

# County of Grande Prairie No.1 Municipal Planning Commission Agenda

Tuesday, June 23, 2026  
10:00 AM

County of Grande Prairie No. 1 Administration Building and Microsoft Teams

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# County of Grande Prairie No. 1

## Municipal Planning Commission Minutes

Date: Tuesday, June 9, 2026

Time: 10:00 AM

Location: County of Grande Prairie No. 1 Administration Building and Microsoft Teams

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**MEMBERS PRESENT:** Vice Chair Amanda McDonald  
Chair Bob Chrenek  
Board Member Brian Lieverse  
Board Member Brian Grant  
Board Member Brian Peterson  
Board Member Karen Rosvold  
Board Member Kurt Balderston  
Board Member Terri Beaupre

**MEMBER REGRETS:** Board Member Marty Tissington

**STAFF PRESENT:** Nick Lapp, General Manager, Planning and Development Services  
Reed Desroches, Director, Planning  
Chetna Sidhu, Planner

**RECORDING SECRETARY:** Sharla King, Planning Clerk

### 1. CALL TO ORDER, QUORUM

### 2. AGENDA APPROVAL

#### 2.1. Adoption of Agenda

Chair Bob Chrenek called the meeting to order at 10:00 AM and established quorum.

**Resolution # MPC20260609.01**

**MOVED** by Board Member Brian Lieverse

That the agenda for the June 9, 2026 Municipal Planning Commission Meeting be adopted as presented.

**CARRIED**

### **3. MINUTES APPROVAL**

#### **3.1. Municipal Planning Commission Meeting Minutes**

**Resolution # MPC20260609.02**

**MOVED** by Vice Chair Amanda McDonald

That the minutes of the May 26, 2026 Municipal Planning Commission be approved as presented.

**CARRIED**

### **4. SUBDIVISION APPLICATIONS**

#### **4.1. NW-11-73-6-W6 / Beirsto & Associates Engineering Ltd. / Angelica and Josef Knobloch / PLSUB20250621 / Nick Lapp, General Manager, Planning and Development Services**

Chetna Sidhu, Planner, presented subdivision application PLSUB20250621 located east of RGE RD 62 and south of HWY 672, approximately 4 miles southwest of the Town of Sexsmith in the Emerson Trail Industrial Area.

The application proposes to subdivide approximately 17.21 hectares (42.52 acres) within Pt. NW-11-73-6-W6 for two (2) industrial lots.

**Current Zoning:** Rural Medium Industrial (RM-2) district

In considering this application, the subdivision authority must consider the following information in accordance with Section 9 of the Matters Related to Subdivision and Development Regulations:

**1. Topography:** Applicant describes topography as relatively flat.

**2. Soil characteristics:**

- a. Susceptibility to slumping or subsidence: No issues identified.
- b. Depth to water table: No issues identified.
- c. Suitability for on-site sewage disposal system: Deemed adequate

**3. Storm water collection and disposal:** A Stormwater Management Memo has been completed by Beairsto & Associates Engineering Ltd. The report states that this development aims to preserve the natural overland drainage routes south of the Plan Area. No centralized storm infrastructure is recommended at this stage of the development. No issues were identified, and Administration considers stormwater management to be adequately addressed at this stage of the subdivision.

**4. Potential for flooding, subsidence, or erosion:** No issues identified.

**5. Accessibility to a road:** Proposed Lot 27 will be accessed through a road turnaround to be constructed as part of the subdivision approval. Proposed Lot 28 will be accessed through a temporary turnaround easement until such time as the future road connection to RGE RD 62 is required and constructed. County Development Engineering has reviewed the proposed access arrangement and has no concerns, subject to the applicant entering into a development agreement for the required road improvements and applicable levies.

The County Lands Department reviewed the proposed configuration and noted that temporary access and turnaround easements may provide interim rights of use but would not, on their own, secure the lands for future public road purposes. An easement does not transfer ownership of the lands to the County and would not function as a municipal road allowance.

Accordingly, the proposed conditions require the Applicant to register temporary access and turnaround easements over the lands and the orphaned segment of NW-11-73-6-W6 located between the existing subdivided parcels and proposed Lot 28. These easements will provide interim access and turnaround functionality for the proposed lots.

The proposed conditions also require road acquisition/dedication caveats over the same lands, identifying the County as the benefitting party. These caveats will preserve the County's ability to acquire the lands in the future for public road construction in accordance with Section 662 of the Municipal Government Act, without additional compensation.

**6. Availability and adequacy of water supply:** No concerns have been identified at the subdivision stage. Any water supply required for future industrial development shall be provided in accordance with applicable provincial requirements.

**7. Availability and adequacy of sewage disposal:**

- a. Report prepared by a qualified individual: N/A
- b. Proposed method of sewage disposal: N/A
- c. Suitability and viability of proposed method: No concerns have been identified at the subdivision stage. Sewage disposal requirements for future industrial development shall be addressed at the development permit and/or servicing stage in accordance with applicable provincial requirements.

**8. Availability and adequacy of solid waste disposal:** Deemed adequate.

**9. Uses of the land in the vicinity of the application:** Land uses in the area consist of Agricultural (AG), Country Residential (CR-5), Rural Medium Industrial (RM-2) and Highway Industrial (RM-4) Districts. Administration anticipates minimal land use conflict should this application be approved as the subject lands are located within an identified industrial area, are designated for industrial development under the MDP and ASP, and are located near other existing and planned industrial lands.

**10. Other Matters:**

a. Intermunicipal Development Plan (IDP): The subject lands lie within the Intermunicipal Development Plan (IDP) area with the Town of Sexsmith. The IDP designates this area as Rural Industrial and Section 2.7 of the IDP is most relevant. The application is consistent with the IDP.

b. Municipal Development Plan (MDP): The MDP designates this area as Industrial and Section 8 of the MDP is most relevant. Policy 8.4 of the MDP states that areas identified as Rural Industrial should be developed as rural industrial parks in accordance with an Area Structure Plan. The subject lands are located within an established industrial area and as such, this application is consistent with the MDP.

c. Area Structure Plan (ASP): The subject lands are located within the Emerson Trail Area Structure Plan, which identifies the area for general industrial development where uses under the Rural Light Industrial (RM-1) and Rural Medium Industrial (RM-2) Districts can be approved. As such, this application is consistent with the ASP.

Administration notes that the proposed subdivision layout does not fully align with the current road alignment shown in the current ASP. However, the original road alignment is no longer considered practical due to the existing subdivision pattern and an existing oil and gas site within the quarter section. In response to concerns raised during circulation, the applicant has provided a revised layout and shadow plan that preserve the opportunity for future road connectivity to RGE RD 62 through a road easement on proposed Lot 28. The Emerson Trail ASP is currently being updated to reflect current site constraints and a more feasible transportation network for the area. Administration is satisfied that the revised subdivision design does not compromise future connectivity and appropriately supports the intended industrial development of the lands.

d. Land Use Bylaw: The subject lands are zoned Rural Medium Industrial (RM-2) district. This district is intended to provide areas for industries and businesses that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are generally not considered to be hazardous. The proposed subdivision meets the requirements of the RM-2 District in the County's Land Use Bylaw.

**Adjacent landowners:** 2 letters of concern were received from adjacent landowners during the initial circulation period.

One letter expressed opposition to the proposed rezoning and subdivision on the basis that the proposal did not conform to the existing Emerson Trail Area Structure Plan (ASP). The landowner raised concerns that the proposal may negatively impact planned road connections and future access to their property. The landowner indicated support for industrial development in the area but did not support proceeding with the application prior to a formal ASP amendment.

The second letter raised concerns regarding the potential loss of an east-west transportation connection between NW-11-73-6-W6 and NE-11-73-6-W6. The letter stated that the proposal should be revised to maintain this connection and to preserve multiple access points through the Emerson Trail subdivision area.

Following the concerns received, the applicant revised the proposal to address the transportation and connectivity concerns and a revised circulation was completed. Following the revised circulation, 1 additional letter of concern was received in response to the revised proposal. The letter noted that the previous concerns had generally been addressed through the proposed road easement dedication; however, the landowner remained of the opinion that the road should be constructed and paved directly to RGE RD 62 from Lot 27, and that a similar second road connection should be constructed for Lot 28.

Administration has reviewed the concerns received and is satisfied that the revised proposal addresses the primary concern regarding the protection of future road connectivity. The proposed road easement on Lot 28 ensures that a future connection to RGE RD 62 can be accommodated should it become necessary as additional development occurs in the area.

Administration does not recommend requiring the applicant to construct and pave the full future road connection at this time. The proposed subdivision can be adequately accessed through the road improvements required as conditions of approval, and there are currently no additional lots west of the subject lands that require the full connection to be constructed. Requiring that infrastructure at this stage would be premature and disproportionate to the servicing needs generated by the proposed two-lot subdivision.

Any future subdivision or development requiring additional transportation connections can be reviewed at that time, based on the applicable road network, servicing requirements, and comments from County Development Engineering.

**Town of Sexsmith:** No concerns were received.

**County Lands Department:** County Lands has no concerns with the proposed industrial use or the road alignments shown on the shadow plan. Registered Document 062 126 778 is to be discharged from the proposed lots at

endorsement and that the orphaned segment created by the proposed configuration should be addressed.

County Lands also advised that temporary access and turnaround easements alone would not protect the lands for future public road acquisition. Accordingly, conditions have been included requiring temporary access and turnaround easements and road acquisition/dedication caveats over the identified future road lands and orphaned segment.

**No concerns, subject to standard comments:** Alberta Environment and Protected Areas, Alberta Energy Regulator, Alberta Health Services (AHS), Alberta Transportation and Economic Corridors (ATEC), ATCO Electric, ATCO Gas and TELUS, County Recreation and Culture department, County Safety Codes department, and County Development Engineering department.

Cody Beairsto from Beairsto & Associates Engineering Ltd. was present to answer any questions in regard to the application.

Chris Balderson from the public was present to speak to the application.

**Resolution # MPC20260609.03**

**MOVED** by Board Member Kurt Balderston

**Option 1:**

That subdivision application PLSUB20250621 to subdivide 17.21 hectares (42.52 acres) within Pt. NW-11-73-6-W6 for two (2) industrial lots be approved based on:

- a) The premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 9 of the Matters Related to Subdivision and Development Regulation, provided all conditions are attached, and
- b) Notwithstanding objections received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Caveat 062126778 on title is to be discharged accordingly from the proposed lots only.
3. Applicant to provide an access approach into the proposed lots, to the satisfaction of the County of Grande Prairie and in accordance with Minimum Design Standards for subdivisions and road construction.

4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision road improvements including a road turnaround for the proposed lot 27 and a temporary turnaround for the proposed lot 28. As per Bylaw 2702, the road improvement levy for Zone (3) to apply.

5. Municipal reserve provided by way of cash-in-lieu in the amount of \$23,000 per hectare, the area to be based on the total area subdivided on the final subdivision plan. Based on the tentative plan of subdivision of 17.21 hectares, the estimated municipal reserve owing is \$ 39,583 (1.721 hectares x \$23,000 per hectare).

6. The Applicant to register temporary access and turnaround easements, to the satisfaction of the County, over the lands identified as "proposed road easement", "temporary turn-around easement", and the orphaned segment of NW-11-73-6 lying between the east boundary of Plan 0621356 Block 1 Lot 1 and the west boundaries of Lots 1A and 2A Block 1 Plan 1525416 and lying north of the proposed boundary of proposed Lot 28. These easements shall state that they are temporary in nature and shall automatically terminate upon the County acquiring the lands for public road purposes pursuant to the road acquisition/dedication caveats or upon registration of a road plan.

7. In addition, the Applicant shall register, road acquisition/dedication caveats over lot 27 and 28 identifying the County as the benefitting party ensuring that the County may acquire the lands in the future for public road construction in accordance with Section 662 of the Municipal Government Act, without additional compensation.

## **CARRIED**

### **4.2. SE-5-74-3-W6 / Helix Surveys Ltd. / Fianna Capital Management Group Ltd. / PLSUB20250500 / Nick Lapp, General Manager, Planning and Development Services**

Chetna Sidhu, Planner, presented subdivision application PLSUB20250500 located west of 100 ST and north of 100 AVE, within the Hamlet of Teepee Creek.

The application proposes to subdivide approximately 6.58 hectares (16.25 acres) within Pt. SE-5-74-3-W6 for one (1) general commercial lot and a stub road. The proposed commercial lot contains the existing Teepee Creek Country Store.

**Current Zoning:** General Commercial (GC) district

**1. Topography:** Applicant describes topography as relatively flat.

**2. Soil characteristics:**

- a. Susceptibility to slumping or subsidence: No issues identified.
- b. Depth to water table: No issues identified.

c. Suitability for on-site sewage disposal system: Deemed adequate

**3. Storm water collection and disposal:** No issues identified. A lot grading plan may be required at the Development Permit stage.

**4. Potential for flooding, subsidence, or erosion:** Wetland areas have been identified within the proposed commercial lot through the County's Desktop Wetland Inventory. To ensure that future development does not encroach into these areas, the applicant will be required to register a nobuild zone by survey on the proposed lot, with the final configuration to be determined through the final survey process. This condition protects identified wetland areas from development and ensures that future building locations are appropriately separated from the identified environmental constraint.

Any future development permit application on the proposed commercial lot will be required to comply with the registered no-build zone and may require additional grading, drainage, servicing or provincial approvals depending on the nature and location of the proposed development.

**5. Accessibility to a road:** The proposed lot is to have access via an 30m x 60m stub road located along the western boundary of the proposed lot. As part of the subdivision, the applicant will be required to enter into a Development Agreement for construction of the internal road and the removal and relocation of the existing approaches from Highway 674 to the internal road. The applicant will also be required to obtain a Roadside Development Permit from Alberta Transportation and Economic Corridors for the new access and road construction.

**6. Availability and adequacy of water supply:** No concerns have been identified at the subdivision stage. Any future commercial development requiring water supply shall comply with applicable provincial requirements.

**7. Availability and adequacy of sewage disposal:**

a. Report prepared by a qualified individual: N/A

b. Proposed method of sewage disposal: N/A

c. Suitability and viability of proposed method: No concerns have been identified at the subdivision stage. Any sewage disposal system required for future commercial development shall be addressed through the applicable development and safety codes approval processes.

**8. Availability and adequacy of solid waste disposal:** Deemed adequate.

**9. Uses of the land in the vicinity of the application:** Land uses in the area consist of Urban Reserve (UR), General Commercial (GC), Rural Residential Mixed (RR-4), Limited Institutional and Recreation (L-IR) districts. Administration anticipates minimal land use conflict should this application be approved.

**10. Other Matters:**

a. Municipal Development Plan: The MDP designates the subject lands as Hamlets and Centres, with Sections 8 and 15 being most applicable. Policy 8.3.1 supports a range of commercial development in hamlets and centres to meet local needs and provide regional amenities. Policy 15.1.5 directs commercial development in Teepee Creek to lands adjacent to Highway 674 that are identified for commercial or residential/commercial uses on Map 12 – Hamlet of Teepee Creek Land Use Concept.

The proposed commercial lot is located adjacent to Highway 674 and contains the existing Teepee Creek Country Store. The proposed subdivision therefore supports an existing commercial use in the location contemplated for commercial development by the MDP and is consistent with the applicable MDP policies.

b. Land Use Bylaw: The subject lands are zoned General Commercial (GC) district. This district is intended to provide for commercial development within a hamlet and other serviced residential communities. The proposed subdivision meets the requirements of the GC District in the County's Land Use Bylaw.

**Adjacent Landowners:** Administration received one (1) letter from an adjacent landowner. The letter identifies concerns related to previous flooding in the area, noxious weeds, groundwater/well records, and potential impacts to the aquifer.

Administration has reviewed the concerns received. Identified wetland areas within the proposed commercial lot will be protected through the registration of a no-build zone by survey as a condition of subdivision approval. Future development on the proposed lot will be required to respect the no-build zone and address applicable drainage, servicing and provincial approval requirements at the development stage. A lot grading plan may be required at the development stage too.

**No concerns, subject to standard comments:** Alberta Environment and Protected Areas, Alberta Energy Regulator, Alberta Transportation & Economic Corridors (ATEC), Alberta Health Services (AHS), ATCO Electric, ATCO Gas and TELUS, County Recreation and Culture department, and County Development Engineering department.

Val Lethbridge from Helix Surveys Ltd. was present to answer any questions in regard to the application.

Ken Binks from the public was present to speak to the application.

**Resolution # MPC20260609.04**

**MOVED** by Board Member Terri Beaupre

Option 1:

That subdivision application PLSUB20250500 to subdivide 6.58 hectares (16.25 acres) within Pt. SE-5-74-3-W6 for one (1) general commercial lot and a stub road be approved based on:

- a) The premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 9 of the Matters Related to Subdivision and Development Regulation, provided all conditions are attached, and
- b) Notwithstanding objections received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Applicant to register a no build zone on the proposed Lot 1; Block 1 by survey. The final configuration to be determined at the time of final survey.
3. Applicant to enter into a Development Agreement, requiring Applicant to provide a 30m x 60m internal road along the western boundary of the proposed lot and the existing approaches off of HWY 674 to be removed and relocated to the internal road. The applicant is required to get a Roadside Development Permit from Alberta Transportation and Economic Corridors (ATEC) for the construction of the new access and road.
4. Municipal reserve to be deferred to the balance of the quarter section.

**CARRIED**

**5. DEVELOPMENT PERMIT APPLICATIONS**

None

**6. ADJOURNMENT**

**6.1. Adjournment**

That the Chair adjourned the meeting at 10:30 PM

These minutes approved the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Reference # \_\_\_\_\_.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
RECORDING SECRETARY

# Request for Decision

## Report Submission Details

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Item Number: **4.1**

Report Title: **Pt. NW-21-74-5-W6 / Helix Surveys Ltd. / Earnest and Victoria Kean**

Presenter: **Nick Lapp, General Manager, Planning and Development Services**

Supported By: Chetna Sidhu, Planner

Meeting: Municipal Planning Commission Meeting

Meeting Date: June 23, 2026

Agenda Category: Subdivision Applications

## Recommended Action

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### Option 1:

That subdivision application PLSUB20260165 to subdivide 4.37 ha (10.79 acres) within Pt. NW-21-74-5-W6 for one (1) residential lot be approved based on:

- a) The premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 9 of the Matters Related to Subdivision and Development Regulation, provided all conditions are attached, and
- b) No objections have been received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee for Webster Road levy at \$2213.93 per acre to apply based on final survey plan.
3. All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.
4. Municipal reserve provided by way of cash-in-lieu in the amount of \$8,400 per hectare, the area to be based on the total area subdivided on the final subdivision plan. Based on the tentative plan of

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subdivision of 4.37 hectares, the estimated municipal reserve owing is \$ 3,670.80 (0.437 hectares x \$8,400 per hectare).

### **Previous Council / Committee Action**

Bylaw 2680-26-024 to redesignate 4.37 ha (10.79 acres) within Pt. NW-21-74-5-W6 from the Agricultural (AG) District to the Country Residential (CR-5) District is to be considered by Council on June 22 2026, at the Regular Council meeting.

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### **Background and Analysis**

**File Number:** PLSUB20260165

**Landowner:** Earnest and Victoria Kean

**Applicant:** Helix Surveys Ltd.

**Legal Description:** [Pt. NW-21-74-5-W6](#); is located east of RGE RD 54 and south of TWP RD 744, approximately 7 miles north of the Town of Sexsmith.

**Council Division:** 9

**Current Zoning:** Country Residential (CR-5) district (Consideration from Agricultural (AG) on June 22 2026, at the Regular Council meeting)

The application proposes to subdivide approximately 4.37 ha (10.79 acres) within Pt. NW-21-74-5-W6 for one (1) residential lot.

In considering this application, the subdivision authority must consider the following information in accordance with Section 9 of the Matters Related to Subdivision and Development Regulations:

- 1. Topography:** Applicant describes topography as relatively flat.
- 2. Soil characteristics:**
  - a. Susceptibility to slumping or subsidence: No issues identified.
  - b. Depth to water table: No issues identified.
  - c. Suitability for on-site sewage disposal system: Deemed adequate
- 3. Storm water collection and disposal:** No issues identified.
- 4. Potential for flooding, subsidence, or erosion:** No issues identified.
- 5. Accessibility to a road:** Both the proposed lot and the remainder have existing access via TWP RD 744.
- 6. Availability and adequacy of water supply:** No issues identified.
- 7. Availability and adequacy of sewage disposal:**
  - a. Report prepared by a qualified individual: N/A
  - b. Proposed method of sewage disposal: N/A
  - c. Suitability and viability of proposed method: The existing pumpout on site does not meet the provincial setback requirements for a Private Sewage System. A condition of approval is that the system needs to be moved to comply with the current Alberta Private Systems Standard of Practice and the relevant permits need to be applied for.

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**8. Availability and adequacy of solid waste disposal:** Deemed adequate.

**9. Uses of the land in the vicinity of the application:** Land uses in the area consist of Agricultural (AG), Country Residential (CR-2), (CR-4), and (CR-5) Districts. The proposed subdivision is located within an area where country residential development already exists. Administration anticipates minimal land use conflict should this application be approved.

**10. Other Matters:**

- a. **Municipal Development Plan (MDP):** The MDP designates this area as Residential. Section 5.2 of the MDP applies to residential development in the Rural Area and permits Country Residential Subdivisions, Rural Estate subdivisions, and Manufactured Home Communities in areas identified for residential land use on Map 3 - Rural Land Use Concept. Residential designation means the area has been identified for residential development to provide a variety of residential options while managing land use conflicts and infrastructure impacts. The proposed subdivision aligns with the Residential designation in the MDP and its relevant policies.
- b. **Land Use Bylaw:** The proposed parcel size and density are consistent with the existing Country Residential development pattern in the surrounding area. The proposed subdivision aligns with the County's Land Use Bylaw.

Administration is satisfied that the application is consistent with the Municipal Development Plan, complies with the Land Use Bylaw, and meets the criteria of Section 9 of the Matters Related to Subdivision and Development Regulation.

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**Organizational Capacity and Resourcing**

**Level of Service:** Not applicable.

**Additional resources required:** Yes  No

Not applicable.

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**Options Analysis and Financial Implications**

**Option 1:**

That subdivision application PLSUB20260165 to subdivide 4.37 ha (10.79 acres) within Pt. NW-21-74-5-W6 for one (1) residential lot be approved based on:

- a) The premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 9 of the Matters Related to Subdivision and Development Regulation, provided all conditions are attached, and
- b) No objections have been received from adjacent landowners.

Subject to the following conditions:

- 1. All outstanding taxes to be paid in full.
- 2. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government

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Act, the road improvement fee for Webster Road levy at \$2213.93 per acre to apply based on final survey plan.

3. All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.
4. Municipal reserve provided by way of cash-in-lieu in the amount of \$8,400 per hectare, the area to be based on the total area subdivided on the final subdivision plan. Based on the tentative plan of subdivision of 4.37 hectares, the estimated municipal reserve owing is \$ 3,670.80 (0.437 hectares x \$8,400 per hectare).

**Option 2:**

As the Municipal Planning Commission directs.

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**Strategic Plans Alignment:** [Strategic and Business Plan | County of Grande Prairie](#)

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**Strategic Themes:**

- |  |   |
|--|---|
| <input type="checkbox"/> Theme 1   Quality of Life | <input checked="" type="checkbox"/> Theme 4   Land Use and Management       |
| <input type="checkbox"/> Theme 2   Economy         | <input type="checkbox"/> Theme 5   Governance and Organizational Excellence |
| <input type="checkbox"/> Theme 3   Transportation  | <input type="checkbox"/> Not applicable.                                    |

**Other Plans:**

1. Bylaw #3255 – Municipal Development Plan (MDP)
2. Bylaw #2680 – Land Use Bylaw

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**Stakeholder Engagement**

**Adjacent landowners:** No concerns received.

**County Lands Dept.:** Municipal reserve consideration to be taken by way of cash-in-lieu.

**No concerns, subject to standard comments:** Alberta Environment and Protected Areas, Alberta Energy Regulator, Alberta Health Services (AHS), ATCO Electric, ATCO Gas, County Recreation and Culture department, County Safety Codes department, and County Development Engineering department.

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**Public Engagement and Communication**

In accordance with Section 606 of the Municipal Government Act (MGA) and the County's Land Use Bylaw (LUB), the application referral has been circulated to all relevant agencies, and adjacent landowners to provide comments on the proposal.

