHES AND 1980436 ALBERTA LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180594**

Baily Lapp

Summary:

[Pt. SE-16-70-8-W6](#): located 7.5 miles south of the Town of Wembley, adjacent to Township Road 702A as it intersects the quarter section.

Application is to subdivide one (1) lot of 21.75 hectares (53.75 acres) from part of SE-16-70-8-W6. The portion of land is currently zoned as an Agricultural (AG) District and would facilitate a farmstead separation. Council District 5.

- 5.4. **PT. NW & NE-23-71-9-W6 / JOHN, JUDY, MERLYN & BARBARA MAYER / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180484**

Yasmin Sharp

Summary:

[Pt. NW-23-71-9-W6 & NE-23-71-9-W6](#): located immediately east of Huallen, adjacent to Highway 43, Range Road 92 and Range Road 91. Application is to subdivide one lot of 32.37 hectares (80 acres) of part of N-23-71-9-W6. Area is currently zone Rural Medium Industrial (RM-2).

6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1. **PLAN 052 4103; BLOCK 1; LOT 2; Pt. NE-8-71-7-W6 / HYER OILFIELD MAINTENANCE CONSULTING LTD. / KIRBY & LORELEI DEHEUS / HOME OCCUPATION MAJOR / FILE NO. PLDEV20180649** Yasmin Sharp

Summary:

[Plan 052 4103; Block 1; Lot 2; Pt. NE-8-71-7-W6](#). Located 1 mile west of the Hamlet of Dimsdale adjacent to Range Road 74. Council District 4.

Development Permit Application for a HOME OCCUPATION, MAJOR under the name Hyer Oilfield Maintenance Consulting Ltd, including one Seacan (40'x 8'), 4 one-ton service trucks, one winch truck and low boy, existing Accessory Building (100'x60') and a FENCE (3m along the west property line). Hours of Operation 8am-5pm, Monday to Friday. Six offsite employees.

- 6.2. **PLAN 062 4930; BLOCK 3; LOT 1; PT. NW-11-72-6-W6 / ENHANCED VENTURE LTD. / WESTWARD PROPERTY MANAGEMENT / CANNABIS RETAIL SALES / FILE NO. PLDEV20180631** Baily Lapp

Summary:

[Plan 062 4930; Block 3; Lot 1; Pt. NW-11-72-6-W6](#): located within the Hamlet of Clairmont at Althen Corner in Westlake Shopping Plaza, adjacent to 102 Street and 162 Avenue.

Development Permit Application for Cannabis Retail Sales - Occupancy for Enhanced Venture Ltd. - Hours 10 am - 12 am, 7 Days a Week - 3 On-Site Employees. Council District 2.

- 6.3. **PLAN 122 4705; BLOCK 1; LOT 1; PT. SW-6-74-9-W6 / VERNON RICHARDSON & JESSICA JOHNSON / HOME OCCUPATION, AGRICULTURAL - "L.R.I INSULATION LTD." / FILE NO. PLDEV20180612** Baily Lapp

Summary:

[Plan 122 4705; Block 1; Lot 1; Pt. SW-6-74-9-W6](#): located 2 miles south of Valhalla, and adjacent to Highway 723 and Township Road 740.

Development Permit Application for a Home Occupation, Agricultural - "L.R.I. Insulation Ltd." - Hours 6am to 6pm, 7 Days a Week - 1 On-Site Employee, 1 Pick-up Truck and 1 Trailer. Council District 8.

- 6.4. **PLAN 2086RS; BLOCK 1; LOT 19; PT. NW-5-71-5-W6 / STEVE CLEAR / HOME OCCUPATION, MAJOR - "CASS OILFIELD LTD." / FILE NO. PLDEV20180641** Baily Lapp

Summary:

[Plan 2086RS; Block 1; Lot 19; Pt. NW-5-71-5-W6](#): located within Pine Valley Estates, adjacent to Crest View Drive with connection to Range Road 55.

Development Permit Application for a Home Occupation, Major - "Cass Oilfield Ltd.", Hours 8am-5pm, 7 Days a Week, Six Off-Site Employees, 4 Medic Trucks (F-350) and an Accessory Building (40'x30') to Replace Detached Garage. Council District 3.

- 6.5. **PLAN 072 6021; BLOCK 2; LOT 1; PT. NW-12-71-9-W6 / MARK & CHARLENE WARKENTIN / HOME OCCUPATION, MAJOR - "BACK COUNTRY TRANSPORT INCORPORATED" / FILE NO. PLDEV20180642** Baily Lapp

Summary:

[Plan 0726021; Block 2; Lot 1; Pt. NW-12-71-9-W6](#): located 4 miles west of the Town of Wembley, and adjacent to Township Road 712.

Development Permit Application for a Home Occupation, Major - "Back Country Transport Incorporated", Hours of Operation 24/7, Two Pick-Up Trucks, One Semi-Truck, Two Tank Trailers and One Seacan (8'x20'). Council District 5.

- 6.6. **PLAN 082 2684; BLOCK 1; LOT 1; PT. SW-9-70-9-W6 / CHAD & STEPHANIE NICHOLSON / HOME OCCUPATION, MAJOR - "EVOLUTION OILFIELD SERVICES LTD." / FILE NO. PLDEV20180643** Baily Lapp

Summary:

[Plan 0822684; Block 1; Lot 1; Pt. SW-9-70-9-W6](#): located 12 miles south east of Halcourt, and adjacent to Range Road 94.

Development Permit Application for a Home Occupation, Major - "Evolution Oilfield Services Ltd.", Hours of Operation 24/7, Up to 5 Off-Site Employees, 6 Water Trucks, Outdoor Storage (Fuel Tanks, Wood, Lawn Tractors, Tires), Operating from the Existing Accessory Building (60'x80'). Council District 5.

- 6.7. **PLAN 882 1590;; LOT A; PT. NW-33-70-6-W6 / ANDREW & SUZANNE CHOUINARD / SINGLE FAMILY DWELLING & HOME OCCUPATION, MAJOR - "ASK-EM BOYS" / FILE NO. PLDEV20180638** Baily Lapp

Summary:

[Plan 8821590;; Lot A; Pt. NW-33-70-6-W6](#): located 2 miles south west of the City of Grande Prairie, and adjacent to Range Road 64.

Development Permit Application for a Single Family Dwelling and a Home Occupation, Major - "Ask-Em Boys", Hours of Operation 6am to 6pm, 7 days a week, 1 Gravel Truck, 1 Gravel Trailer, Operating from the existing Accessory Building (32'x48'). Council District 3.

7. **INFORMATION ITEMS**

8. **ADJOURNMENT**