County of Grande Prairie No.1
Municipal Planning Commission
Agenda

Tuesday, June 9, 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, May 26, 2026
Time: 10:00 AM
Location: County of Grande Prairie No. 1 Administration Building and Microsoft Teams

MEMBERS PRESENT:	**Chair Bob Chrenek** **Vice Chair Amanda McDonald** **Board Member Brian Lieverse** **Board Member Brian Grant** **Board Member Brian Peterson** **Board Member Karen Rosvold** **Board Member Kurt Balderston** **Board Member Marty Tissington** **Board Member Terri Beaupre**
MEMBER REGRETS:	
STAFF PRESENT:	**Nick Lapp, General Manager, Planning and Development Services** **Reed Desroches, Director, Planning** **Chetna Sidhu, Planner** **Evi Ebede, Development Officer**
RECORDING SECRETARY:	**Shelly Page, Planning Clerk**

1. CALL TO ORDER, QUORUM

Vice Chair Amanda McDonald assumed the position of Chair due to Chair Bob Chrenek declaring a pecuniary interest and recusing himself for the first application PLSUB20260071. The Vice Chair called the meeting to order at 10:00 AM and established quorum.

2. AGENDA APPROVAL

2.1. Adoption of Agenda

Resolution # MPC20260526.001

MOVED by Board Member Brian Lieverse

That the agenda for the May 26, 2026 Municipal Planning Commission Meeting be adopted as presented.

CARRIED

3. MINUTES APPROVAL

3.1. Municipal Planning Commission Meeting Minutes

Resolution # MPC20260526.002

MOVED by Board Member Kurt Balderston

That the minutes of the May 5, 2026 Municipal Planning Commission be approved as presented.

CARRIED

4. SUBDIVISION APPLICATIONS

4.1. NW-21-73-5-W6M / Donna and Robert Debre / Beairsto & Associates Engineering Ltd. / PLSUB20260071 / Nick Lapp, General Manager, Planning and Development Services

Chair Bob Chrenek declared a pecuniary interests, left the meeting and abstained from the vote.

Chetna Sidhu, Planner, presented subdivision application PLSUB20260071 located approximately 2.43 km (1.50 miles) east of the Town of Sexsmith, east of Range Road 54 and south of Township Road 734 in District 2.

This application proposes a subdivision of 9.08 hectares (22.44 acres) within NW-21-73-5-W6 to accommodate a farmstead separation.

Current Zoning: Agricultural (AG) District

Farmland Assessment Rating (FAR): 67.20%

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: The applicant describes the topography of the proposed area as relatively flat with trees, bushes and open field. There is a creek that

traverses the quarter section and presence of wetland in the northern part of the quarter section.

2. Soil characteristics:
   a. Subsurface characteristics:
      i. Susceptibility to slumping or subsidence: No issues identified
      ii. Depth to water table: No information provided.
      iii. Suitability for on-site sewage disposal system: Deemed adequate

3. Storm water collection and disposal: Deemed adequate

4. Potential for flooding, subsidence, or erosion: A creek traverses the site; however this is an existing homestead, any future development will have to take into consideration site constraints.

5. Accessibility to a road: There is existing access to the proposed lot TWP RD 734

6. Availability and adequacy of water supply: Deemed Adequate

7. Availability and adequacy of sewage disposal:
   a. Report prepared by a qualified individual: N/A
   b. Proposed method of sewage disposal: Pump out # 2 and Pumpout#1 are both too close to the dugout. These must be changed, or the dugout must be filled in. Pump out #3 is too close to the road.
   c. Suitability and viability of proposed method: Deemed adequate
   d. Availability and adequacy of solid waste disposal: There shall be permits taken out to make all these systems to bring them into compliance.

8. Use of land in the vicinity of the application: Land uses in the area consist of Agricultural (AG), Country Residential (and CR-5). Administration anticipates minimal land use conflict to arise with this application.

9. Other matters:

a) Intermunicipal Development Plan: The subject lands are located within the Intermunicipal Development Plan area between the Town of Sexsmith and the County of Grande Prairie. The lands are identified as Agricultural within the IDP, where the intent is to protect prime agricultural land from premature or incompatible development.