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**Attachments**

- a) Presentation
- b) Attachments
  1. Subdivision Application
  2. Location Map
  3. Non-Aerial Tentative Plan of Subdivision
  4. Aerial Tentative Plan of Subdivision
  5. Non-Aerial LIDAR Tentative Plan of Subdivision

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6. Aerial LIDAR Tentative Plan of Subdivision
  7. Current lot configuration
  8. County MDP - Map 3
  9. County District - Map 35
  10. Agency Comments
  11. Adjacent Landowner Letters



**SCHEDULE  
FORM 1  
APPLICATION FOR SUBDIVISION**

DATE of receipt of completed form May 13, 2026

File No. PLS UB20260165

FEE SUBMITTED: \$ 800.00

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF

1. Name of registered owner of land to be subdivided: Ernest Kean and Victoria Kean.  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_

2. Name of agent (person authorized to act on behalf of registered owner), if any: Helix Surveys Ltd.  
Address: #202 10514 67 Ave, Grande Prairie, AB Postal Code: T8W 0K8 Phone: 780-532-5731.

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
All part of the NW 1/4 sec. 21 twp. 74 range 5 West of the 6th Meridian  
Being all/parts of lot - block - Reg. Plan No. - C.O.T. No. 252 149 139+2.  
Area of the above parcel of land to be subdivided 4.37 hectares. Number of lots to be created: 1  
Municipal Address (if applicable) \_\_\_\_\_

4. LOCATION OF LAND TO BE SUBDIVIDED  
a. The land is situated in the municipality of COUNTY OF GRANDE PRAIRIE NO. 1  
b. Is the land situated adjacent to the municipal boundary? NO.  
If "Yes", the adjoining municipality is NO.  
c. Is the land situated within 1.8 kilometers of the right of way of a highway? YES.  
If "Yes", the highway No. is #2.  
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? NO.  
If "Yes", state its name \_\_\_\_\_  
e. Is the proposed parcel within 1.5km of a sour gas facility? No.

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:  
a. Existing use of the land - residential.  
b. Proposed use of the land - residential.  
c. The designated use of the land as classified under a land use bylaw AG(See LUB amendment application).

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)  
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat.  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc. - slough, creeks, etc.) mostly cleared with a few trees.  
c. Describe the kind of soil on the land (sand, loam, clay, etc.) unknown.

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved  
See proposed subdivision sketch plan.

8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal water well and private septic system

9. REGISTERED OWNER OR PERSON ACTING OF THE REGISTERED OWNER'S BEHALF  
I, Val Lethbridge hereby certify that

- I am the registered owner, or  
 I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this to this application for subdivision

Address #202 10514 67 Ave GP, AB, T8W 0K8

(Signed) \_\_\_\_\_

Phone No. 780-532-5731

Date April 15, 2026.

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM.

OUR FILE: 5410-002.

The personal information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and Section 653 of the Municipal Government Act. The information collected may be made available to the public surrounding necessary procedures for the Subdivision process. If you have any questions on the collection and use of this information; please contact the FOIP Representative at 780-532-9722.

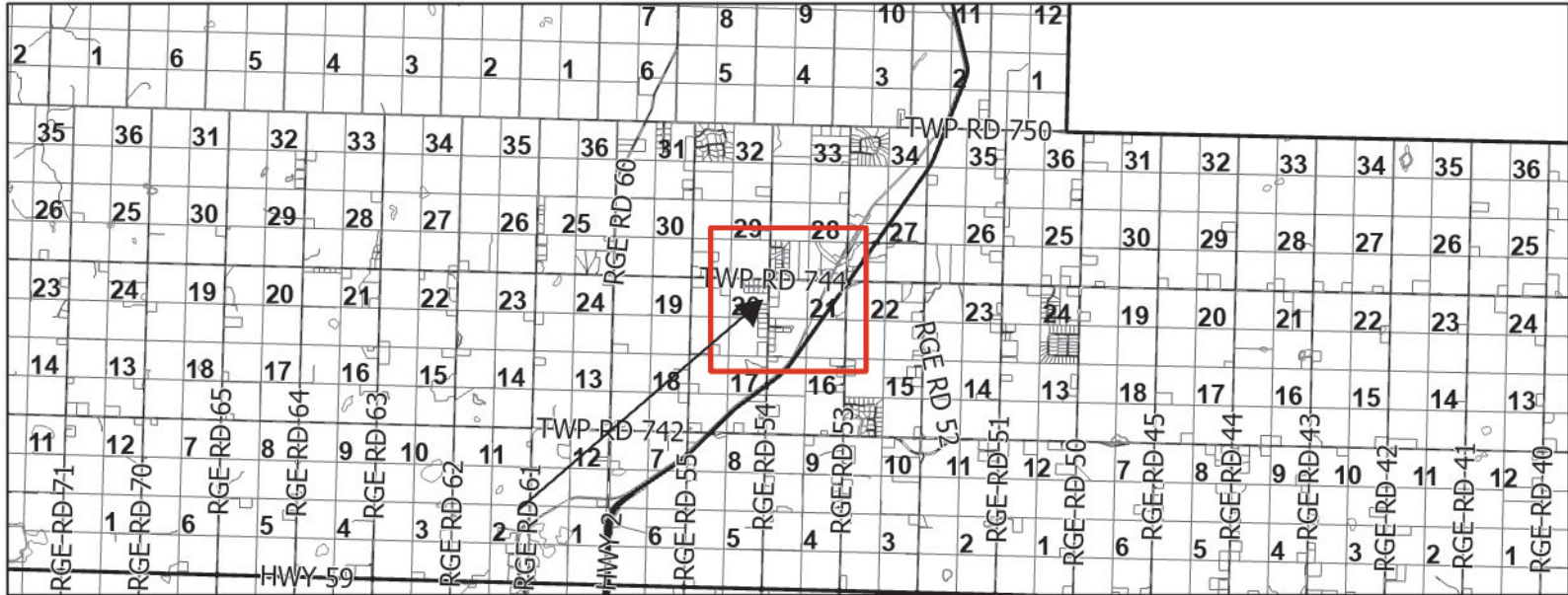


File No.: PLSUB20260165

Legal Description:  
NW-21-74-5-W6

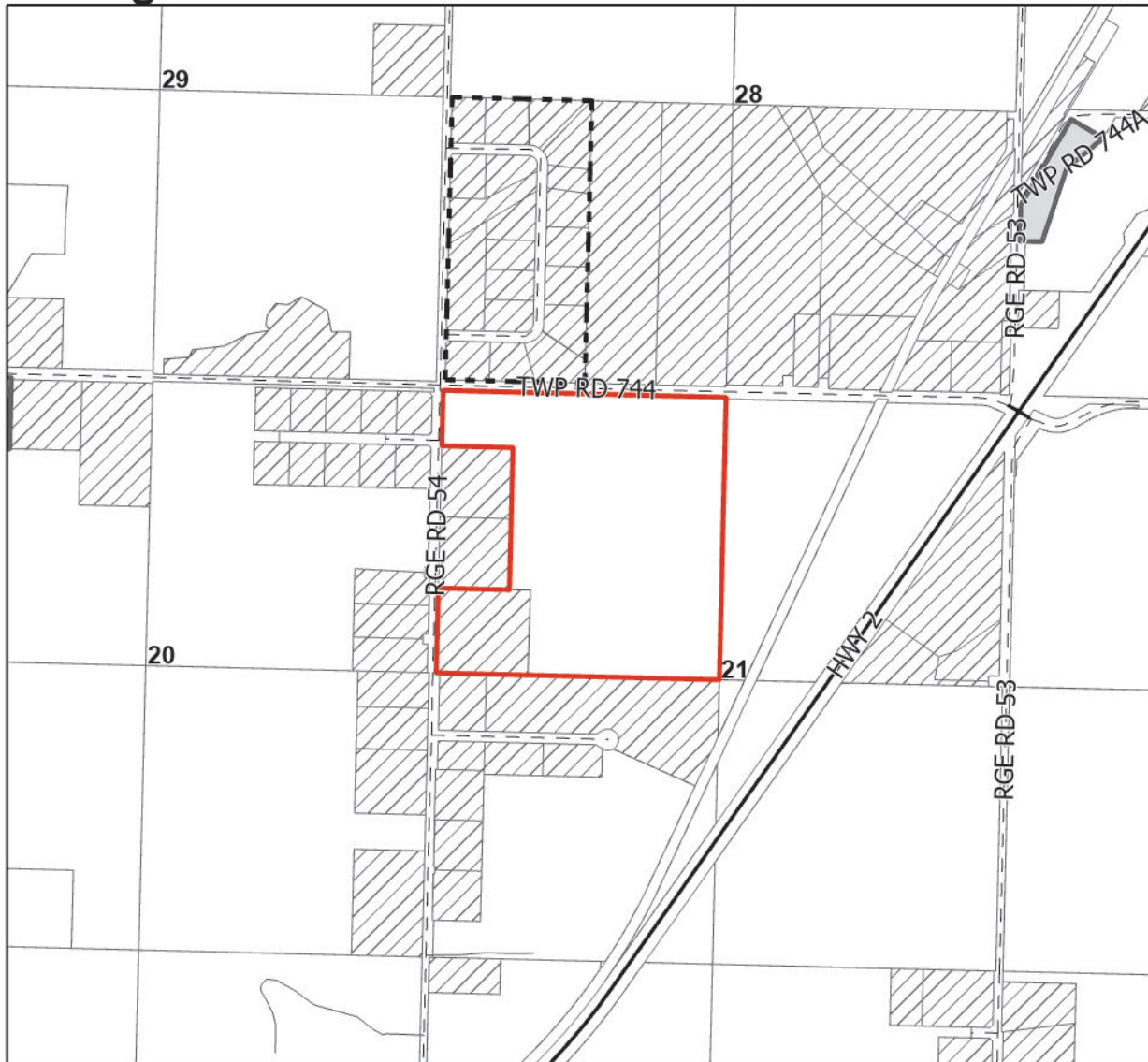
COUNCIL DIVISION: 9

### Location



Scale: 1:155,851

### Zoning



#### Local Area Map Information

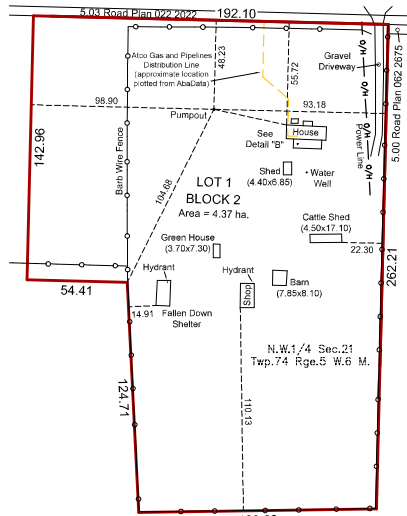
Parcel of Interest

#### Zoning

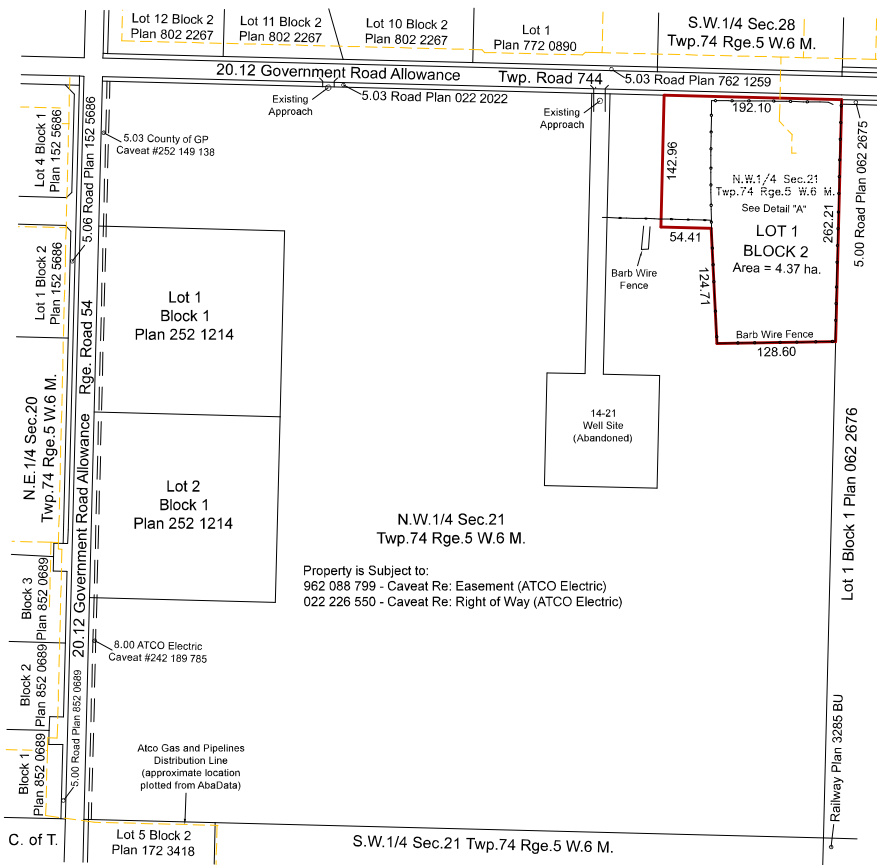
- Agricultural
- Country Residential
- Industrial
- Other
- Named Subdivisions

This GIS product is comprised of many layers of information that are maintained by other external data providers. The County of Grande Prairie assumes no responsibility nor liability for the accuracy or completeness of these data layers. The County of Grande Prairie makes no representation or warranties regarding the information contained in this document, including without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and The County of Grande Prairie shall have no liability to such person for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent to the County of Grande Prairie. Copyright 2023 County of Grande Prairie. All Rights Reserved.

Scale: 1:20,000

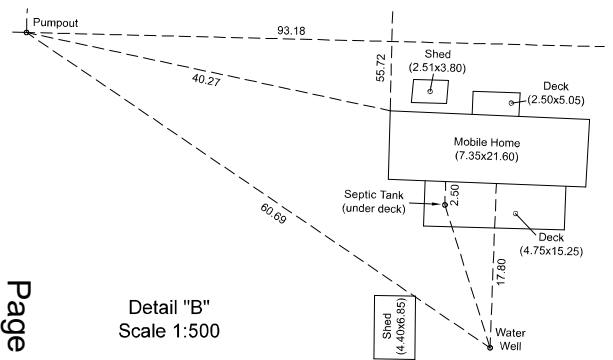


Detail "A"  
Scale 1:2500



N.W. 1/4 Sec.21  
Twp.74 Rge.5 W.6 M.

Property is Subject to:  
962 088 799 - Caveat Re: Easement (ATCO Electric)  
022 226 550 - Caveat Re: Right of Way (ATCO Electric)

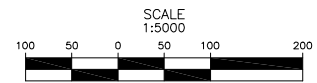


Detail "B"  
Scale 1:500

**The Proposed Subdivision:**

- is within 1.6km of a highway (Hwy #2) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- is within 1.5km of a sour gas facility .....	<input type="checkbox"/>	<input type="checkbox"/>
- contains an abandoned oil and gas well .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of an operating wastewater treatment plant .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 450m of an operational landfill .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of the disposal area an operational or non-operational landfill .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 450m of an operational or non-operational hazardous waste management facility .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of an operational waste storage site .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of a livestock feeding lot .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within a potential flood plain .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within or adjacent to land identified in the Historical Resources Act .....	<input type="checkbox"/>	<input type="checkbox"/>

PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF PART OF  
**N.W.1/4 SEC.21 TWP.74 RGE.5 W.6 M.**  
COUNTY OF GRANDE PRAIRIE NO.1  
ALBERTA



<b>SUBDIVISION AUTHORITY</b> County of Grande Prairie No.1	<b>OWNER</b> Ernest Kean & Victoria Kean
---	---

**LEGEND**

Area to be registered shown outlined thus  and contains 4.37 ha.  
Distances shown on the plan are ground and are in meters and decimals thereof

**NOTES**

Proposed Subdivision contains 1 Lot.  
Boundaries are based on existing Land Title Office records and are subject to change upon legal survey  
Land is currently zoned AG (See LUB Admendment Application)

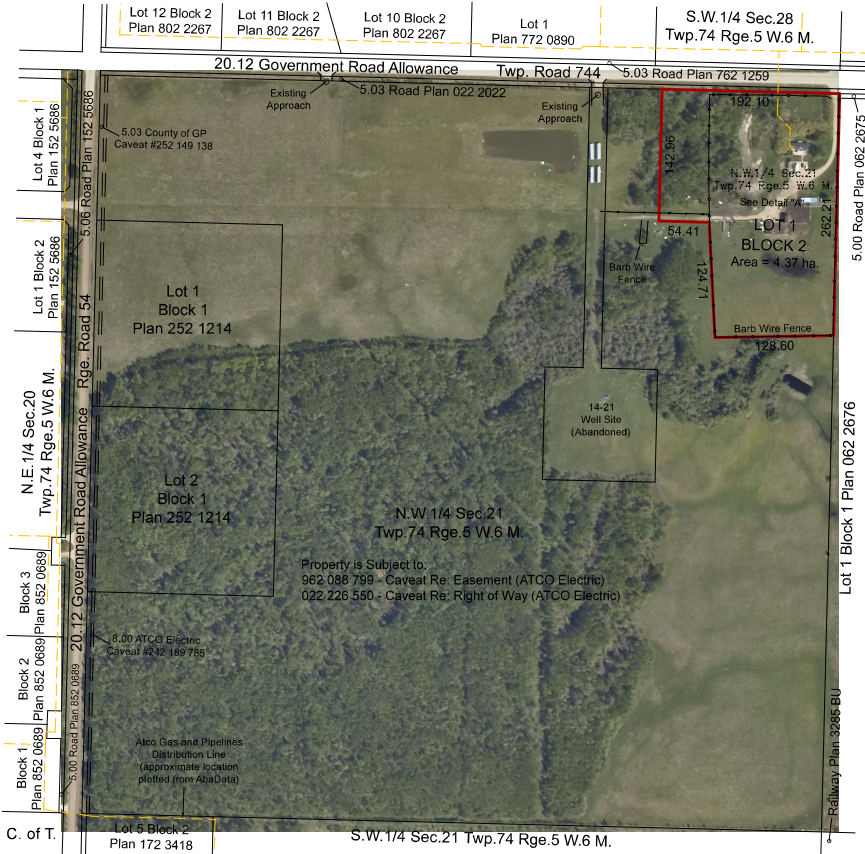
**ABBREVIATIONS**

C.of T.	Certificate of Title	Rge.	range
E.	East	S.	South
ha.	hectare	Sec.	section
M.	meridian	Twp.	township
N.	North	W.	West

SCALE: 1:5000	#202, 10514-67th Ave. Grande Prairie, AB. T8W 0K8	<b>HELIX</b> Surveys Ltd.
FILE No.: 5410-002		
DWG.: 5410-002-PSUB2	P: 780.532.5731 F: 780.532.5824	
DRAWN BY: HLR/TA CHECKED BY: VL/HLR		



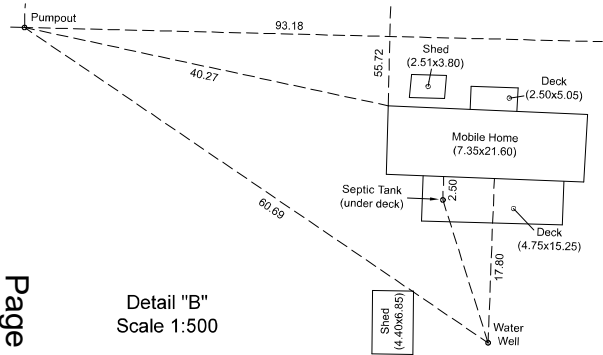
Detail "A"  
Scale 1:2500



C. of T.

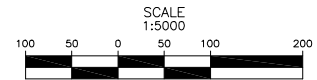
The Proposed Subdivision:

	Yes	No
- is within 1.6km of a highway (Hwy #2) .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 1.5km of a sour gas facility .....	<input type="checkbox"/>	<input type="checkbox"/>
- contains an abandoned oil and gas well .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of an operating wastewater treatment plant .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 450m of an operational landfill .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of the disposal area an operational or non-operational landfill .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 450m of an operational or non-operational hazardous waste management facility .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within 300m of an operational waste storage site .....	<input type="checkbox"/>	<input type="checkbox"/>
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- is within a potential flood plain .....	<input type="checkbox"/>	<input type="checkbox"/>
- is within or adjacent to land identified in the Historical Resources Act .....	<input type="checkbox"/>	<input type="checkbox"/>



Detail "B"  
Scale 1:500

PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF PART OF  
**N.W.1/4 SEC.21 TWP.74 RGE.5 W.6 M.**  
COUNTY OF GRANDE PRAIRIE NO.1  
ALBERTA



SUBDIVISION AUTHORITY  
County of Grande Prairie No.1

OWNER  
Ernest Kean & Victoria Kean

**LEGEND**

Area to be registered shown outlined thus  and contains 4.37 ha.  
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**NOTES**

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**ABBREVIATIONS**

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E.	East	S.	South
ha.	hectare	Sec.	section
M.	meridian	Twp.	township
N.	North	W.	West

SCALE: 1:5000

FILE No.: 5410-002

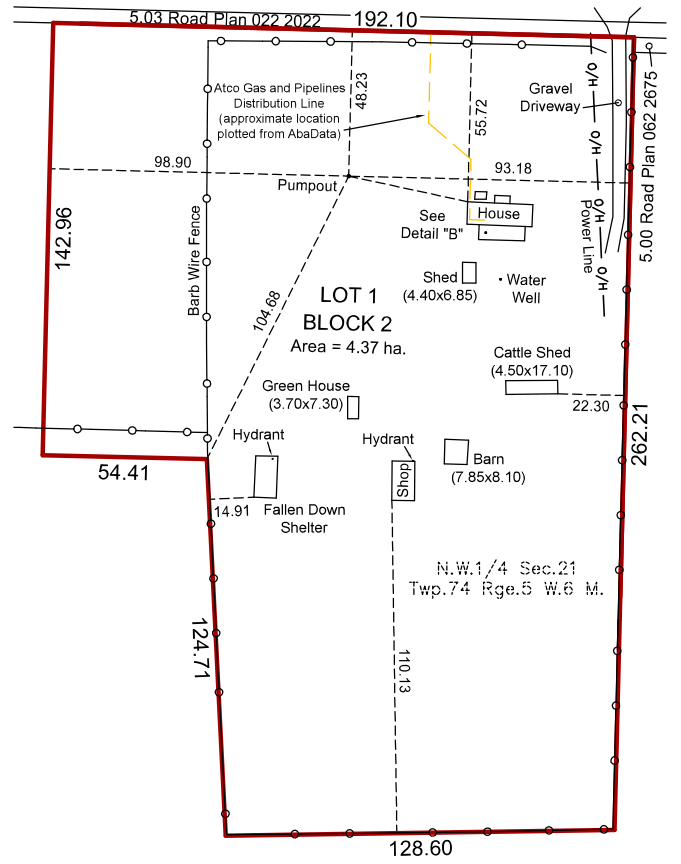
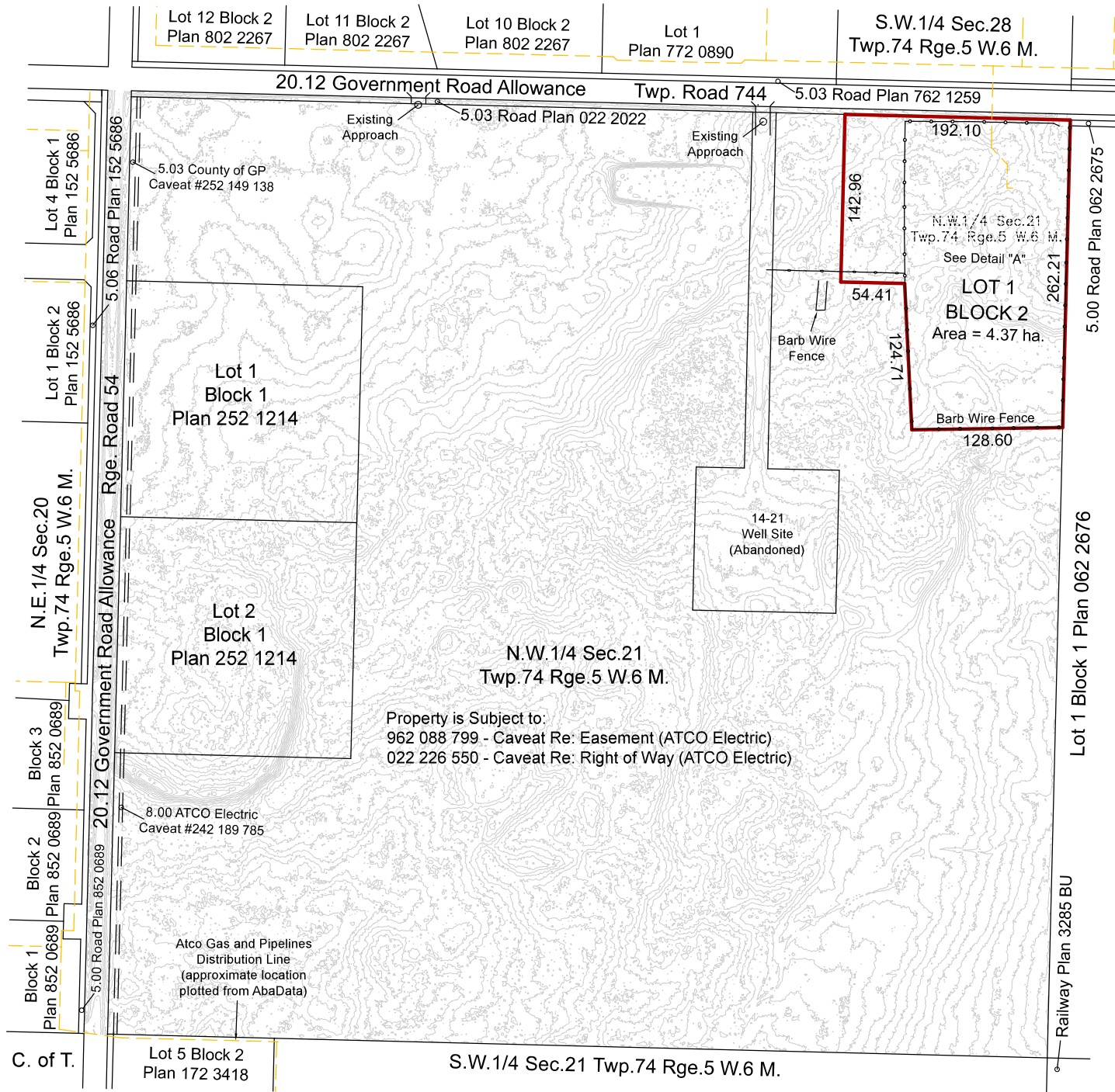
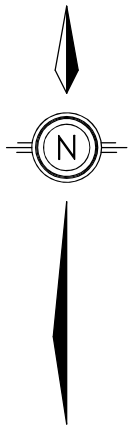
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DRAWN BY: HLR/TA  
CHECKED BY: VL/HLR

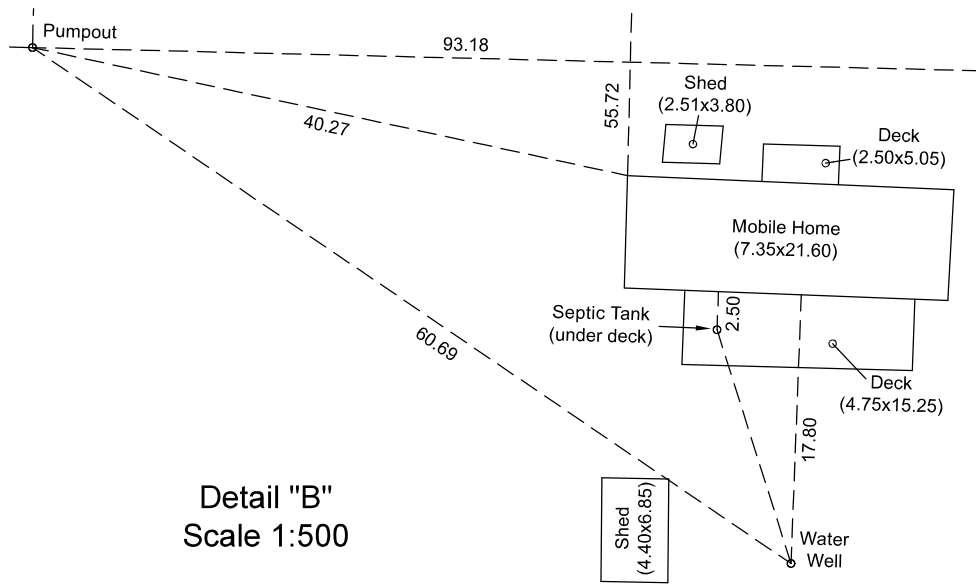
#202, 10514-67th Ave.  
Grande Prairie, AB.  
T8W 0K8



P: 780.532.5731  
F: 780.532.5824



Detail "A"  
Scale 1:2500

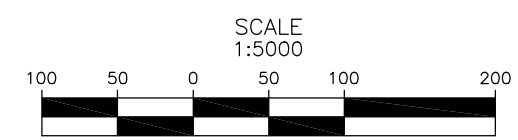


Detail "B"  
Scale 1:500

**The Proposed Subdivision:**

- is within 1.6km of a highway (Hwy #2) .....	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
- is within 1.5km of a sour gas facility .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- contains an abandoned oil and gas well .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- is within 300m of an operational waste storage site .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- is within or adjacent to land identified in the Historical Resources Act .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF PART OF  
**N.W. 1/4 SEC. 21 TWP. 74 RGE. 5 W. 6 M.**  
  
COUNTY OF GRANDE PRAIRIE NO. 1  
ALBERTA



<b>SUBDIVISION AUTHORITY</b> County of Grande Prairie No. 1	<b>OWNER</b> Ernest Kean & Victoria Kean
--	---

**LEGEND**  
Area to be registered shown outlined thus  and contains 4.37 ha.  
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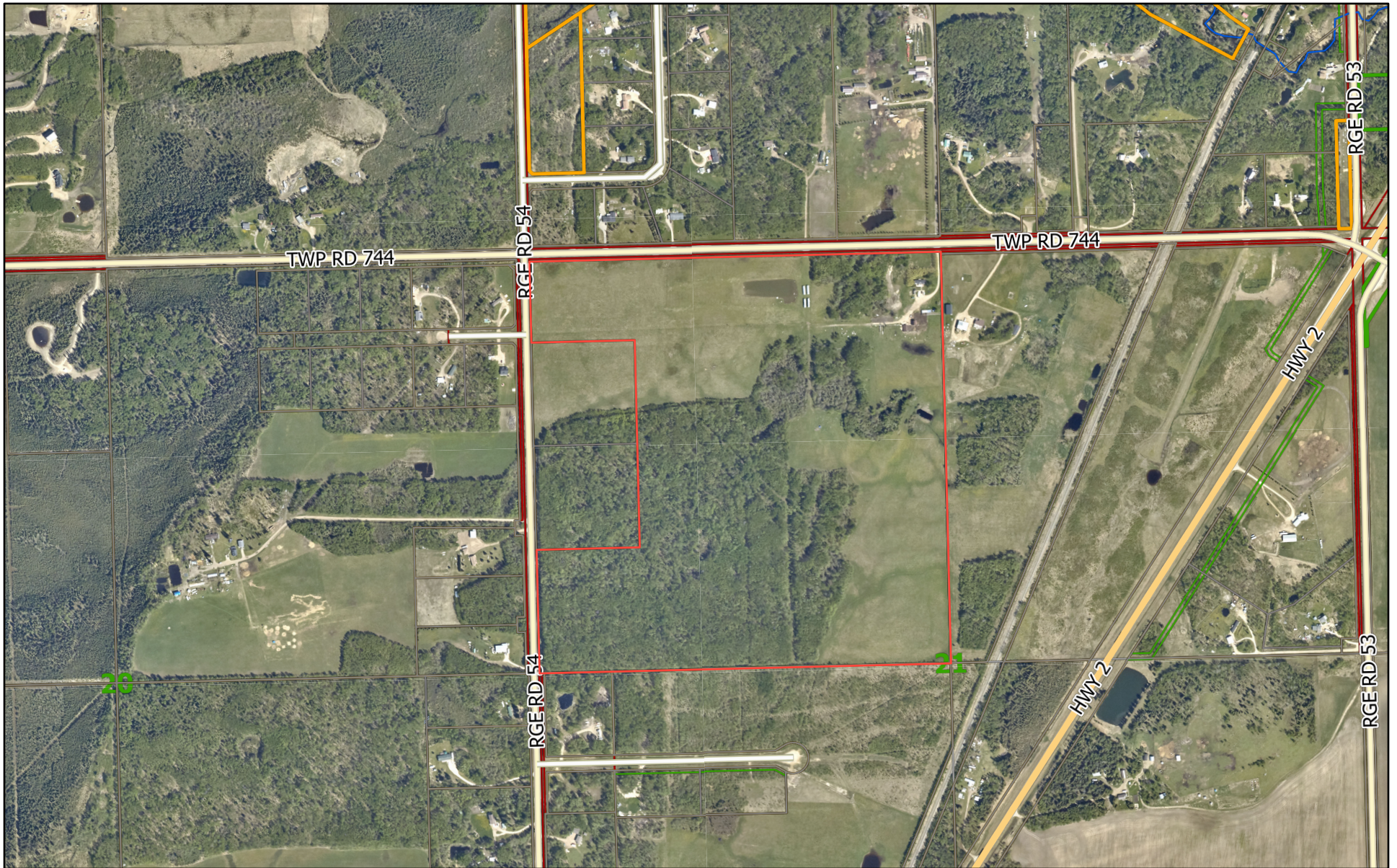
SCALE: 1:5000  
FILE No.: 5410-002  
DWG.: 5410-002-PSUB2  
DRAWN BY: HLR/TA  
CHECKED BY: VL/HLR

#202, 10514-67th Ave.  
Grande Prairie, AB.  
T8W 0K8  
P: 780.532.5731  
F: 780.532.5824



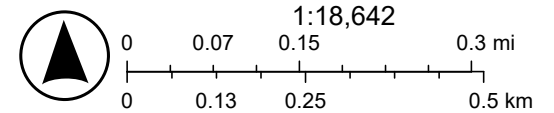


# ArcGIS Web Map



2026-06-03, 11:32:04 a.m.

- |                          |                            |                         |  |
|--------------------------|----------------------------|-------------------------|--|
| Roads                    | Crown                      | Block Lines - Surveyed  | Quarter Section Labels                             |
| Highway                  | Cadastral Lines            | Lot Boundary            | Quarter Section Grid                               |
| Major                    | METES Descriptions         | Right of Way - Boundary | regional_ap_2022.DBO.CountyofGrandePrairie_Overall |
| Local                    | Plan - Registered Boundary | Hydrographic Boundary   | Red: Band_1  |
| Parcel Fabric - Outlines | Dimensions                 | Municipal Boundary      | Green: Band_2                                      |
| Private                  | Metes and Bounds Linework  | Municipal Boundary      | Blue: Band_3                                       |
| County                   |                            | Municipal Boundary      |  |



ALTALIS, County of Grande Prairie / ALTALIS

SADDLE HILLS COUNTY

BIRCH HILLS COUNTY

MUNICIPAL DISTRICT OF GREENVIEW

Pt. NW-21-74-5-W6 is located approximately here.

# RURAL LAND USE CONCEPT

Map 3 - Municipal Development Plan

## ADMINISTRATIVE BOUNDARIES AND FEATURES

- County Boundary
- Intermunicipal Development Plans
- Referral Area
- City/Town Boundaries
- First Nation
- Crown Land
- Hamlets and Centres
- Settlements

## LAND USE POLICY AREAS

- Agricultural
- Residential
- Industrial

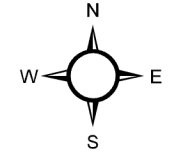
## NATURAL FEATURES AND OPEN SPACES

- Lakes & Rivers
- Recreation Areas

## TRANSPORTATION

- Provincial Highway
- Proposed Highway Bypass
- Proposed Ring Road

N Scale: 1:500,000  
Date: 2025-12-22

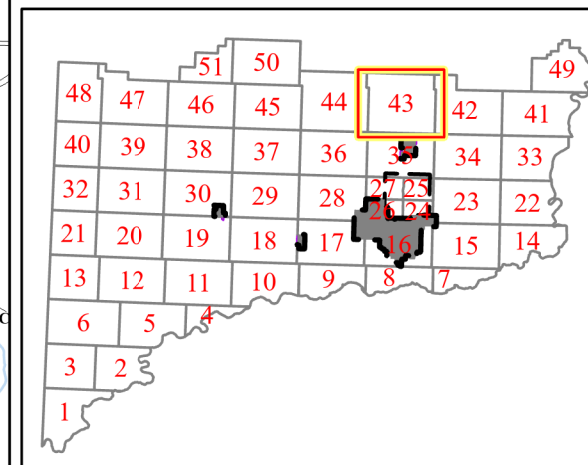


Zoning

- AG
- CR-1
- CR-2
- CR-3
- CR-4
- CR-5
- IR
- L-IR
- UR-R
- LUB Grid
- Other Municipalities

RoadNetwork

- County Roads
- Provincial Roads



Pt. NW-21-74-5-W6 is located approximately here.

# PLSUB2026165

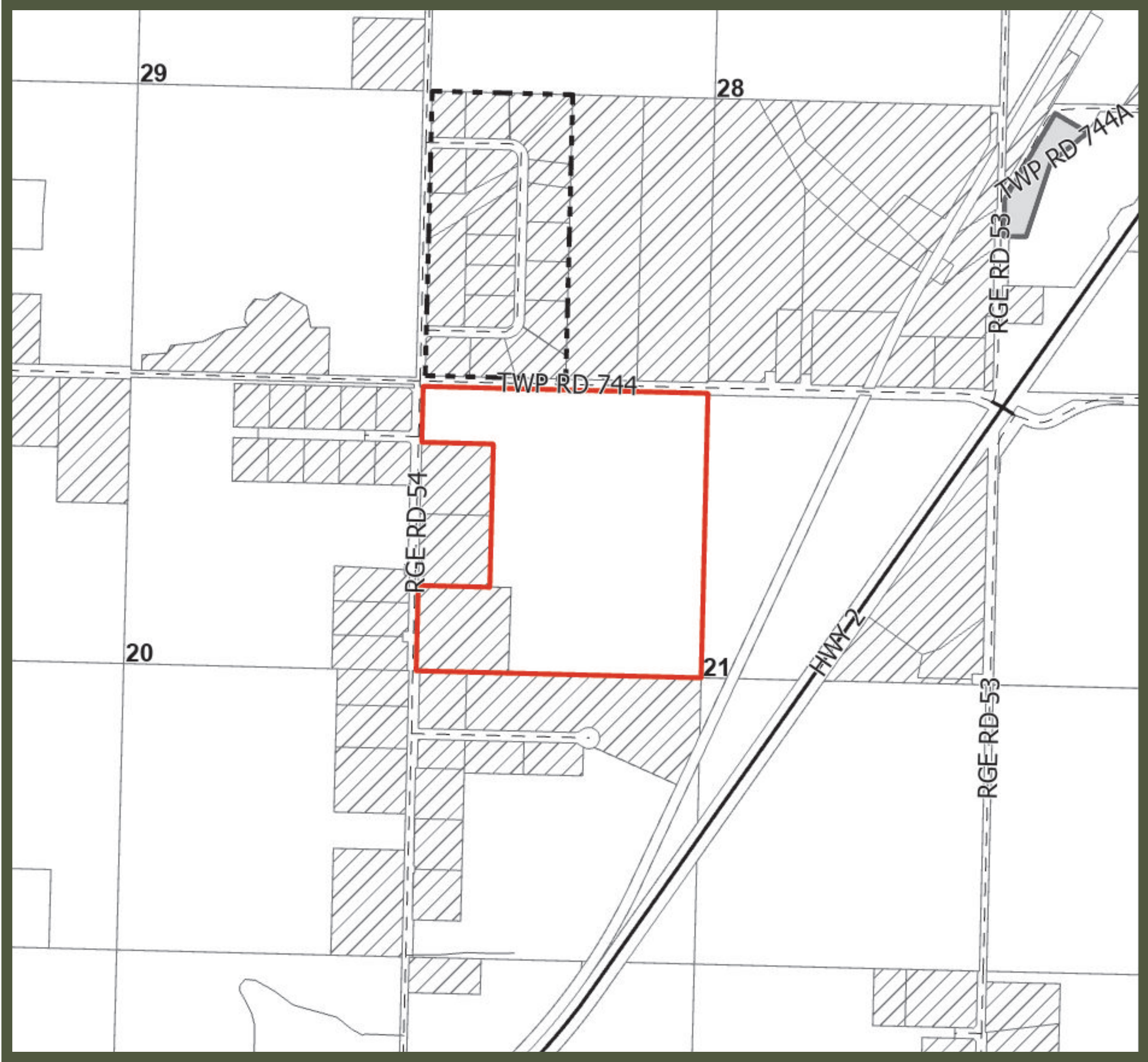
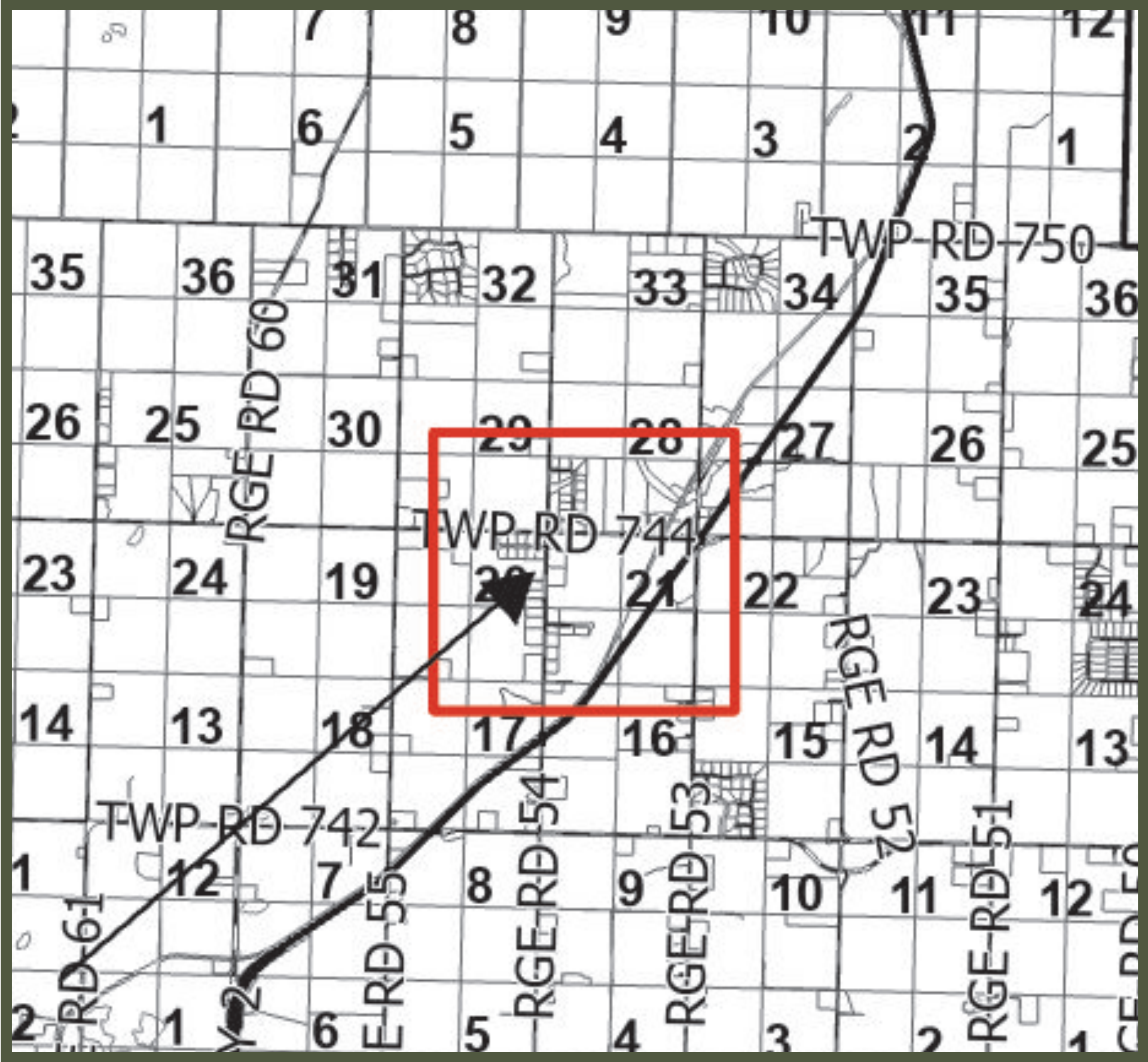
Pt. NW-21-74-5-W6  
Helix Surveys Ltd.  
Earnest and Victoria Kean

Subdivision Application

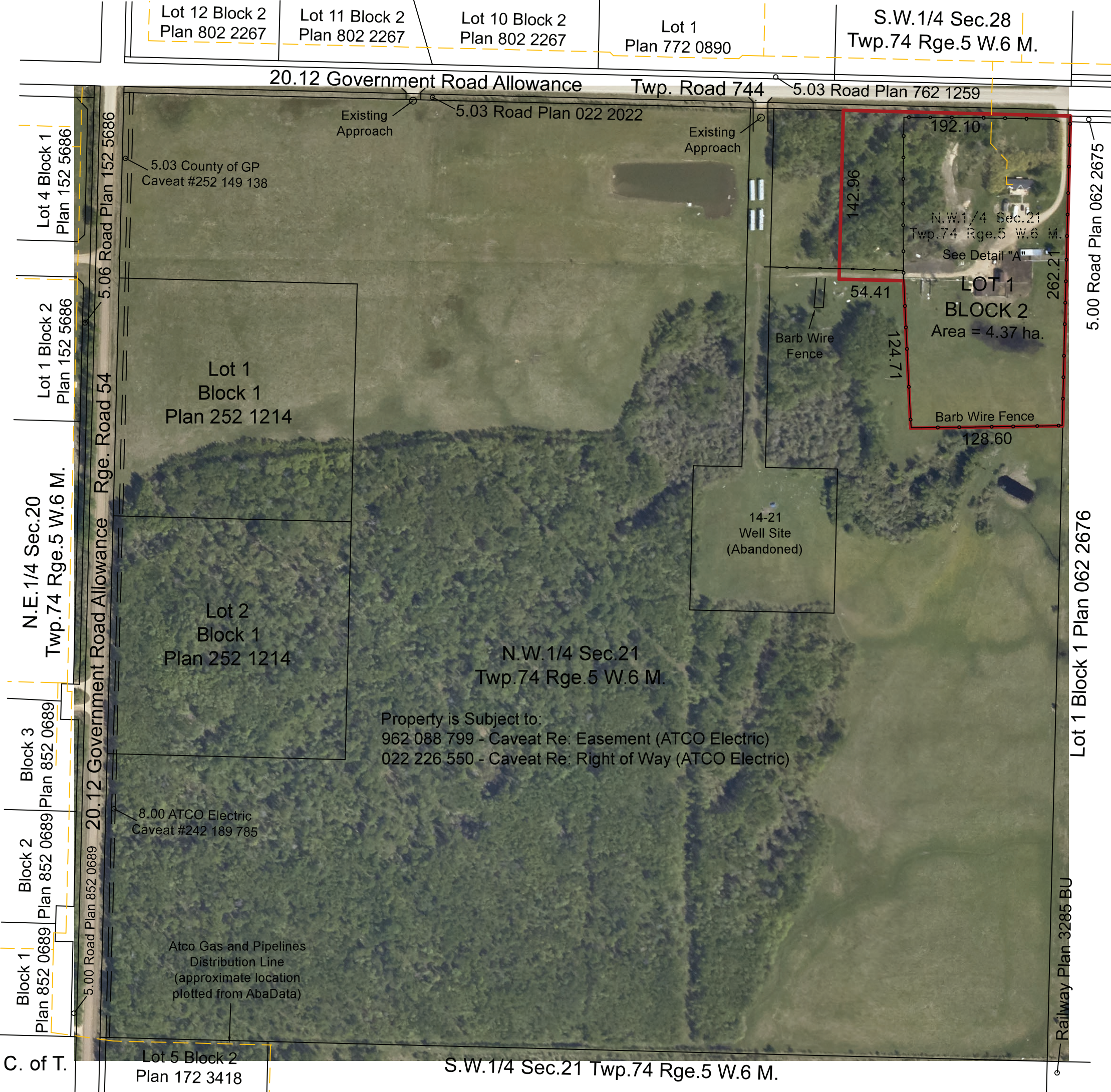
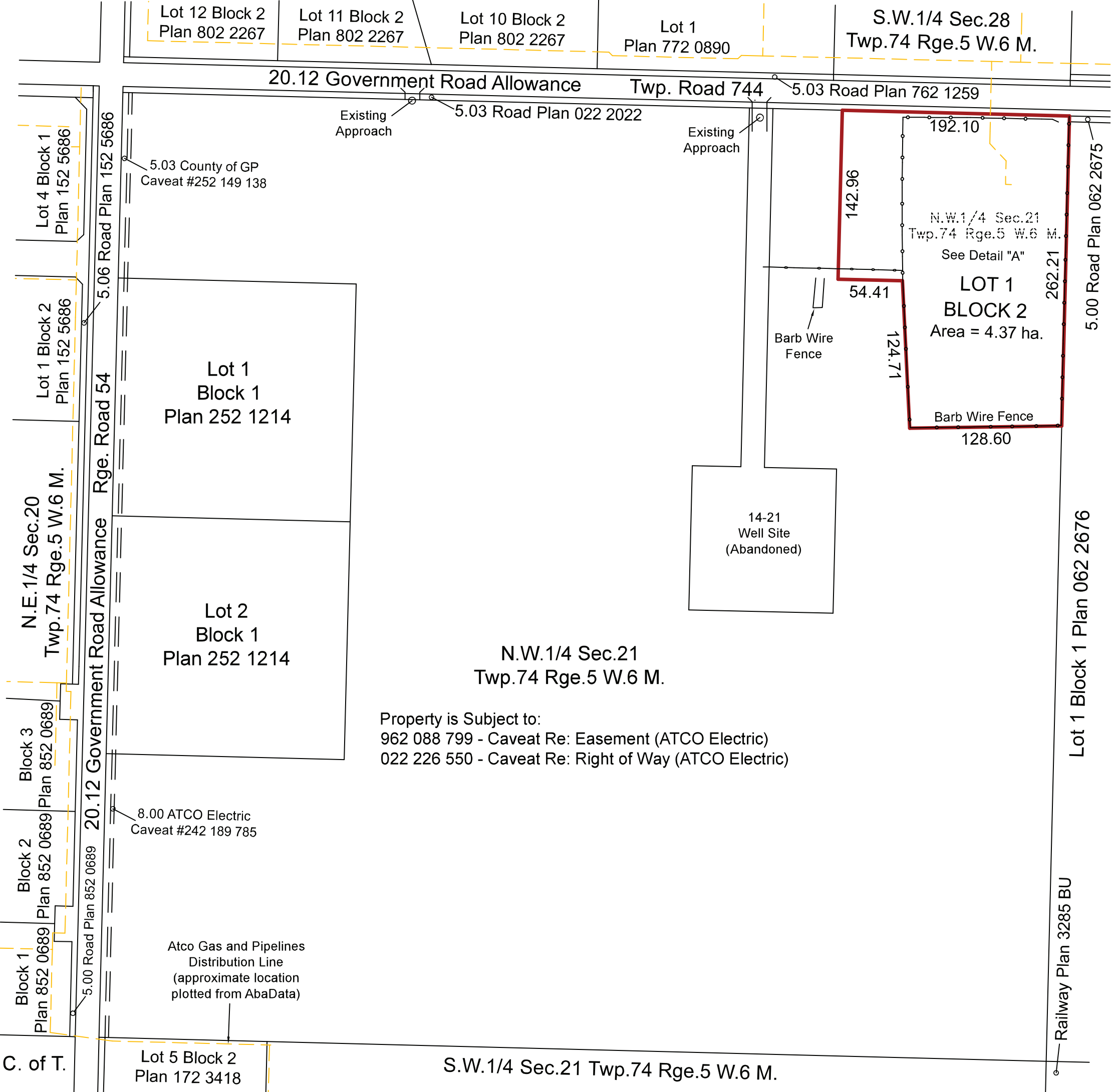
## **What is this application for?**