In accordance with Policy 3.3.1 of Bylaw 3157, being the Town of Sexsmith/County of Grande Prairie Intermunicipal Development Plan, farmstead separations are exempt from referral to the Town of Sexsmith. As the proposed subdivision is for a farmstead separation, referral to the Town is not required.

b) The Municipal Development Plan (MDP) designates the subject lands as being within Part B – Rural Area. Map 3 of the MDP identifies the future land use of the lands as Agricultural and recognises it is in the Intermunicipal Development Plan area. Accordingly, the policies within Sections 5, 6 and 22 of the MDP apply.

The proposed subdivision is located on lands with a Farmland Assessment Rating (FAR) greater than 60%. As such, the lands fall within Category 1 agricultural lands under Policy 6.2.1 of the MDP. In accordance with Policy 6.3.1, the maximum parcel size generally permitted to be subdivided from a quarter section within this category is 2 hectares (5 acres).

However, Policy 6.3.2(d) allows variances to be considered for farmstead separations where necessary to accommodate a logical parcel configuration or existing open discharge wastewater systems. In addition, Section 6.7.2 of the MDP allows farmstead separations to be up to 6 hectares (15 acres), notwithstanding Policy 6.3.1, where an expanded parcel size is necessary to accommodate the physical characteristics of the site.

In this case, the proposed parcel size may be considered appropriate due to the existing farmstead layout, the presence of wetlands and a creek, and the location of the existing sewage system. These site conditions support the need for a logical parcel configuration that accommodates existing development and avoids unnecessary disturbance to environmentally sensitive areas.

c) Land Use Bylaw: The subject site contains three (3) existing dwelling units. Section 3(4)(b)(i) Dwelling Units per Parcel of the Land Use Bylaw permits a maximum of two (2) single detached dwellings in the Agricultural (AG) District where the parcel has sufficient land area to support the additional dwelling. As the proposal exceeds this maximum, compliance with the Land Use Bylaw must be addressed prior to endorsement.

d) Environmentally Sensitive Area: The proposed parcel contains existing wetlands and a creek. Pursuant to section 663(a) of the Municipal Government Act, reserve land is not required for this subdivision, as only one lot is proposed to be created from the quarter section.

Although reserve land is not required under section 663(a), the landowner remains responsible for complying with all applicable provincial requirements related to wetlands and water bodies. No disturbance to the wetland or creek is proposed as part of this subdivision. Any future development, construction, drainage work, vegetation removal, or site alteration within or near these features may require provincial authorization and must comply with applicable setback requirements from water bodies and wetlands.

The proposed parcel configuration should ensure that existing development, private sewage systems, and future use of the lands maintain appropriate separation from environmentally sensitive features. This should also be considered at the development permit stage, where applicable, to ensure that

any future development does not adversely impact the wetland, creek, or associated drainage patterns

Adjacent Landowners: No Comments Received

Safety Codes Department: Pump out # 2 and Pump out # 1 are both too close to the dugout. These must be changed, or the dugout must be filled in. Pump out #3 is too close to the road. There shall be permits taken out to make all these systems to bring them into compliance

No concerns, subject to standard comments: Alberta Environment and Protected Areas, County Recreation and Culture department, Alberta Energy Regulator, Alberta Health Services (AHS), ATCO Electric, ATCO Gas and TELUS, County Land and Services Department and County Department of Engineering

Cody Beairsto from Beairsto & Associates Engineering Ltd. and Landowner Robert Debre were present to answer any questions in regard to the application.

No one from the public was present to speak to the application.

Resolution # MPC20260526.003

MOVED by Board Member Marty Tissington

That subdivision application PLSUB20260071 to subdivide approximately 9.08 hectares (22.44 acres) from NW-21-73-5-W6 to accommodate a farmstead separation 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 Regulations, provided all conditions are attached, and

b) No objections received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.

2 . Applicant to provide an access approach into the remainder of the quarter section, to the satisfaction of the County of Grande Prairie and in accordance with Minimum Design Standards for subdivisions and road construction.

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.

CARRIED

The meeting was recessed at 10:23 AM.

Chair Bob Chrenek resumed the Chair position at 10:30 AM and called the meeting to order.

Board Member Karen Rosvold left the meeting at 11:15 AM.