To subdivide 4.37 ha (10.79 acres) within Pt. NW-21-74-5-W6 for one (1) residential lot.

# Location



# Proposed Subdivision



# Matters Related to Subdivision & Development Regulations

## Topography

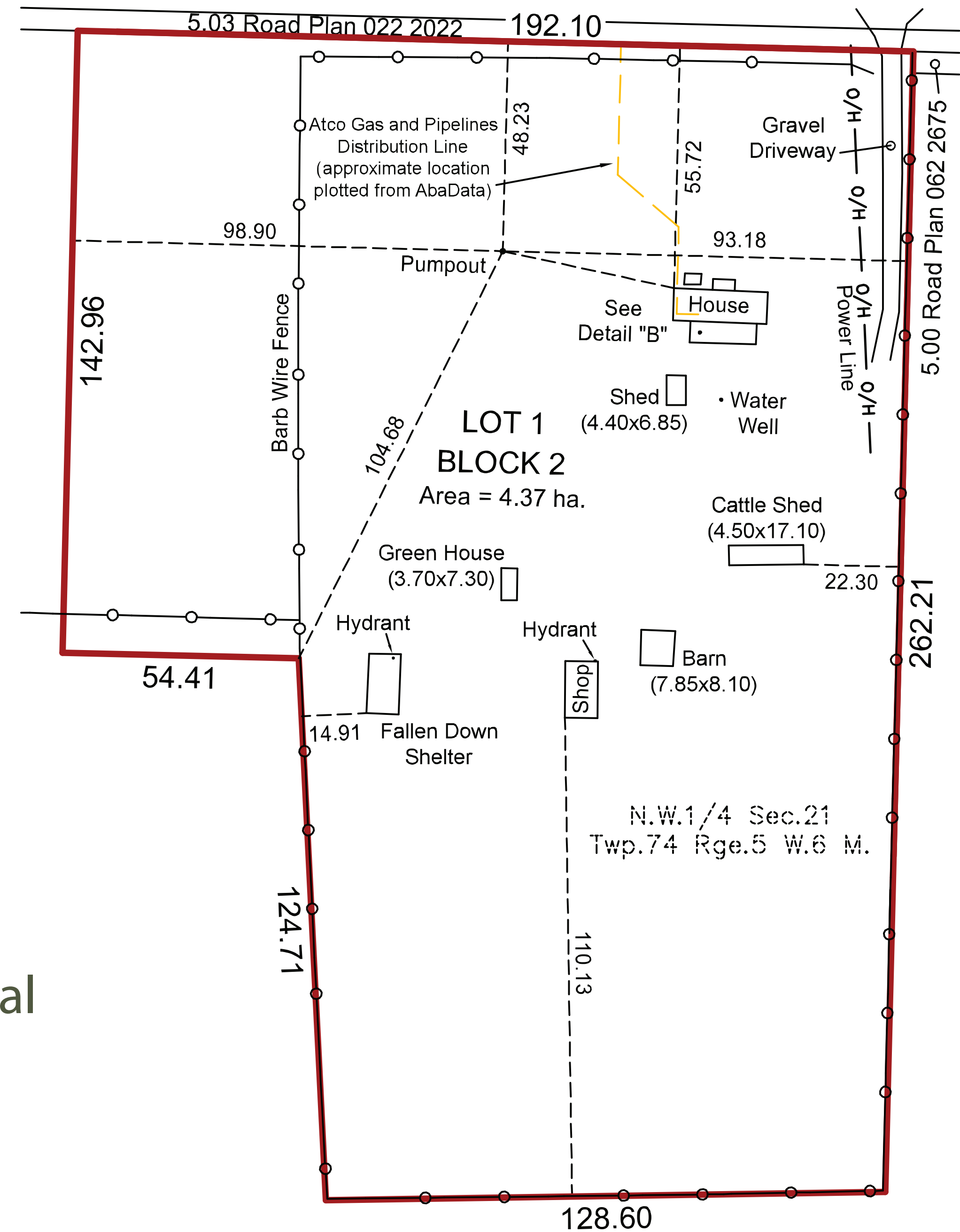
Applicant describes topography as generally flat.

## Access

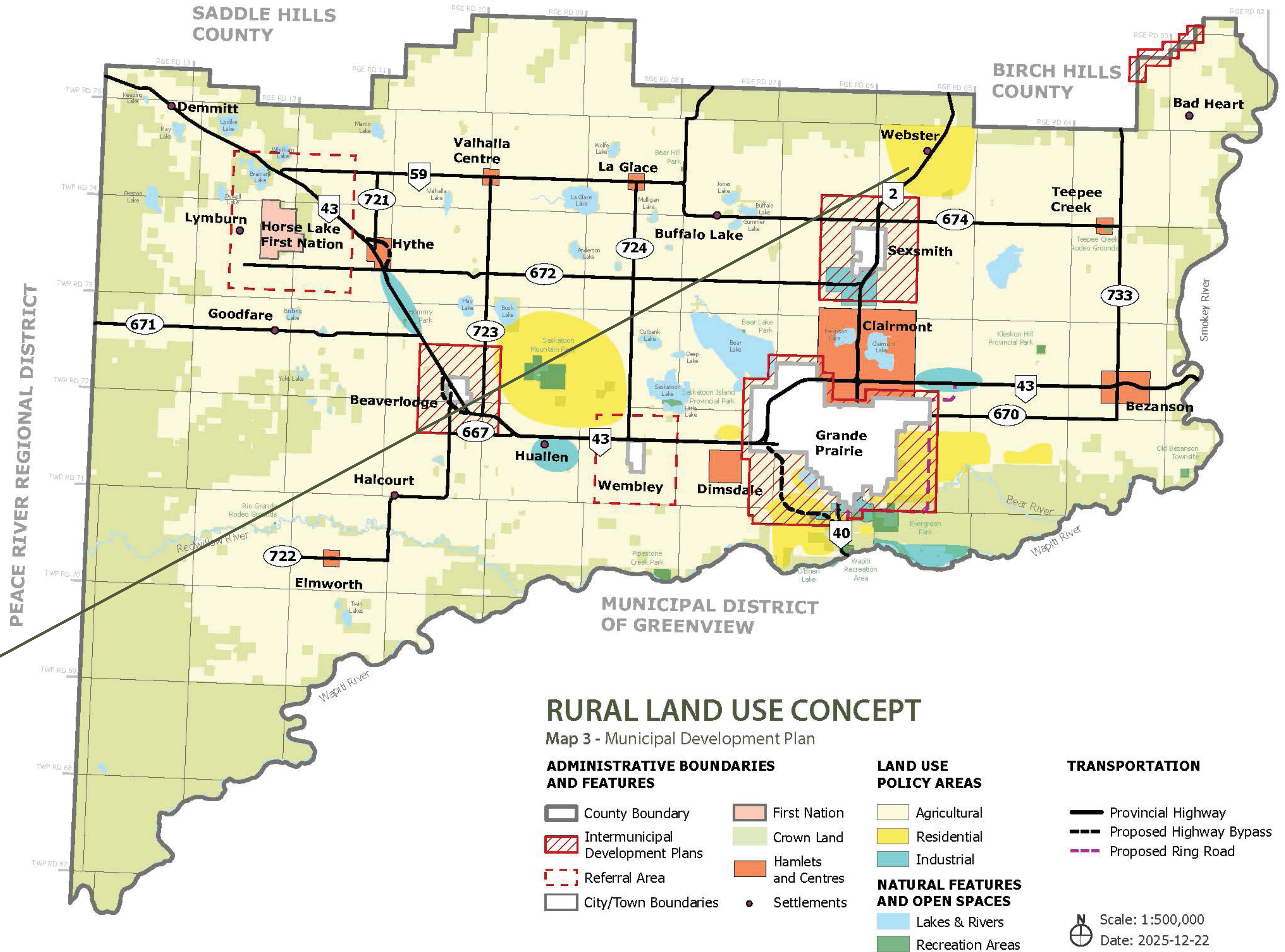
The proposed lot and remainder have existing access via TWP RD 744.

## Sewage Disposal

The existing pumpout on site does not meet the provincial setback requirements for a Private Sewage System.

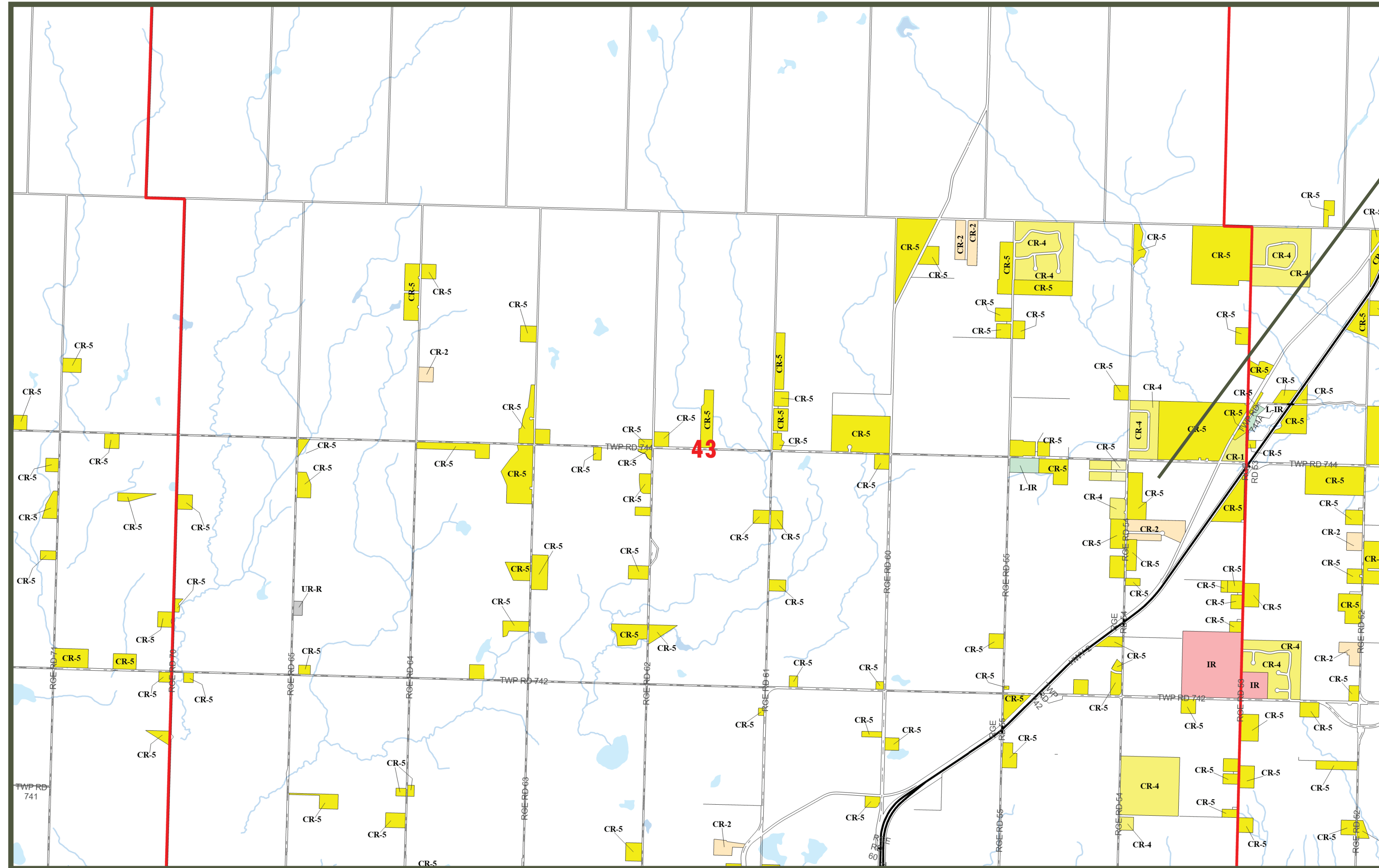


# MDP Designation RESIDENTIAL



Pt. NW-21-74-5-W6 is located approximately here.

# Surrounding Land Uses



Pt. NW-21-74-5-W6 is located approximately here.

### Zoning

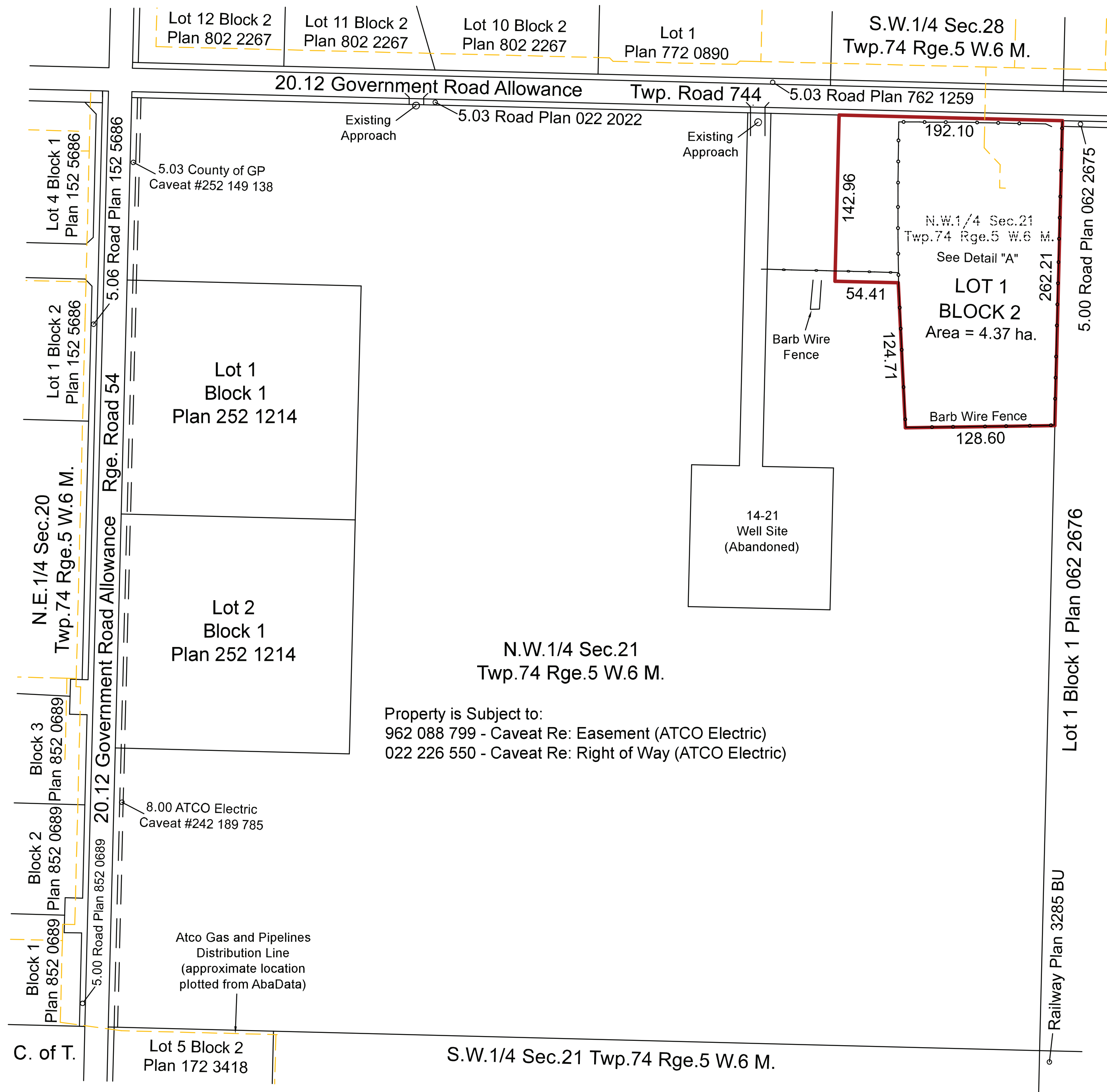
	AG		L-IR
	CR-1		UR-R
	CR-2		LUB Grid
	CR-3		Other Municipalities
	CR-4	<b>RoadNetwork</b>	
	CR-5		County Roads
	IR		Provincial Roads

## **Stakeholder Engagement**

The application was circulated to adjacent landowners and relevant agencies and no concerns were received.

# Administration's Recommendation

That MPC approves PLSUB20260165 with the proposed 4 conditions



# Administration's Recommendation

*That Subdivision application PLSUB20260165 be approved subject to the following conditions:*

- 1. All outstanding taxes to be paid in full.*
- 2. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee for Webster Road levy at \$2213.93 per acre to apply based on final survey plan.*
- 3. All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.*
- 4. Municipal reserve provided by way of cash-in-lieu in the amount of \$8,400 per hectare, the area to be based on the total area subdivided on the final subdivision plan. Based on the tentative plan of subdivision of 4.37 hectares, the estimated municipal reserve owing is \$ 3,670.80 (0.437 hectares x \$8,400 per hectare).*

# Request for Decision

## Report Submission Details

---

Item Number: **4.2**

Report Title: **Pt. SE-20-71-3-W6, Pt. SE-20-71-3-W6; Plan 2421088; Block 3; Lot 2A and Pt. SE-20-71-3-W6; Plan 2222448; Block 2; Lot 7 / Helix Surveys Ltd. / Johan Wolfe, Scott Balcom, and Cunningham McKnight Development Inc.**

Presenter: **Nick Lapp, General Manager, Planning and Development Services**

Supported By: Chetna Sidhu, Planner

Meeting: Municipal Planning Commission Meeting

Meeting Date: June 23, 2026

Agenda Category: Subdivision Applications

## Recommended Action

---

### Option 1:

That subdivision application PLSUB20260106 to subdivide 22.46ha (55.49 acres) for 8 Residential Lots and an internal subdivision road from Pt. SE-20-71-3-W6, Pt. SE-20-71-3-W6; Plan 2421088; Block 3; Lot 2A and Pt. SE-20-71-3-W6; Plan 2222448; Block 2; Lot 7 be approved based on:

- a) The premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 9 of the Matters Related to Subdivision and Development Regulation, provided all conditions are attached, and
- b) Notwithstanding objections received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.
3. Hydrological Assessment documentation, provided by the applicant, is to be placed on the new title(s) by caveat.

- 
4. Applicant to register an Environmental Reserve Easement as delineated on the tentative plan to the satisfaction of the County of Grande Prairie No. 1 on the affected new title(s) by caveat.
  5. The caveat 242 117 800 on title is to be discharged accordingly from the proposed lots and balance.
  6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
  7. Municipal reserve provided by way of cash-in-lieu in the amount of \$12,480.08 per hectare, the area to be based on the total area subdivided on the final subdivision plan, less any lands required as environmental reserve or environmental reserve easement. Based on the tentative plan of subdivision of 22.46 hectares, the estimated municipal reserve owing is \$ 22,875.98 (1.833 hectares x \$12,480.08 per hectare).
  8. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie No. 1. The developer is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.

### **Previous Council / Committee Action**

Bylaw 2680-26-023 to redesignate 1.78 hectares (4.39 acres) within Pt. SE-20-71-3-W6 from the Country Residential (CR-4) District to the Country Residential (CR-5) District was approved by Council on June 08 2026, at the Regular Council meeting.

---

### **Background and Analysis**

**File Number:** PLSUB20260106

**Landowner:** Johan Wolfe, Scott Balcome, and Cunningham McKnight Development Inc.

**Applicant:** Helix Surveys Ltd.

**Legal Description:** [Pt. SE-20-71-3-W6](#); is located west of RGE RD 34 and south of TWP RD 713A, approximately 5 miles southwest of the Hamlet of Bezanson.

**Council Division:** 1

**Current Zoning:** Country Residential (CR-4) and (CR-5) district

The application proposes to subdivide approximately 22.46 ha (55.49 acres) for eight (8) Residential Lots and an internal subdivision road from Pt. SE-20-71-3-W6. The proposal includes six (6) new residential lots and two (2) boundary adjustments to existing residential lots. The two boundary adjustments are proposed as follows:

- Pt. SE-20-71-3-W6 is being subdivided to add 1.79 ha (4.41 acres) into Plan 2421088; Block 3; Lot 2A increasing its lot size from 2.27 ha (5.62 acres) to 4.06 ha (10.03 acres).
- Pt. SE-20-71-3-W6 is being subdivided to add 2.44 ha (6.02 acres) into Plan 2222448; Block 2; Lot 7 increasing its lot size from 1.56 ha (3.86 acres) to 4.00 ha (9.88 acres).

---

In considering this application, the subdivision authority must consider the following information in accordance with Section 9 of the Matters Related to Subdivision and Development Regulations:

1. **Topography:** Applicant describes topography as slightly low towards the east.
2. **Soil characteristics:**
  - a. Susceptibility to slumping or subsidence: No issues identified.
  - b. Depth to water table: No issues identified.
  - c. Suitability for on-site sewage disposal system: Deemed adequate.
3. **Storm water collection and disposal:** No issues identified.
4. **Potential for flooding, subsidence, or erosion:** Wetland areas have been identified within the proposed subdivision area through the County's Desktop Wetland Inventory. To ensure that future development does not encroach into these areas, the applicant will be required to register an Environmental Reserve Easement on the affected new title(s), as delineated on the tentative plan of subdivision. The Environmental Reserve Easement will protect the environmentally sensitive areas while allowing the land to remain in private ownership.
5. **Accessibility to a road:** The proposed lots are to have access via an internal subdivision road on the quarter-section off of TWP RD 713A. A turnaround is proposed at the end of the internal subdivision road. Proposed Lot 23 has existing access from Range Road 34.

There is no balance requiring access, as the subject lands are proposed to be subdivided into multiple residential lots and boundary adjustments. County Development Engineering and County Fire Services have reviewed the proposed subdivision layout and have not identified concerns with the proposed access arrangement.

Section 9.3.3.3 of the County's Minimum Design Standards for Subdivision and Road Construction state '*The maximum cul-de-sac length shall be 100 m from the entrance at the property line of the intersecting road to the beginning of the return radius at the cul-de-sac, or the length required to service a maximum of 20 single family housing units in lower density rural subdivisions. Longer cul-de-sacs shall be designed with an alternate emergency access.*'

There would be 18 residential lots including the proposed subdivision, accessing Township Road 713A through the cul-de-sac. Therefore, the proposed subdivision meets the criteria of Section 9.3.3.3 and does not require alternate emergency access.

The applicant will be entering into a development agreement for road improvements and applicable offsite levies as a condition of approval.

6. **Availability and adequacy of water supply:** 6 additional water wells would be required if the proposed subdivision is approved. A Hydrological Assessment has been completed by Parkland Geo Ltd. in support of the application.

The Hydrological Assessment supports the proposed subdivision and states that the addition of six wells is not anticipated to interfere with any household users, licensed users, or traditional agricultural users, in accordance with Section 23 of the Water Act. As such, the availability and adequacy of water supply has been deemed adequate. The Hydrological Assessment documentation is recommended to be registered on the affected new title(s) by caveat as a condition of approval.

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**7. Availability and adequacy of sewage disposal:**

- a. Report prepared by a qualified individual: Level 3 Model process was prepared by Parkland Geotechnical.
- b. Proposed method of sewage disposal: Treatment fields or mounds
- c. Suitability and viability of proposed method: Deemed adequate by the Safety Codes Dept. The Model Process documentation is recommended to be placed on the affected new title(s) by caveat as a condition of approval.

**8. Availability and adequacy of solid waste disposal:** Deemed adequate.

**9. Uses of the land in the vicinity of the application:** Land uses in the area consist of Agricultural (AG), Country Residential (CR-4), and (CR-5) Districts. The proposed subdivision is located within an area where country residential development already exists. Administration anticipates minimal land use conflict should this application be approved.

**10. Other Matters:**

- a. **Municipal Development Plan (MDP):** The MDP designates this area as Agricultural and Section 6 of the MDP is most relevant. Section 6.3.1 of the MDP states that a maximum of 16 hectares (40 acres) can be subdivided from a quarter-section in an area identified for agricultural land use, depending on the Farmland Assessment Rating (FAR) of the fields and the proposed configuration of the future subdivision. However, as this is the remaining balance of an already subdivided residential subdivision and is treed land, there is no Farmland Assessment Rating on this land.

The subject lands form the remaining balance of an already subdivided country residential area. The quarter-section has historically developed as a country residential subdivision based on past planning documents and policies, and the subject lands are already zoned Country Residential (CR-4) and Country Residential (CR-5) for residential development.

Although the application is not fully consistent with Section 6.3.1 of the MDP, Administration is satisfied that the proposal is appropriate given the existing zoning, historical residential development pattern.

- b. **Land Use Bylaw:** The proposed parcel size and density are consistent with the existing Country Residential development pattern in the surrounding area. The subject lands are zoned Country Residential (CR-4) and (CR-5), and the proposed subdivision meets the requirements of the (CR-4) and (CR-5) District in the County's Land Use Bylaw.

Administration is satisfied that the application is consistent with the Municipal Development Plan, complies with the Land Use Bylaw, and meets the criteria of Section 9 of the Matters Related to Subdivision and Development Regulation.

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**Organizational Capacity and Resourcing**

**Level of Service:** Not applicable.

**Additional resources required:** Yes  No

Not applicable.

## Options Analysis and Financial Implications

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### Option 1:

That subdivision application PLSUB20260106 to subdivide 22.46ha (55.49 acres) for 8 Residential Lots and an internal subdivision road from Pt. SE-20-71-3-W6, Pt. SE-20-71-3-W6; Plan 2421088; Block 3; Lot 2A and Pt. SE-20-71-3-W6; Plan 2222448; Block 2; Lot 7 be approved based on:

- a) The premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 9 of the Matters Related to Subdivision and Development Regulation, provided all conditions are attached, and
- b) Notwithstanding objections received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.
3. Hydrological Assessment documentation, provided by the applicant, is to be placed on the new title(s) by caveat.
4. Applicant to register an Environmental Reserve Easement as delineated on the tentative plan to the satisfaction of the County of Grande Prairie No. 1 on the affected new title(s) by caveat.
5. The caveat 242 117 800 on title is to be discharged accordingly from the proposed lots and balance.
6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
7. Municipal reserve provided by way of cash-in-lieu in the amount of \$12,480.08 per hectare, the area to be based on the total area subdivided on the final subdivision plan, less any lands required as environmental reserve or environmental reserve easement. Based on the tentative plan of subdivision of 22.46hectares, the estimated municipal reserve owing is \$ 22,875.98 (1.833 hectares x \$12,480.08 per hectare).
8. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie No. 1. The developer is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.

### Option 2:

As Municipal Planning Commission directs.

## Strategic Plans Alignment: [Strategic and Business Plan | County of Grande Prairie](#)

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### Strategic Themes:

- |  |   |
|--|---|
| <input type="checkbox"/> Theme 1   Quality of Life | <input checked="" type="checkbox"/> Theme 4   Land Use and Management       |
| <input type="checkbox"/> Theme 2   Economy         | <input type="checkbox"/> Theme 5   Governance and Organizational Excellence |
| <input type="checkbox"/> Theme 3   Transportation  | <input type="checkbox"/> Not applicable.                                    |

---

## **Other Plans:**

1. Bylaw #3255 – Municipal Development Plan (MDP)
2. Bylaw #2680 – Land Use Bylaw

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## **Stakeholder Engagement**

**Adjacent landowners:** Administration received eight (8) letters from adjacent landowners regarding this application.

The letters of opposition raised concerns regarding increased traffic, road conditions and maintenance, emergency access, drainage and flooding, groundwater supply and shared well capacity, additional private sewage systems, impacts to rural character, privacy, noise, dust, wildlife, crime and safety, potential property value impacts, and the overall compatibility of additional country residential development in the area.

While Administration acknowledges the concerns raised by adjacent landowners, Administration is satisfied that the application meets the technical requirements for subdivision, subject to the recommended conditions of approval.

**County Lands Dept.:** Municipal Reserve (MR) consideration to be taken by way of cash-in-lieu and supports the ERE as a condition of approval, as the ERE will protect the environmentally sensitive areas while allowing the lands to remain in private ownership.

The County Lands department also reviewed the registered interests on title there is a registered caveat for a 30-metre dedicated road right-of-way on the southerly portion of current lot 2A. The road right-of-way was previously registered to accommodate potential secondary access through the area in response to concerns regarding future subdivision density, and access. The subdivision layout currently proposed does not include this secondary access connection.

Administration notes that the proposed subdivision layout can proceed without secondary access, as County Development Engineering and County Fire Services have no concerns. Additionally, the registered right-of-way area affects an existing Country Residential lot. As secondary access is not required to support the proposed subdivision in its current configuration, Administration recommends that the Caveat be discharged from the affected lands as a condition of subdivision approval.

If MPC determines that secondary access is required and the registered document remains on title, the applicant should submit revised plans showing how the secondary access connection will be provided.

**No concerns, subject to standard comments:** Alberta Environment and Protected Areas, Alberta Energy Regulator, Alberta Health Services (AHS), ATCO Electric, ATCO Gas, County Recreation and Culture department, County Safety Codes department, and County Development Engineering department.

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## **Public Engagement and Communication**

In accordance with Section 606 of the Municipal Government Act (MGA) and the County's Land Use Bylaw (LUB), the application referral has been circulated to all relevant agencies, and adjacent landowners to provide comments on the proposal.

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## **Attachments**

- a) Presentation

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b) Attachments

1. Subdivision Application
2. Location Map
3. Non-Aerial Tentative Plan of Subdivision
4. Aerial Tentative Plan of Subdivision
5. Non-Aerial LIDAR Tentative Plan of Subdivision
6. Aerial LIDAR Tentative Plan of Subdivision
7. Current lot configuration
8. County MDP - Map 3
9. County District - Map 14
10. Agency Comments
11. Adjacent Landowner Letters



**SCHEDULE  
FORM 1  
APPLICATION FOR SUBDIVISION**

DATE of receipt of completed form \_\_\_\_\_

File No. PLSUB2026106

FEE SUBMITTED: \$ 2000.00

**THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF**

1. Name of registered owner of land to be subdivided: see schedule.  
Address: \_ Postal Code: \_ Phone: \_\_\_\_\_

2. Name of agent (person authorized to act on behalf of registered owner), if any: Helix Surveys Ltd.  
Address: 202, 10514 67 Avenue Postal Code: T8W 0K8 Phone: 780-532-5731.

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
All of the SE 1/4 sec. 20 twp. 71 range 3 West of the 6th Meridian 242 117 799+2  
And all of lot 2A block 3 Reg. Plan No. 242 1088 C.O.T. No. 252 163 006.  
And all of lot 7 block 2 Reg. Plan No. 222 2448 C.O.T. No. 242 026 803.  
Area of the above parcel of land to be subdivided 22.46 hectares. Number of lots to be created: 8  
Municipal Address (if applicable) \_\_\_\_\_

4. LOCATION OF LAND TO BE SUBDIVIDED  
a. The land is situated in the municipality of COUNTY OF GRANDE PRAIRIE NO. 1  
b. Is the land situated adjacent to the municipal boundary? no.  
If "Yes", the adjoining municipality is \_\_\_\_\_  
c. Is the land situated within 1.8 kilometers of the right of way of a highway? no.  
If "Yes", the highway No. is \_\_\_\_\_  
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? wetland.  
If "Yes", state its name \_\_\_\_\_  
e. Is the proposed parcel within 1.5km of a sour gas facility? no.

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
Describe:  
a. Existing use of the land vacant  
b. Proposed use of the land residential.  
c. The designated use of the land as classified under a land use bylaw CR-4 and CR-5 (see LUB amendment application).

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)  
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) low area on east side.  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc. - slough, creeks, etc.) mostly treed, some open areas on southern half.  
c. Describe the kind of soil on the land (sand, loam, clay, etc.) unknown.

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
Describe any buildings and any structures on the land and whether they are to be demolished or moved  
none.

8. WATER AND SEWER SERVICES  
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal onsite septic systems – see Model Process Report; water wells – see Hydro Assessment.

9. REGISTERED OWNER OR PERSON ACTING OF THE REGISTERED OWNER'S BEHALF  
I, Valerie Lethbridge, hereby certify that

- I am the registered owner, or
- I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this to this application for subdivision

Address 202, 10514 67 Ave T8X 0M1 (Signed) [Redacted Signature]

Phone No. 780-532-5731 Date March 24, 2026.

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM.

OUR FILE: 5106-179.

The personal information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and Section 653 of the Municipal Government Act. The information collected may be made available to the public surrounding necessary procedures for the Subdivision process. If you have any questions on the collection and use of this information; please contact the FOIP Representative at 780-532-9722.

**Schedule of Land Owners**

**SE20-71-3-6**

CUNNINGHAM MCKNIGHT DEVELOPMENT INC.  
OF 10-34035 TWP RD 713A  
COUNTY OF GRANDE PRAIRIE NO. 1  
ALBERTA T8X 4B7

**LOT 2A, BLOCK 3, PLAN 242 1088**

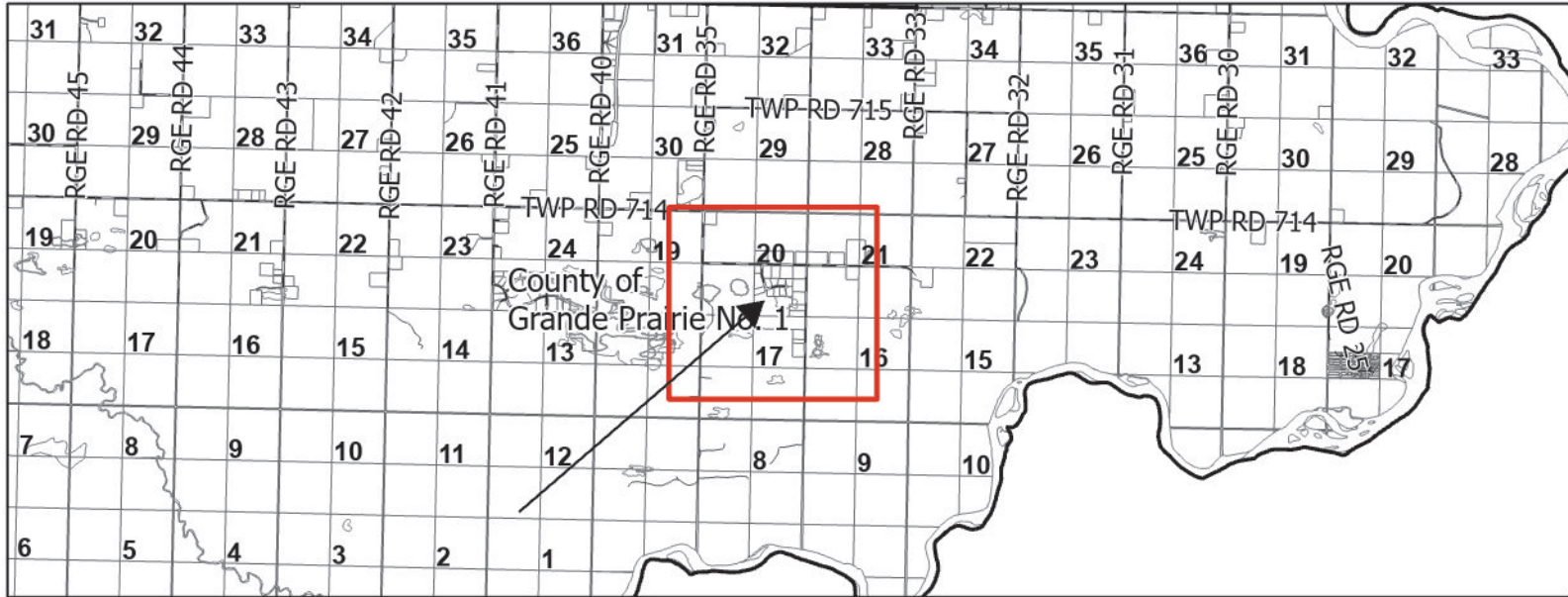
JOHAN WOLFE  
OF 2-713010 RANGE ROAD 34  
COUNTY OF GRANDE PRAIRIE NO 1  
ALBERTA T8X 4B7

**LOT 7, BLOCK 2, PLAN 222 2448**

SCOTT BALCOM  
OF 12-34035 TOWNSHIP ROAD 713A  
COUNTY OF GRANDE PRAIRIE NO. 1  
ALBERTA T8X 4B7

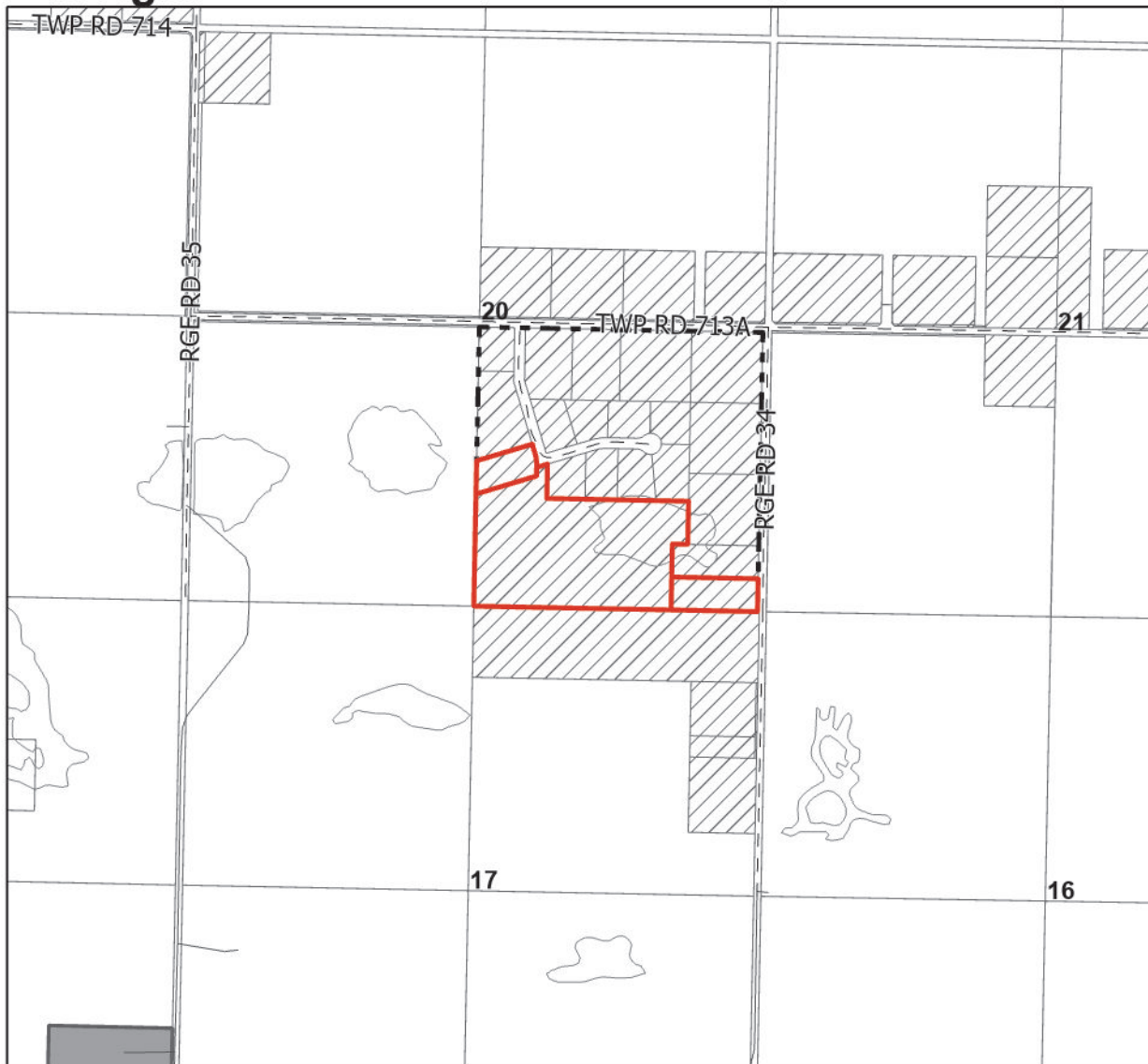


### Location



Scale: 1:116,767

### Zoning



#### Local Area Map Information

Parcel of Interest

#### Zoning

Agricultural

Country Residential

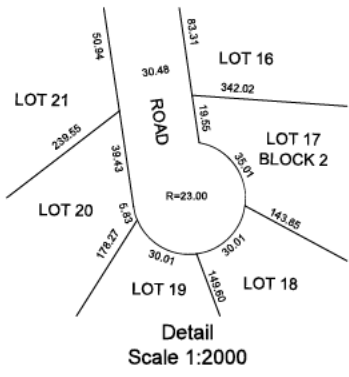
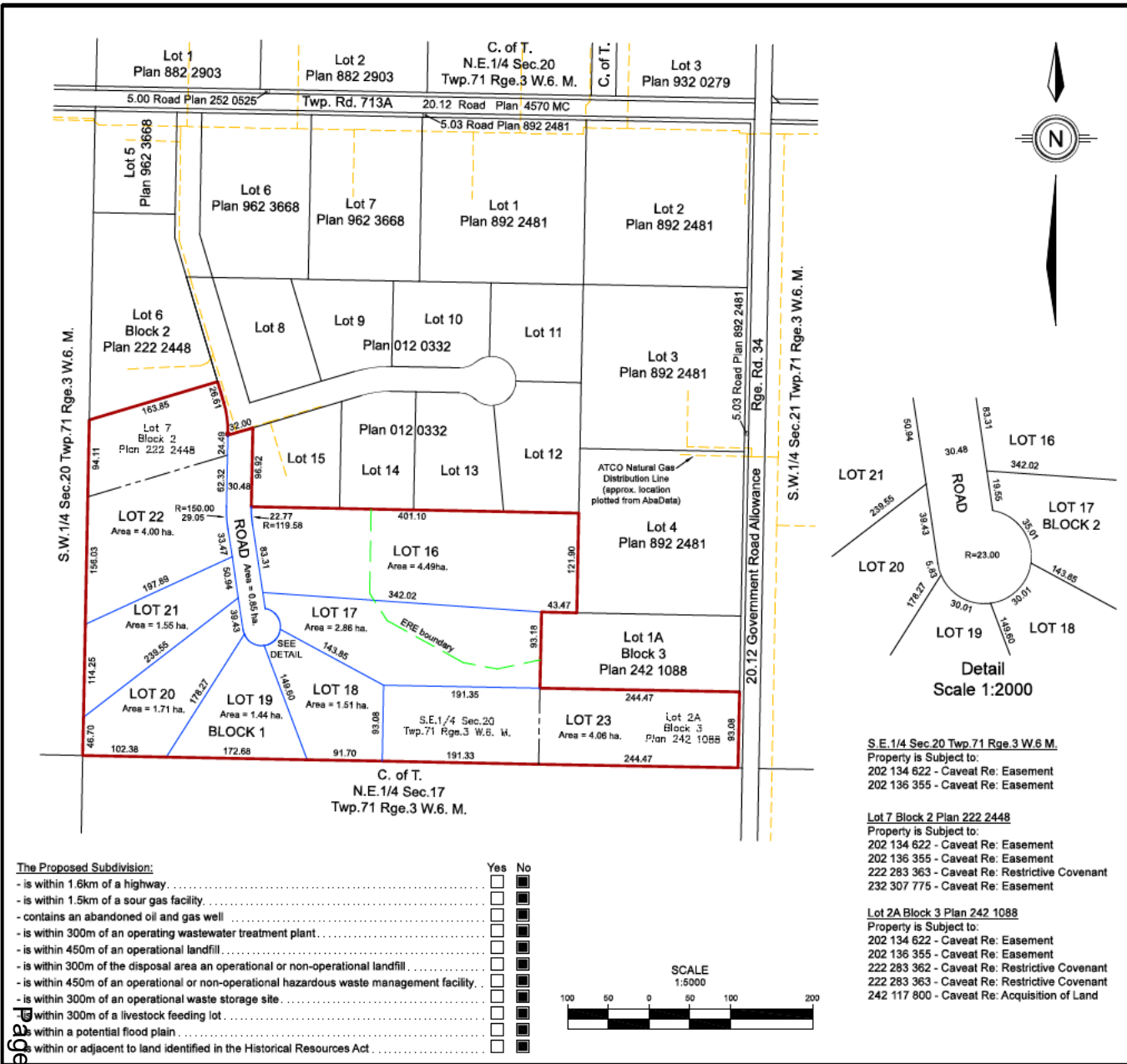
Industrial

Other

Named Subdivisions

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Scale: 1:20,000



PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
**LOT 2A, BLOCK 3, PLAN 242 1088**  
 AND  
**LOT 7, BLOCK 2, PLAN 222 2448**  
 AND THE REMAINDER OF  
**S.E. 1/4 SEC.20 TWP.71 RGE.3 W.6 M.**  
 ALL WITHIN  
**S.E. 1/4 SEC.20 TWP.71 RGE.3 W.6 M.**  
 COUNTY OF GRANDE PRAIRIE NO.1  
 ALBERTA

<b>SUBDIVISION AUTHORITY</b> County of Grande Prairie No.1	<b>OWNERS</b> Cunningham McKnight Development Inc. Johan Wolfe Scott Balcom
---	--

**LEGEND**  
 Area to be registered shown outlined thus ——— and contains 22.46 ha.  
 Distances shown on the plan are ground and are in meters and decimals thereof  
 Distances on curves are arc distances

**NOTES**  
 Proposed Subdivision contains 8 Lots and Road.  
 Boundaries are based on existing Land Title Office records and are subject to change upon legal survey  
 Land is currently zoned CR-4 District (see LUB amendment application).

**ABBREVIATIONS**

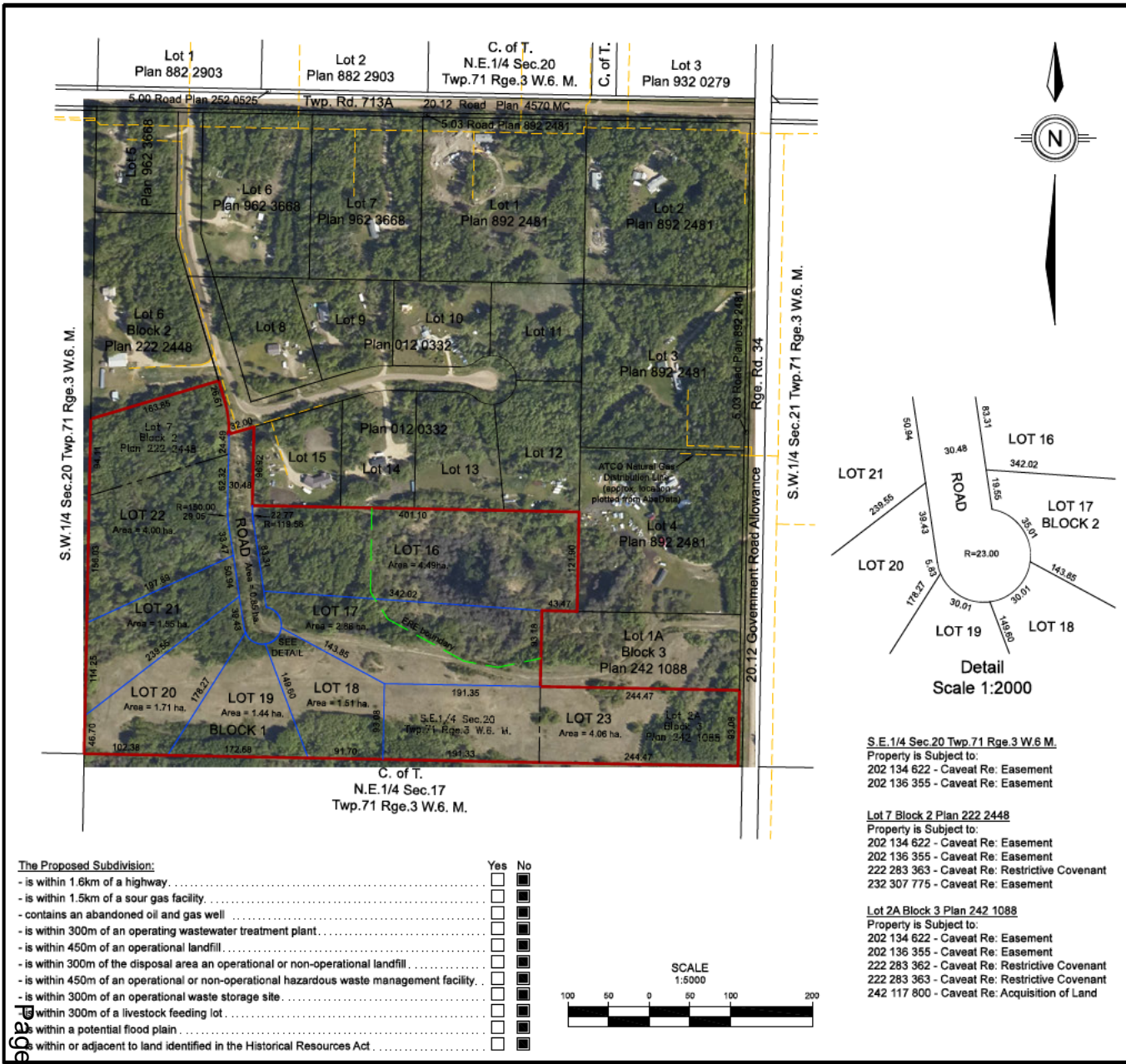
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ha.	hectare	Rge.	range	Twp.	township
M.	meridian	Rd.	road	W.	West
N.	North	S.	South		

SCALE: 1:5000	#202, 10514-67th Ave. Grande Prairie, AB. T8W 0K8
FILE No.: 5106-179	
DWG.: 5106-179-PSUB	
DRAWN BY: HLR CHECKED BY: VL	
	P: 780.532.5731 F: 780.532.5824

**The Proposed Subdivision:**

- is within 1.6km of a highway .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 1.5km of a sour gas facility .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- contains an abandoned oil and gas well .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 300m of an operating wastewater treatment plant .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 450m of an operational landfill .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 300m of the disposal area an operational or non-operational landfill .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 450m of an operational or non-operational hazardous waste management facility .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 300m of an operational waste storage site .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within 300m of a livestock feeding lot .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within a potential flood plain .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- is within or adjacent to land identified in the Historical Resources Act .....	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>





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 AND  
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 AND THE REMAINDER OF  
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 ALL WITHIN  
**S.E. 1/4 SEC. 20 TWP. 71 RGE. 3 W. 6. M.**  
 COUNTY OF GRANDE PRAIRIE NO. 1  
 ALBERTA

<b>SUBDIVISION AUTHORITY</b> County of Grande Prairie No. 1	<b>OWNERS</b> Cunningham McKnight Development Inc. Johan Wolfe Scott Balcom
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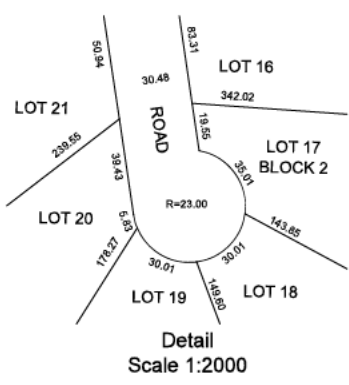
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**ABBREVIATIONS**

E.	East	R.	radius	Sec.	section
ha.	hectare	Rge.	range	Twp.	township
M.	meridian	Rd.	road	W.	West
N.	North	S.	South		

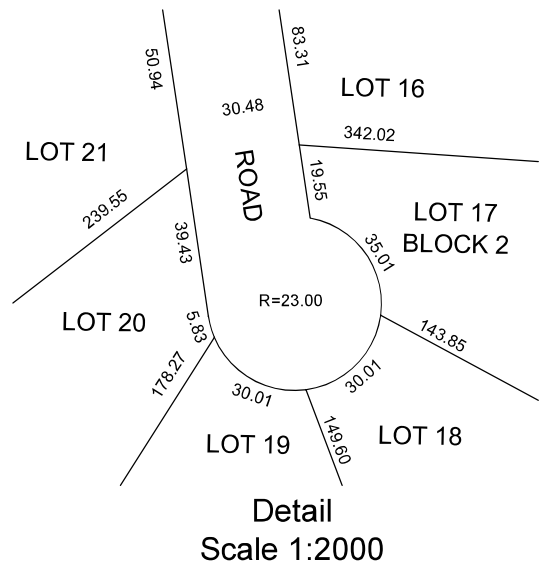
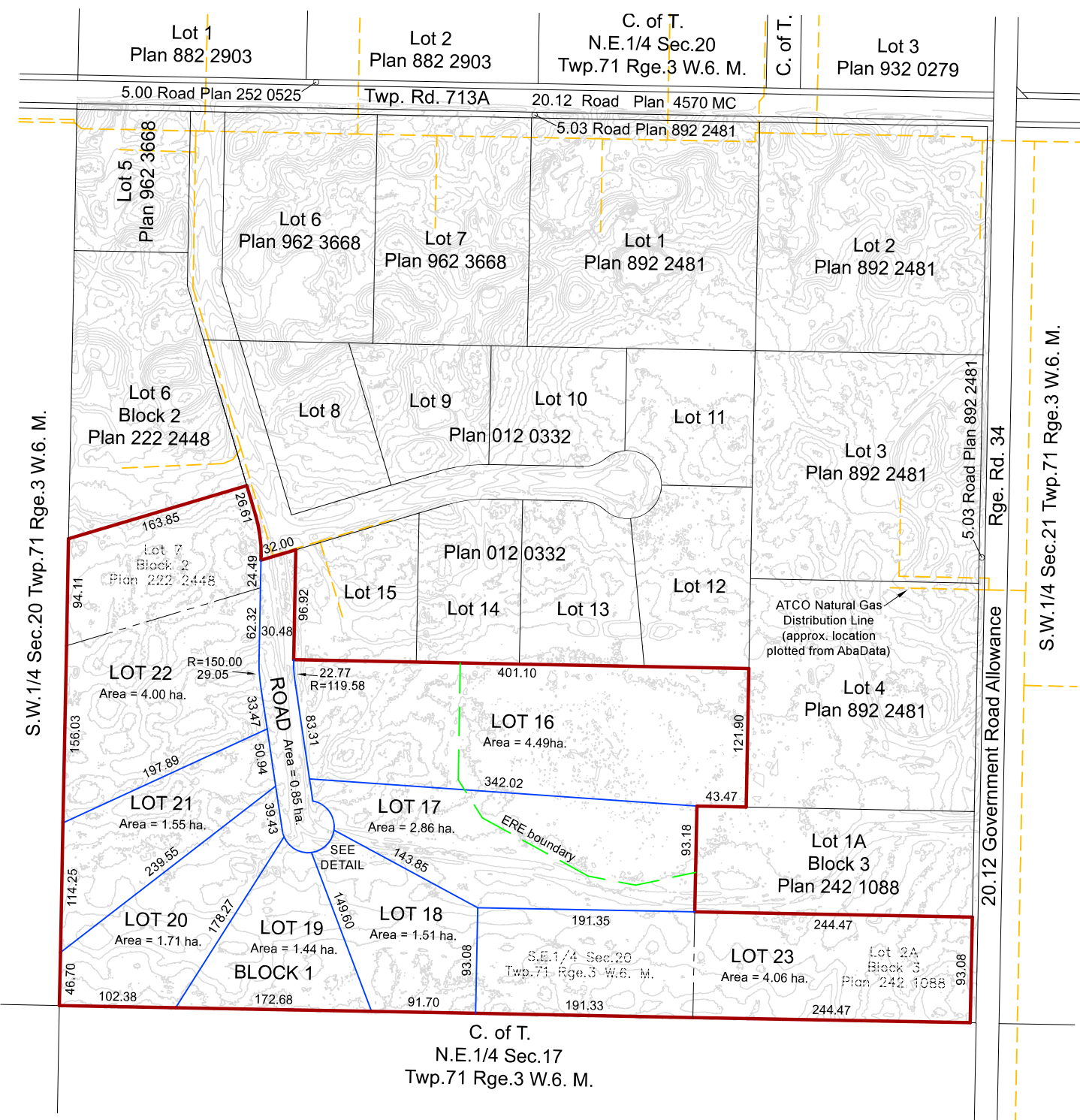
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FILE No.: 5106-179	
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DRAWN BY: HLR CHECKED BY: VL	
	P: 780.532.5731 F: 780.532.5824



- S.E. 1/4 Sec. 20 Twp. 71 Rge. 3 W. 6. M.**  
 Property is Subject to:  
 202 134 622 - Caveat Re: Easement  
 202 136 355 - Caveat Re: Easement  
 202 136 355 - Caveat Re: Easement  
 202 283 363 - Caveat Re: Restrictive Covenant  
 232 307 775 - Caveat Re: Easement
- Lot 7 Block 2 Plan 222 2448**  
 Property is Subject to:  
 202 134 622 - Caveat Re: Easement  
 202 136 355 - Caveat Re: Easement  
 202 136 355 - Caveat Re: Easement  
 222 283 363 - Caveat Re: Restrictive Covenant  
 222 283 363 - Caveat Re: Restrictive Covenant  
 242 117 800 - Caveat Re: Acquisition of Land
- Lot 2A Block 3 Plan 242 1088**  
 Property is Subject to:  
 202 134 622 - Caveat Re: Easement  
 202 136 355 - Caveat Re: Easement  
 222 283 363 - Caveat Re: Restrictive Covenant  
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**The Proposed Subdivision:**

- is within 1.6km of a highway .....	Yes	No
- is within 1.5km of a sour gas facility .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- contains an abandoned oil and gas well .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- is within a potential flood plain .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 COUNTY OF GRANDE PRAIRIE NO.1  
 ALBERTA

<b>SUBDIVISION AUTHORITY</b> County of Grande Prairie No.1	<b>OWNERS</b> Cunningham McKnight Development Inc. Johan Wolfe Scott Balcom
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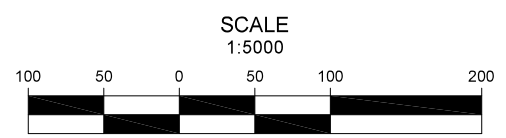
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S.E. 1/4 Sec.20 Twp.71 Rge.3 W.6 M.  
 Property is Subject to:  
 202 134 622 - Caveat Re: Easement  
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Lot 7 Block 2 Plan 222 2448  
 Property is Subject to:  
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 202 136 355 - Caveat Re: Easement  
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Lot 2A Block 3 Plan 242 1088  
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DRAWN BY: HLR CHECKED BY: VL	P: 780.532.5731 F: 780.532.5824

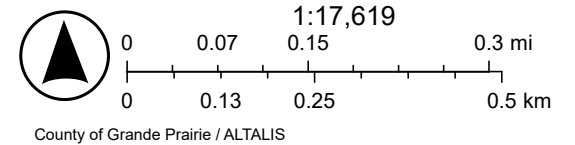


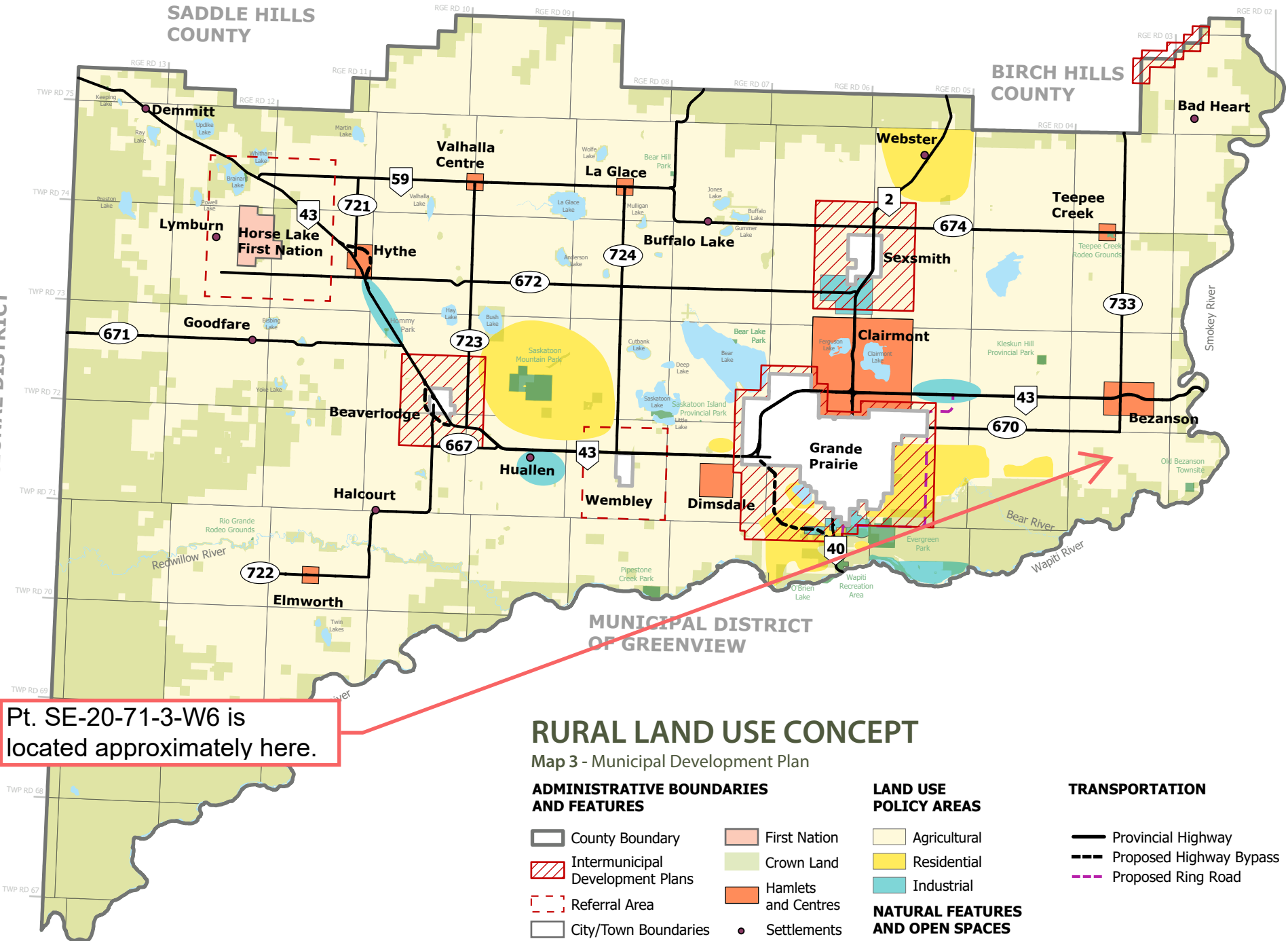
# ArcGIS Web Map



2026-05-25, 9:16:11 p.m.

- |                          |                        |  |
|--------------------------|------------------------|--|
| Roads                    | Municipal Boundary     | regional_ap_2022.DBO.CountyofGrandePrairie_Overall |
| Local                    | Municipal Boundary     | Red: Band_1  |
| Parcel Fabric - Outlines | Quarter Section Labels | Green: Band_2                                      |
| Private                  | Quarter Section Grid   | Blue: Band_3                                       |





Pt. SE-20-71-3-W6 is located approximately here.

## RURAL LAND USE CONCEPT

Map 3 - Municipal Development Plan

### ADMINISTRATIVE BOUNDARIES AND FEATURES

- County Boundary
- Intermunicipal Development Plans
- Referral Area
- City/Town Boundaries
- First Nation
- Crown Land
- Hamlets and Centres
- Settlements

### LAND USE POLICY AREAS

- Agricultural
- Residential
- Industrial

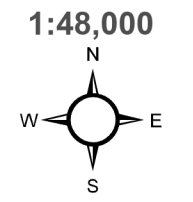
### NATURAL FEATURES AND OPEN SPACES

- Lakes & Rivers
- Recreation Areas










### TRANSPORTATION

- Provincial Highway
- Proposed Highway Bypass
- Proposed Ring Road

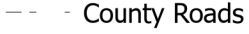

N Scale: 1:500,000  
Date: 2025-12-22

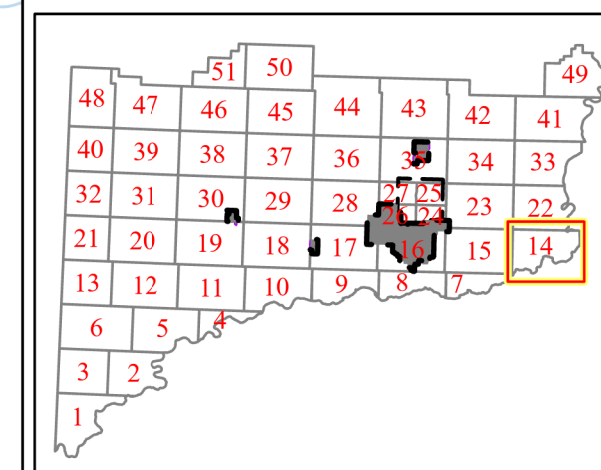


**Zoning**

-  AG
-  CR-2
-  CR-3
-  CR-4
-  CR-5
-  EX
-  IR
-  RM-DC
-  LUB Grid

**RoadNetwork**

-  County Roads
-  Provincial Roads



Pt. SE-20-71-3-W6 is located approximately here.

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RE: PLLUB20260105/PLSUB20260106 Agency Circulation - SE-20-71-3-W6M

---

From Land <land@countygp.ab.ca>  
Date Fri 5/15/2026 3:33 PM  
To Chetna Sidhu <csidhu@countygp.ab.ca>

Hi Chetna,

Thank you for getting those documents to us! Did a quick review of the registered interests below:

- 20234622 – expired third party access agreement for water well (recommended to be discharged – not a requirement of sub)
- 202136355 – expired third party access agreement for water well (recommended to be discharged – not a requirement of sub)
- 222 283 362 – no build zone (remain on affected titles, will overlap with portions ERE)
- 222 283 363 – model process (to remain on affected titles)
- 232 307 775 – expired third party access agreement for water well (recommended to be discharged)
- 242 117 800 – 30 metre dedicated road right of way on lot 2A (direction required from MPC)

No concerns from an adjacent landowner perspective.

**Lands comments for Council summary:**

In favour of environmental reserve easement since the County is looking to protect the environmentally sensitive features while leaving the land in private ownership which is more appropriate as public use is not intended in this location with the limited access.

In favour of municipal reserve being provided by way of cash in lieu.

Registered Document 242 117 800 establishes a 30-metre dedicated road right-of-way on the most southerly portions of Lot 2A. This dedication was required in response to concerns regarding increased density at the time of future subdivisions on this land, with the intent of accommodating a secondary access/through road to support safe and efficient traffic movement. The right-of-way was designed to connect with the existing road corridor, thereby facilitating a continuous route and addressing safety and access concerns identified during prior subdivision applications.

Should Council/MPC choose to support the proposed plan in its current form, which does not include the secondary access connection, Administration recommends that a condition be imposed requiring the discharge of the associated caveat as a condition of subdivision. Alternatively, if Council/MPC determines that the secondary access remains a requirement, Administration recommends that the registered document remain in place until revised plans have been submitted to align with the road connection.

Thank you

**Ashtin Peterson**

**Land Administrator, Land and Development Services**

**County of Grande Prairie**

Office: 780-513-3950 Ext. 1178

[www.countygp.ab.ca](http://www.countygp.ab.ca) | [Join us on social](#)

*County of Grande Prairie No. 1 - First in building sustainable, prosperous, and safe communities.*

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**Opposition to Proposed Subdivision – File PLSUB20260106**

---

From Crystal Trombley [REDACTED]

Date Sun 4/26/2026 9:25 AM

To Plan <plan@countygp.ab.ca>

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION, EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the contents are safe.**

Dear County Representative/Planning Department,

I am writing in response to File PLSUB20260106 to formally express my opposition to the proposed further subdivision within the Wapiti Ridge neighborhood.

Wapiti Ridge is currently a quiet, low-traffic community. Expanding subdivision in this area will inevitably lead to a sustained increase in construction traffic, followed by additional long-term residential traffic. This will bring increased dust, noise, and general disruption to the neighborhood. Of particular concern is the added wear and tear on our existing roads. Based on current maintenance practices, it is unlikely that road grading and upkeep will increase to adequately address this added strain, which will negatively impact residents.

Additionally, I have significant concerns regarding the community well located on my property. This well was originally designed and intended to support three homes and has already been expanded to serve six residences. The addition of another property would further strain the system, raising questions about long-term capacity, reliability, and water security for existing users.

There is also an existing contractual obligation, put in place by a previous property owner, that commits the well to service one future lot. If this additional lot is created through the proposed subdivision, we would be required to comply with that agreement. This adds further concern, as it effectively guarantees additional demand on a system that is already operating beyond its original intended capacity.

Furthermore, the physical tie-in required to connect another property to the well will likely cause disruption to one or more existing homes during installation, creating inconvenience and potential risk for residents who depend on this system daily.

For these reasons, I strongly oppose the proposed subdivision and respectfully request that the County take these concerns into serious consideration when reviewing this application.

Thank you for your time and attention.

Crystal Trombley  
[REDACTED]

---

**Opposition to proposed subdivision-File PLSU20260106**

---

From Shelly Abrey [REDACTED]

Date Sun 4/26/2026 11:33 AM

To Plan <plan@countygp.ab.ca>

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**CAUTION, EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the contents are safe.**

Dear County Representative/Planning Department,

We are writing to express our firm opposition to proposed subdivision File PLSUB20260106.

As one of the original land owners of Wapiti Ridge community, we have concerns regarding the following.

- #1. Water table/ well water proposed addition. The water supply is stressed as it is. More lines added will create stress on the system and restricted use by the current users. Shutting off the well to add another line causes undo stress on current users.
- #2. Increase in traffic. The current road is in poor condition already and not maintained for its current users. Grader cannot keep up as it is. Adding the proposed subdivision will double the traffic. Winter snow, freezing rain, dust, ruts, washboard and debris during the summer, cause excessive damage to vehicles not at fault of the owner.
- #3. One road access out of area to access twp 714 and highway 670. In the event of an evacuation, there is only one gravel road shared by over 40 houses from range road 40. Panic in an emergency would be traumatizing just to get out.
- #4. We live here for peace and quiet away from the city and noise. Wildlife would disappear. Dust would be excessive and impact current health issues like asthma and allergies. Noise pollution, vehicles coming and going at all hours, causing sleep deprivation.
- #5. We grow our supply of vegetables in the summer to feed us for most of the year. Reduced water supply and increased dust due to traffic would reduce our vegetable supply.
- #6. Increased road access to the community will increase theft and vandalism. Currently, us and our neighbors can keep track of any unknown vehicles coming into the community, checking on each other. By adding roads and new owners, we reduce our ability to keep each other safe. Police, fire and ambulance are not near by. The average wait for an ambulance or fire truck has been 45 minutes. Violent acts could occur more often.

We and all our neighbors strongly disagree with the proposed addition of a cul de sac in our community.

Sincerely yours,  
Trent McEwen and Shelly Abrey



---

**File PLSUB20260106**

---

**From** Ryan Turcotte [REDACTED]

**Date** Sun 4/26/2026 3:45 PM

**To** Plan <plan@countygp.ab.ca>

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION, EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the contents are safe.**

Dear County Representative/Planning Department,

I am writing in regard to File PLSUB20260106 to express my opposition to the proposed further subdivision within the Wapiti Ridge neighborhood.

As a resident of this property, I share serious concerns about the impact this development will have on our community. Wapiti Ridge has always been a quiet, low-traffic area, and additional subdivision will bring a steady increase in construction and residential traffic. This will result in more dust, noise, and deterioration of our roads. Given current maintenance levels, it is unlikely that road grading and upkeep will be increased to offset this added wear.

I am also very concerned about the capacity and reliability of the community well located on our property. The well was originally intended to service three homes and is already supplying six. Any additional connection will place further strain on the system and could impact water availability and long-term sustainability for existing households.

There is also a pre-existing contractual agreement, established by a previous owner, that commits the well to supply one future lot. Should this subdivision move forward and that lot be created, we would be obligated to honor that agreement. This effectively forces additional demand onto a system that is already beyond its original design.

In addition, connecting another property to the well will require a tie-in to the existing system. This process will likely disrupt water service to one or more current homes and create unnecessary inconvenience and risk for those relying on it.

Given these concerns, I respectfully ask that the County carefully consider the impacts on existing residents and infrastructure and reconsider approval of this subdivision.

Thank you for your time and consideration.

Sincerely,  
Ryan Turcotte

[REDACTED]

May 7, 2026

Planning & Development Services

Country of Grande Prairie #1

10001 – 84 Avenue

Clairmont, AB T8X 5B2

[plan@countygp.ab.ca](mailto:plan@countygp.ab.ca)

Your File: PLSUB20260106

Amanda McDonald – Reeve

Division 1



**Dear: Sharla King – Planning Clerk**

**Amanda McDonald – Reeve**

**Subject: Proposed Subdivision**

Thank you for the notice to adjacent landowners. I am formally writing you to tell you I am OPOSED to this proposed subdivision.

I purchased this property in 2022 with one of the advantages that it was not overly populated. I do rely on a well which my property was fortunate to have at point of purchase. The amount of ground water that is shared by adjacent residents has been sufficient compared to other acreages viewed prior to purchase. Water supply is a priority.

Another large concern has to do with the roadways. The township and range roads in this area have been remediated within the past two years. The more traffic on our rural roadways will affect the road conditions as well as the safety for families with young children and seniors who are active and walk in the area or ride horses. This is not only an infrastructure issue but a safety issue for our rural community members.

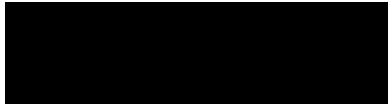
Another bonus of our rural area which is small bit of comfort and peace is due to not having the lower population, the crime has stayed low. We are remote enough that we know our group of rural neighbors and feel safe to rely on them as well as using our self established phone tree to notify of anything seen on our properties whether it is wildlife, fires, or accidents that will affect us in our rural lives and daily commutes.

I purchased my property to establish more of a home that is quiet and peaceful. Building a subdivision will affect our aesthetic.

As speaking to other adjacent landowners, prior to my purchase that a request to add another subdivision was proposed and listening to the reasoning why it was opposed I completely agree with. If you review your previous oppositions to proposed subdivision development in this same area, the reasoning from the previous concerns still applies. Records may be found in prior land use correspondence or minutes from council sessions. As noted, I am opposed of a subdivision development in my adjacent area.

Kind Regards,

Lesley Robertson



---

**Proposed Subdivision of Lot 2A Block 3 Plan 2421088; SE-20-71-3-W6M, Lot 7 Block 2 Plan 2222448; SE-20-71-3-W6M, Pt. SE-20-71-3-W6M, County of Grande Prairie No. 1 - File PLSUB20260106**

---

**From** Samantha Arseneault <[REDACTED]>  
**Date** Fri 5/15/2026 3:51 PM  
**To** Plan <plan@countygp.ab.ca>

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Dear Sir/Madam,

We are writing to formally object to the proposed subdivision application referenced above. As the owners of Lot 15, Plan 012 0332, we have serious concerns regarding the impact this development will have on our safety, property, and quality of life. For the reasons outlined below, we strongly oppose this proposal.

First and foremost, the anticipated increase in traffic and congestion is unacceptable. We chose to live in this area specifically for its open space, low density, and natural surroundings. The introduction of additional lots and a new roadway along our property line fundamentally alters the character of our area. The new road along our property line is a huge concern as the increased traffic presents a significant safety risk, particularly given that our children regularly bike and walk within the area. There are no sidewalks, so we especially rely on driver safety. We also enjoy riding horses, quadding, and snowmobiling around the area and again the added traffic would make this more dangerous and less enjoyable.

In addition to safety concerns, the existing road infrastructure is already inadequate. Despite recent construction efforts, the roads remain in poor condition and are frequently reduced to “washboard” surfaces. Grading provides only temporary relief, maybe a day or two. It is unreasonable to expect that infrastructure already failing to meet current demand will withstand the additional strain from further development & traffic. Therefore, with the additional traffic into the area, we can guarantee that the roads will worsen, and our vehicles and “pocketbooks” will continue to take the hit. This additional financial burden on residents is unacceptable.

We are also deeply concerned about drainage and water management. Our property has experienced significant flooding in the past, with both the front and west portions of our land impacted. To date, these issues have not been resolved by the County. Given this, we have no confidence that additional development and the resulting disruption to natural drainage patterns will be adequately managed. Therefore, the risk of worsening flooding conditions is a serious concern of ours.

Furthermore, the proposed subdivision raises important concerns regarding groundwater supply. Several properties in the area are on a shared well that I have heard has caused major issues for them. I can confidently say that those on that shared well have been frustrated and are seriously considering drilling their own wells. To add additional properties that will also need to drill wells, is very concerning. Groundwater is a shared resource. Each additional well draws from the same aquifer, lowering water levels and reducing pressure. When multiple wells are developed in proximity, they interfere with one another, which can reduce the productivity of existing wells, increase the risk of wells running dry, and create long-term declines in groundwater availability. This is a massive concern for us and one that the County should seriously consider.

Another reason we object is the negative impact to the surrounding property values. A huge value we see in our property is the trees and land that surround us. Rural properties derive significant value from privacy, low density, quiet surroundings, and natural beauty. We get to watch wildlife, have privacy, and enjoy the quiet daily. The proposed development will adversely affect the enjoyment and value of neighbouring properties due to increased density, activity, and noise. Additionally, changes to the rural character and potential strain on local infrastructure may make the area less desirable to prospective buyers, placing downward pressure on property values.

Finally, we do not believe this proposal aligns with the existing character or intent of the surrounding area. This will result in inconsistent land use and negatively impact the cohesion of the community. This development appears to prioritize financial gain over the wellbeing of current residents. The owner does not reside here and will not be affected by the long-term consequences of this project. As residents, we will bear those impacts directly.

We have previously experienced similar approvals, and the outcome has not improved our community. As a result, our confidence in the County's decision-making I would further reinforce the perception that resident concerns are secondary to development interests.

For all of these reasons, we strongly urge the County to deny this subdivision application.

We appreciate your consideration of our concerns.

Sincerely,

Samantha Arseneault



---

## Development Concerns

---

From Brent Enns [REDACTED]

Date Tue 5/19/2026 11:20 PM

To Plan <plan@countygp.ab.ca>

 1 attachment (3 MB)

1000112003.jpg;

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION, EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the contents are safe.**

To whom this may concern,

Attached is the subdivision proposal.

I am a resident who has recently purchased an acreage on Range Road 34, with land backing the subdivision in concern. As parents who are raising a young family, my wife and I were searching for a forever home to raise our kids out the city. We found this acreage and after careful research we decided to sell our home in Wembley and purchase this place as our forever home. We asked the questions regarding the 6-acre plot of land beside ours. We were told "There are no plans of future development on the lot next to yours". The day before we took possession, the developer was digging in a sewer system for a new build. They put in a house immediately after we purchased this home. The reason we asked this question would have changed our conditions of sale to add in a privacy fence. Steve and Greg both told me there was no chance of developing the land behind our house due to the fact the cost to build a road would be greater than the profit of selling lots. With this information we believed their word and agreed to purchase this land. Our whole purpose of uprooting our life in Wembley and moving out into the bush was to not have close neighbors and raise our family in the quiet of the country. We did not want to worry about our young boys playing outside and dealing with traffic. Steve and Greg Cunningham lied directly to us to convince us to purchase this acreage for the betterment of their finances. They clearly had plans to develop this land from the beginning, knowing this would have prevented us from the purchase, as they knew this well from the questions we asked prior to purchase. My wife and me stretched our financial burden to the max to make this dream come true for our young family, and it's unfortunate Steve and Greg resorted to lying to us and leave us in a serious predicament. With a new mortgage it is difficult to sell, due to the penalties incurred within the 5-year term. The issues of this development proposal include,

Severe increase in traffic,

Increase in well drilling in a small radius,

Increase in sewer systems installed in a small radius,

Housing built directly bordering/behind our backyard, preventing my son from safe target practicing and many other activities my boys now enjoy,  
Increase in barking dogs in a once peaceful neighborhood,  
Decline in gravel road conditions due to severe increase of traffic,  
High Potential of decrease in value to existing dwellings,  
Increase of ATV traffic through private property and on county roads,  
The sad reality of selling our dream home and moving our family again with a high chance of financial loss,  
Unfairly Eliminates the chance of a future dream we had for the back portion of our land,

This outlines only a few of the negatives of this proposal. Since receiving the letter, we have failed to find even one possible positive for our family in this. As a tax paying land owner of this county, I believe my voice matters. I expect a prompt response to my concerns. I will not accept this to be swept through approval. I am hoping for understanding, and that this will not need to be escalated.

Brent Enns  
Dispatcher

J.D.A. Ventures Ltd.

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## **Public Hearing Statement: Opposition to Land Use Bylaw Amendment #2680**

**To:** Reeve, Council Members, and the Planning Department

**From:** Concerned Resident (Property Owner near the proposed development)

**Regarding:** Land Use Bylaw Amendment #2680 (Application by Helix Surveys Ltd. and Cunningham McKnight Developments Inc.)

**Please read aloud for the official record, as I am unable to attend this Public Hearing in person.**

---

**Dear Reeve and Members of Council,**

I am writing to formally register my continued, strong opposition to the proposed residential development and change of zoning under Land Use Bylaw Amendment #2680. Since receiving the original mailed notice, my position has not changed: I object to this expansion, and I request that Council deny this application until major concerns regarding infrastructure, safety, and community impact are fully addressed.

To the applicants and to Council, this proposal is a business and planning proposition. However, for those of us who live here, it directly impacts our livelihoods. As it stands, I see no clear benefit to current residents, and I request direct answers to the following questions:

### **Questions for the Developers (Helix Surveys Ltd. & Cunningham McKnight Developments Inc.)**

- **Groundwater Protection:** I rely entirely on the current well water system. Will it be mandatory for all new residents to install cisterns rather than tying into the local groundwater system, ensuring our existing wells are not depleted or compromised?
- **Preservation of Peace:** How do you intend to assure the ongoing quiet, privacy, and peaceful nature of my existing parcel of land?
- **Necessity of Location:** Why is this specific development necessary here, given that there are already numerous vacant acreage parcels currently for sale much closer to the City of Grande Prairie?

## Questions for County Council Members

- **Property Tax Impacts:** Our taxes are currently at an affordable rate, which balances out the significant travel and fuel costs we incur to acquire basic necessities from the Hamlet of Bezanson or the City of Grande Prairie. Will this development cause local property taxes to increase?
- **Wildfire Risk and Liability:** Introducing a higher population and more vehicles into our currently dry landscape significantly increases the risk of wildfires. If this zoning is approved, will the County take accountability for any property damage caused to existing homes due to this population surge?
- **Vulnerable Populations and Road Safety:** Many residents chose this area specifically for its quiet, low-traffic environment. What safety assessments have been done regarding increased traffic impacts on vulnerable populations, senior citizens, and individuals with disabilities who navigate these local roads?

## Conclusion

A proposal has been brought forward, and I thank Council for providing this opportunity to have my voice heard. However, until strict provisions are put in place, specific developer guarantees are accepted, and a clear benefit to the existing community is proven, I remain strongly opposed to this rezoning.

Thank you for your time, consideration, and careful handling of our community's future.

**Regards,**  
*Concerned Resident*

---

You don't often get email from [REDACTED]

**CAUTION, EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the contents are safe.**

Hello Reeve McDonald,

I am writing to you as a resident of the Wapiti Ridge subdivision, just east of Crystal Creek Estates, regarding the proposed subdivision application submitted by Steven Cunningham (PLSUB20260106).

Since residents were first notified of this proposal, there has been significant concern within our neighborhood. To my knowledge, at least five households within our subdivision have already submitted letters opposing this future subdivision. Many of us chose to live in this area because of the quiet, rural nature of our community, and we are deeply concerned about the long-term impacts this development would have on our neighborhood.

What has become even more concerning is the behavior that has followed since the proposal was circulated. Steven Cunningham has approached and pressured at least two of our neighbors regarding land title matters. During these interactions, he reportedly stated that he would “make a mess of things” if they did not sign documents he was requesting. Both neighbors expressed that they did not fully understand what they were being asked to sign, which has created considerable discomfort and stress within our community.

In addition, Steven is attempting to add six more homes onto our existing community water well system. This would effectively double the current usage of the well. Many of us are extremely worried that the system will not be sustainable under that level of demand and that current residents may no longer have reliable access to adequate water service.

I am writing not only as a concerned resident, but also as someone who genuinely does not know what steps are available to us moving forward. My neighbors and I strongly oppose this proposed subdivision, and we want to ensure our concerns are properly heard and considered throughout this process.

Could you please provide guidance on how residents can continue to formally voice our opposition and participate in any future discussions or hearings regarding this application?

Thank you for your time and consideration. I appreciate any direction or information you can provide.

Sincerely,

Crystal Trombley

Wapiti Ridge Resident

County of Grande Prairie Firefighter

Vice President - County of Grande Prairie Firefighters Charitable Foundation

# PLSUB2026106

Pt. SE-20-71-3-W6  
Helix Surveys Ltd.

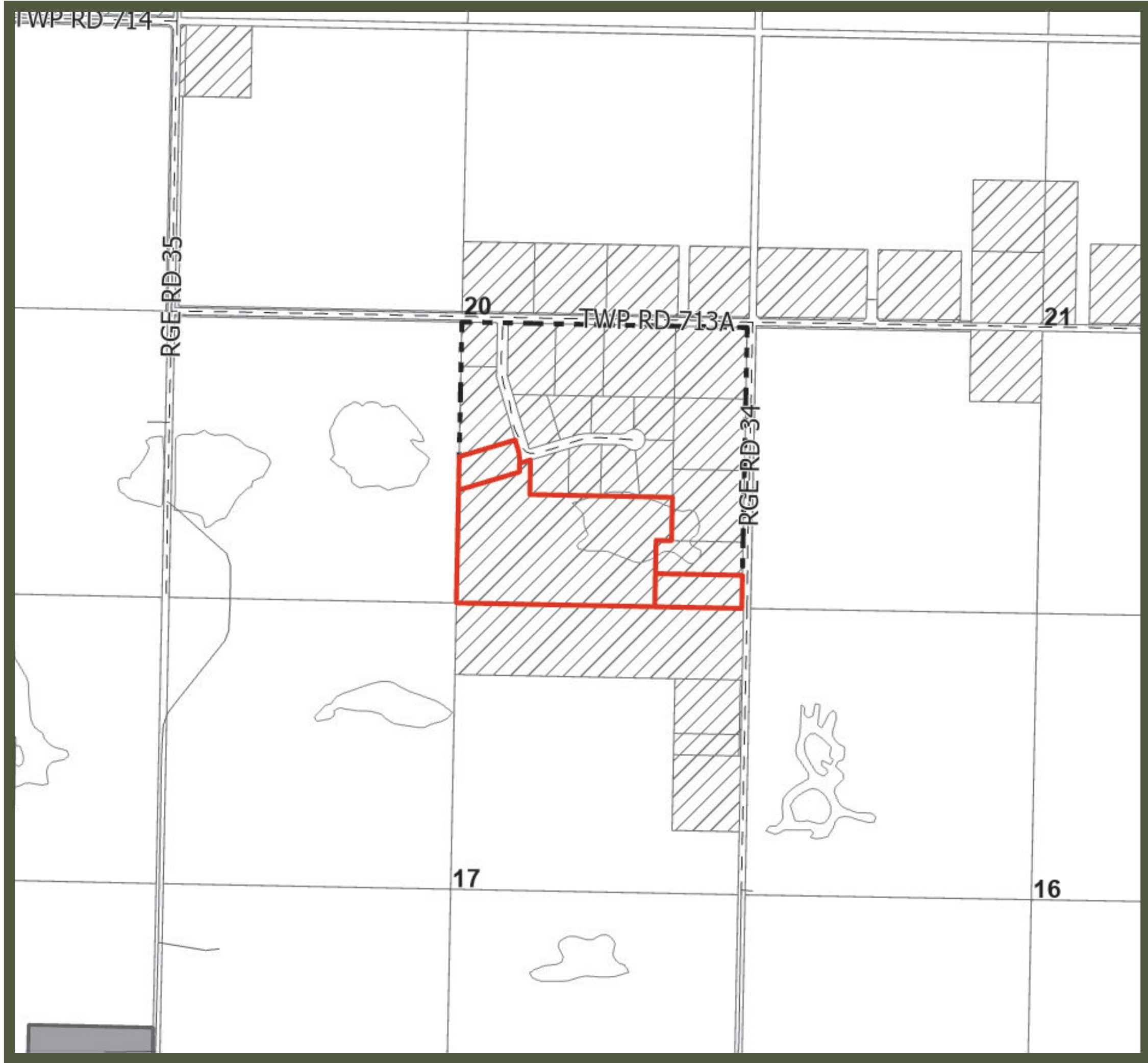
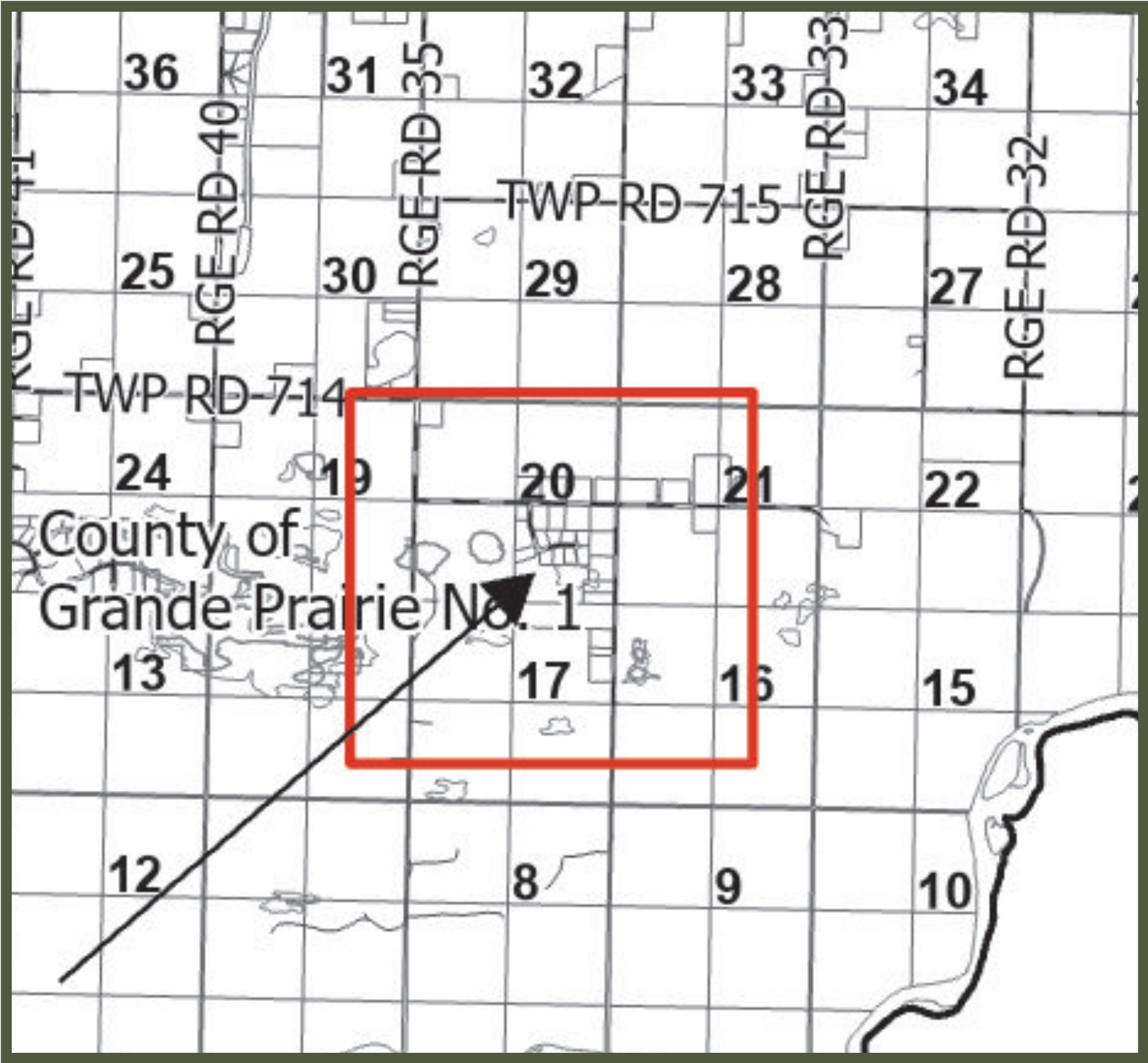
Johan Wolfe, Scott Balcom, and  
Cunningham McKnight Development Inc.

Subdivision Application

## **What is this application for?**

To subdivide 22.46 ha (55.49 acres) for eight (8) Residential Lots and an internal subdivision road from Pt. SE-20-71-3-W6. The proposal includes six (6) new residential lots and two (2) boundary adjustments to existing residential lots.

# Location



# Current Zoning

## COUNTRY RESIDENTIAL (CR-4) and (CR-5)



The proposed application is located approximately here.

- Zoning
- AG
  - CR-4
  - CR-5

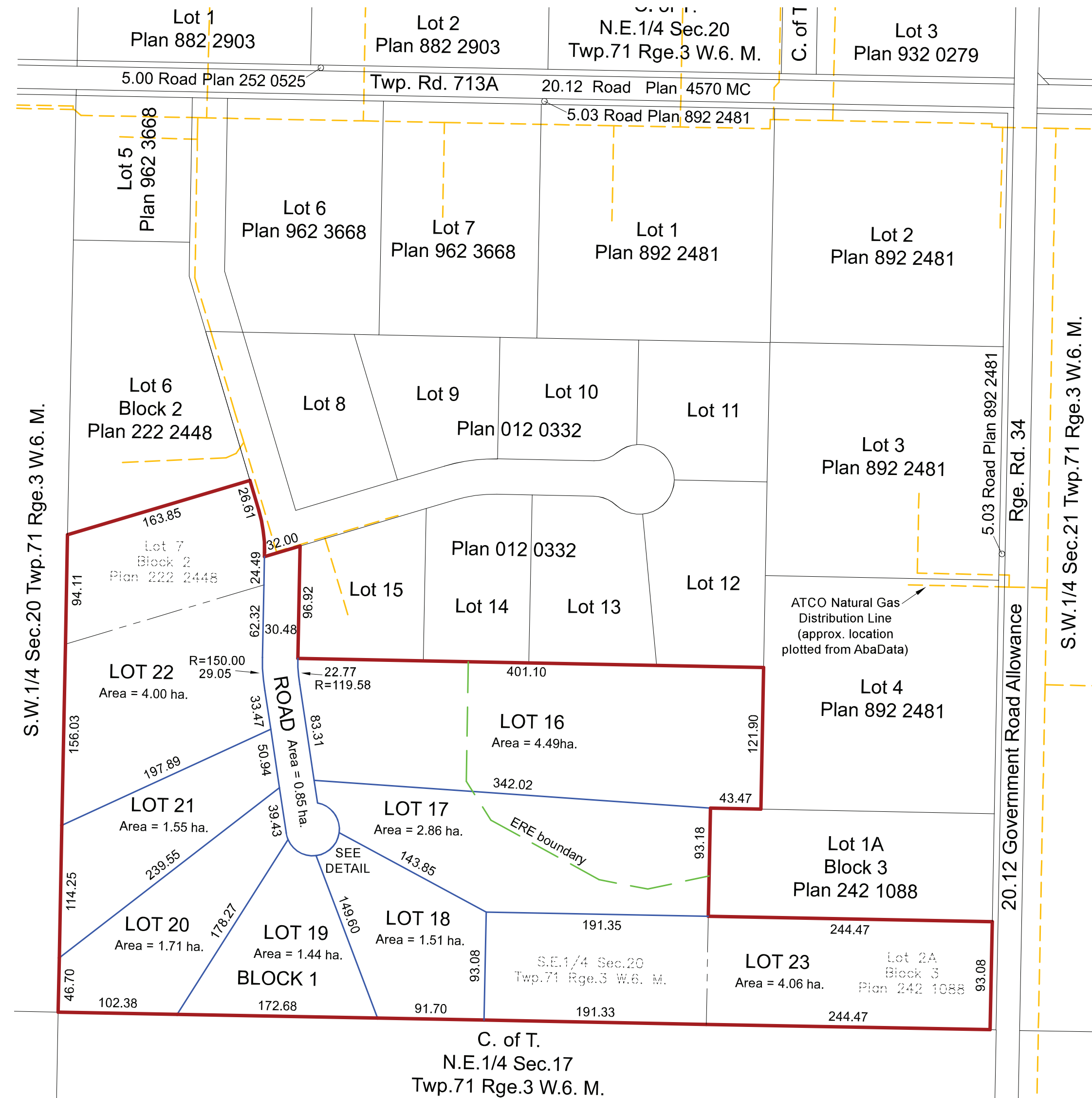


# Matters Related to Subdivision & Development Regulations

## Flooding, Subsidence, or Erosion

Wetland areas have been identified within the proposed subdivision area.

ERE recommended to protect environmentally sensitive features.





# Matters Related to Subdivision & Development Regulations

## Availability & adequacy of Water Supply

Six additional water wells required

Hydrological Assessment completed by Parkland Geo Ltd.

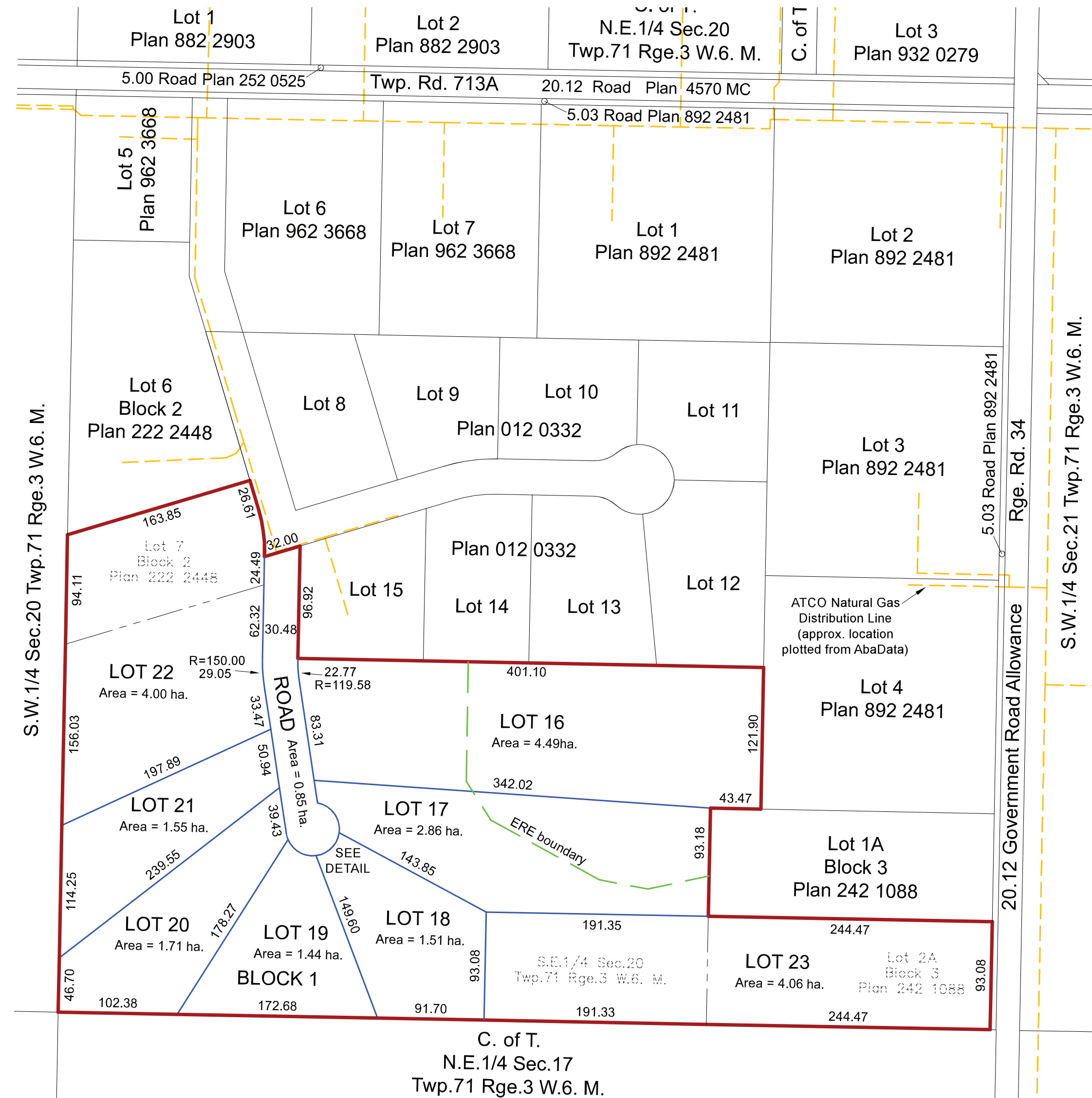
Report concludes additional wells are not anticipated to interfere with existing household users, licensed users, or traditional agricultural users.

## Availability & adequacy of Sewage Disposal

Level 3 Model Process prepared by Parkland Geo Ltd.

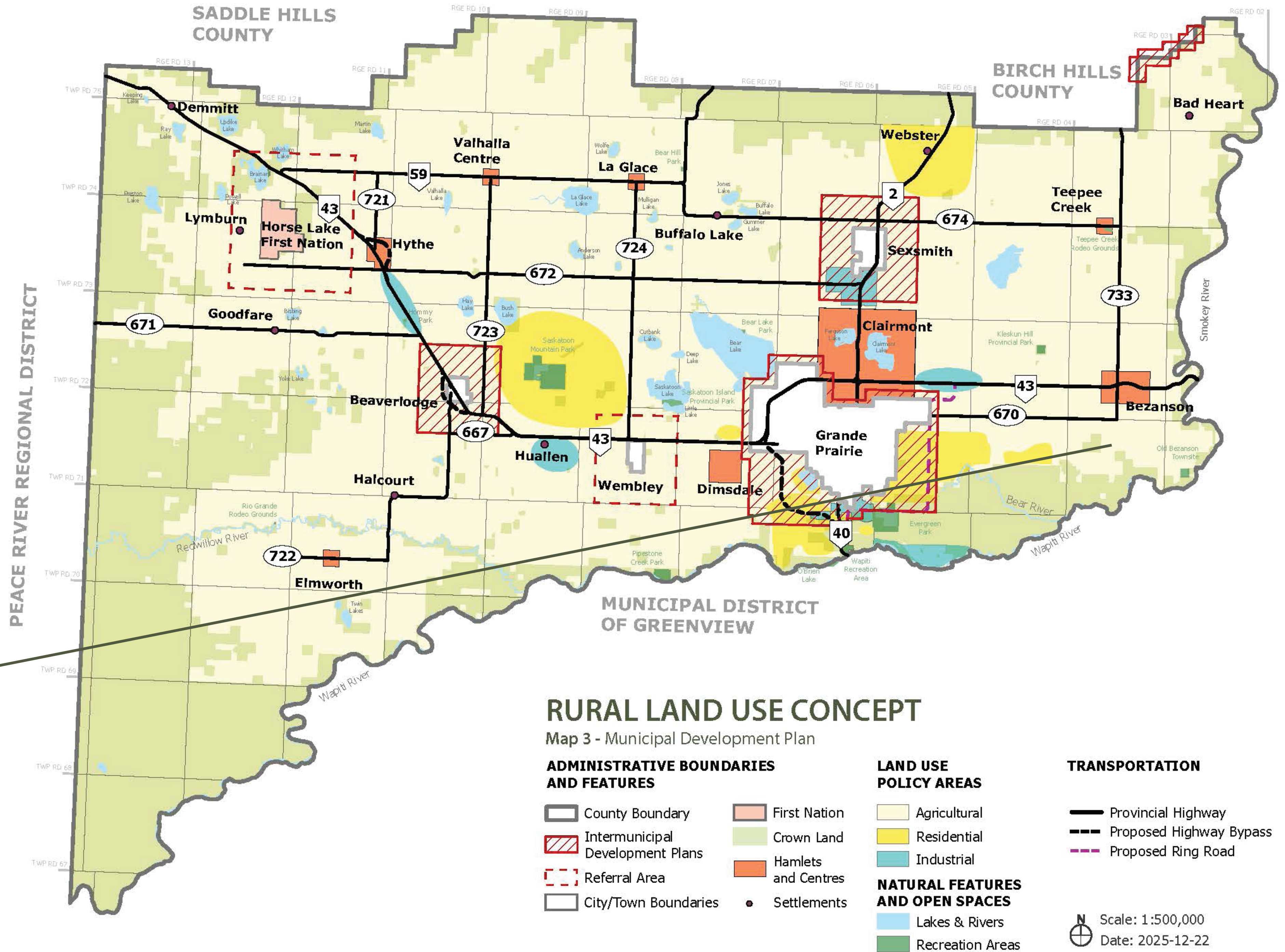
Proposed method: treatment fields or mounds

Deemed adequate by Safety Codes



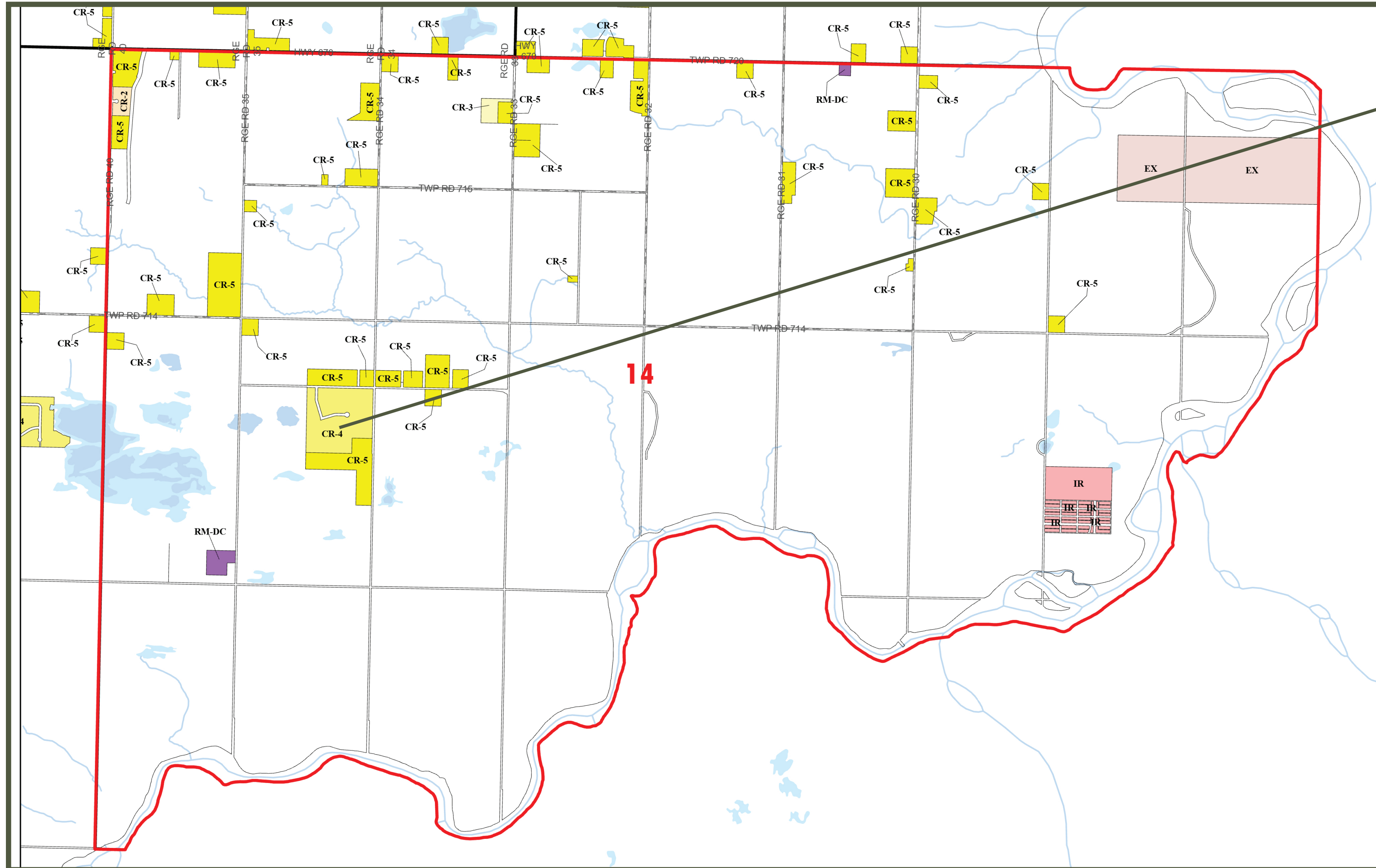
# MDP Designation

## AGRICULTURAL



Pt. SE-20-71-3-W6 is located approximately here.

# Surrounding Land Uses



Pt. SE-20-71-3-W6 is located approximately here.

## Zoning

- AG
- CR-2
- CR-3
- CR-4
- CR-5
- EX
- IR
- RM-DC
- LUB Grid

## Road Network

- County Roads
- Provincial Roads

## **Stakeholder Engagement**

The application was circulated to adjacent landowners and relevant agencies. We received seven (7) letters from adjacent landowners.

# Adjacent Landowner Concerns Raised:

- Increased traffic and road conditions
- Emergency access
- Drainage and flooding
- Groundwater supply and shared well capacity
- Additional private sewage systems
- Rural character, privacy, noise, and dust
- Wildlife impacts
- Crime and safety
- Property value impacts
- Compatibility with existing country residential area

# County Lands Department Comments

Municipal Reserve to be taken by cash-in-lieu.

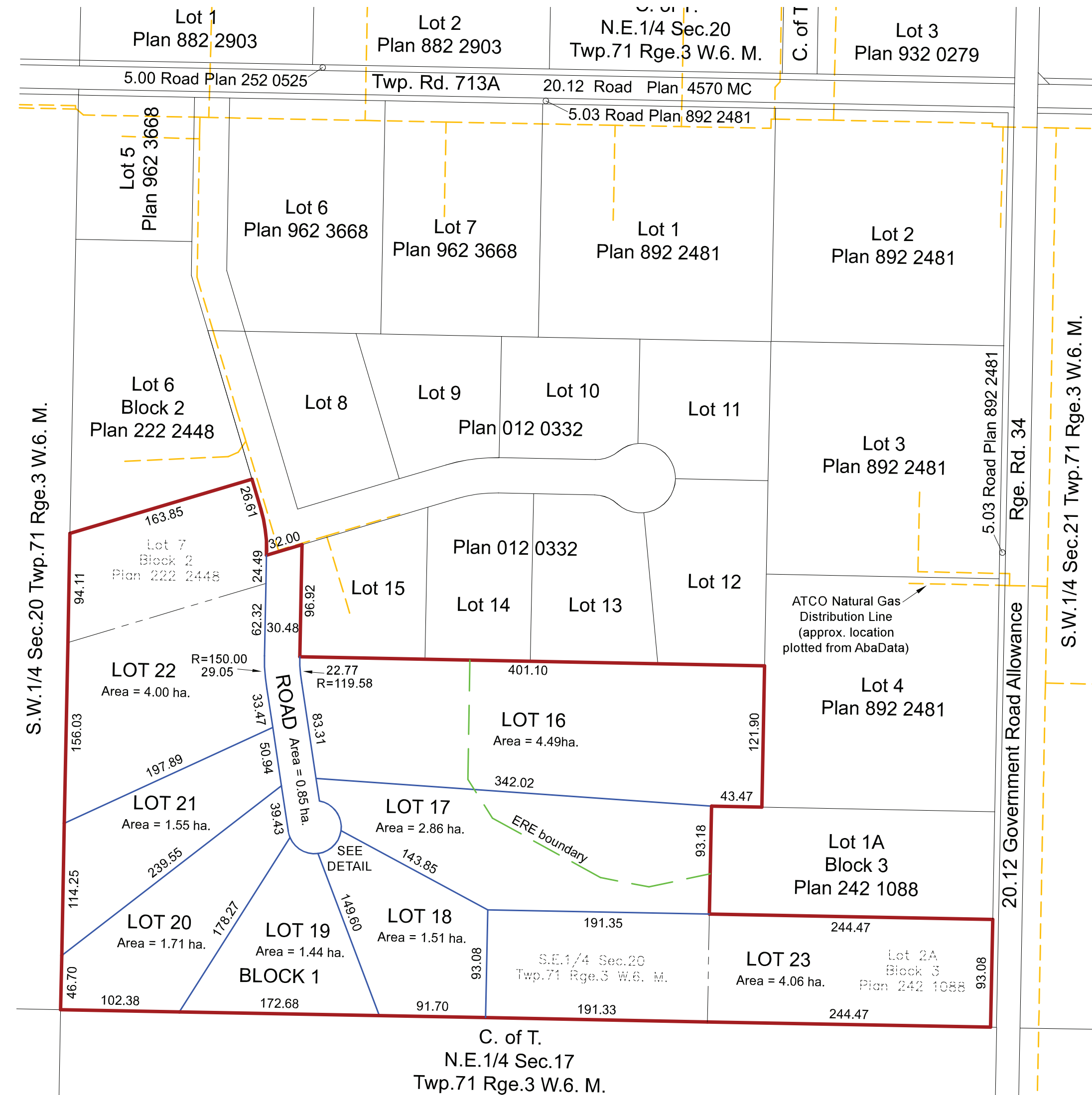
Supports the proposed ERE.

Existing Road Acquisition Caveat

Caveat protecting the County's interest under an acquisition of Land for the Road Widening agreement.

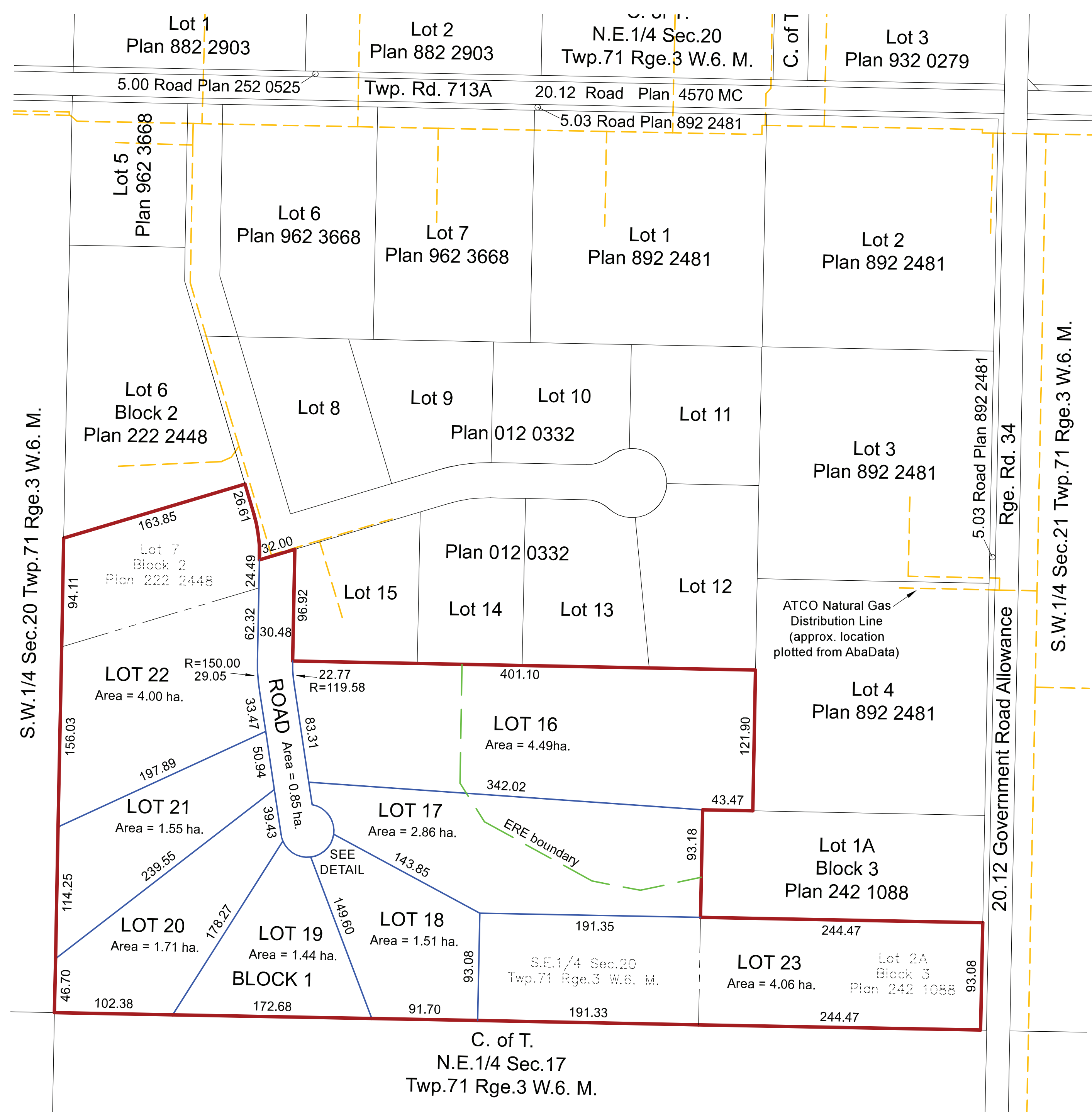
Applies to the most southerly 30m of existing Lot 2A.

Administration recommends discharging the caveat if MPC approves the proposed subdivision layout



# Administration's Recommendation

That MPC approves PLSUB20260106 with the proposed 8 conditions



# Administration's Recommendation

*That Subdivision application PLSUB20260106 be approved subject to the following conditions:*

- 1. All outstanding taxes to be paid in full.*
- 2. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.*
- 3. Hydrological Assessment documentation, provided by the applicant, is to be placed on the new title(s) by caveat.*
- 4. Applicant to register an Environmental Reserve Easement as delineated on the tentative plan to the satisfaction of the County of Grande Prairie No. 1 on the affected new title(s) by caveat.*
- 5. The caveat 242 117 800 on title is to be discharged accordingly from the proposed lots and balance.*
- 6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.*
- 7. Municipal reserve provided by way of cash-in-lieu in the amount of \$12,480.08 per hectare, the area to be based on the total area subdivided on the final subdivision plan , less any lands required as environmental reserve or environmental reserve easement. Based on the tentative plan of subdivision of 22.46 hectares, the estimated municipal reserve owing is \$ 22,875.98 (1.833 hectares x \$12,480.08 per hectare).*
- 8. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie No. 1. The developer is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.*