4.2. Pt. SW-24-71-5-W6; Plan 9123018; Lot A / Helix Surveys Ltd. / 1254748 Alberta Ltd. / PLSUB20250405 / Nick Lapp, General Manager, Planning and Development Services

Chetna Sidhu, Planner, presented subdivision application PLSUB20250405 located east of RGE RD 51 and north of TWP RD 713, 6 miles east of the City of Grande Prairie in Council District 1.

The application proposes to subdivide approximately 23.91 acres (9.67 hectares) within Pt. SW-24-71-5-W6; Plan 9123018; Lot A for six (6) residential lots and an internal subdivision road.

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: The proposed lots are to have access via an internal subdivision road on the quarter-section off of TWP RD 713 with a proposed turnaround at the end of the road to be built. There is no balance requiring access as the whole property is being subdivided into multiple lots. County Development Engineering has no concerns, and 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: A hydrological assessment has been completed in accordance with the Water Act by WSP Canada Inc. The report supports the proposed subdivision of 6 residential lots. As such, the

availability and adequacy of water supply has been deemed adequate. The Hydrological Assessment documentation is recommended to be placed on the new titles by caveat as a condition of approval.

7. Availability and adequacy of sewage disposal:
   a. Report prepared by a qualified individual: Model Process Level 3 by Perfection Backhoe Services Ltd.
   b. Proposed method of sewage disposal: Septic Tank and treatment field.
   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 new titles 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), Manufactured Home Community (MHC), and Country Residential (CR-2) 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. The Municipal Development Plan (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 subject lands are zoned Country Residential (CR-5), and the proposed subdivision meets the requirements of the 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.

Adjacent landowners: Administration received nine (9) letters from adjacent landowners regarding this application. Seven (7) letters were in opposition to the application, and two (2) letters were in support.

The letters of opposition raised concerns regarding the availability and long-term sustainability of groundwater in the area, potential impacts to existing wells, cumulative impacts from additional residential development, increased traffic, road safety, changes to the existing character of the area, and potential environmental impacts, including concerns related to nearby ponds and wildlife habitat.

The main concern raised in the opposition letters was water supply. Several landowners noted that existing residents in the area rely on private wells and expressed concern that additional residential wells may affect the aquifer, existing well yields, and long-term groundwater sustainability. A Hydrological Assessment was submitted by the applicant and completed by WSP Canada Inc. The report supports the proposed subdivision of six (6) residential lots and determined that the availability and adequacy of water supply is adequate for the proposed subdivision.

Two (2) letters of support were received. The letters indicated that the proposed subdivision represents a reasonable and appropriate use of the land, is consistent with the surrounding rural character and current acreage development in the area, provides low-density residential opportunities, respects neighboring properties, and aligns with current land use zoning and municipal planning policies.

Administration acknowledges the adjacent landowner concerns received. Based on the submitted technical information administration is satisfied that the proposed subdivision is suitable for the intended residential use, subject to the recommended conditions.

County Lands Dept.: Municipal Reserve (MR) consideration to be taken by way of cash-in-lieu and existing Deferred Reserve Caveat (DRC) on title is to be adjusted/discharged accordingly.

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.

Valerie Lethbridge from Helix Surveys Ltd. was present to answer any questions in regards to the application.

Three landowners were present to speak against the application.

Resolution # MPC20260526.004

MOVED by Board Member Marty Tissington

That subdivision application PLSUB20250405 to subdivide 23.91 acres (9.67 hectares) within Pt. SW-24-71-5-W6; Plan 9123018; Lot A for six (6) residential lots and an internal subdivision 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. 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone (3) to apply.

5. Municipal reserve to be provided by way of cash-in-lieu in the amount of $57,780.00 (based on a subdivision of 9.67 hectares the total municipal reserve owing 1.605 hectares based on $36,000.00 per hectare). The final amount will be determined upon receipt of final survey, with the deferred reserve caveat on title to be discharged accordingly.

6. 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.

CARRIED

Vice Chair Amanda McDonald left the meeting at 11:21 AM

4.3. Pt. SW-12-71-8-W6 / Helix Surveys Ltd. / George and Susan Fehr / PLSUB20260046 / Nick Lapp, General Manager, Planning and Development Services

Evi Ebede, Development Officer presented subdivision application PLSUB20260046 located east of RGE RD 81 and approximately 1.13 miles southeast of the Town of Wembley in Council District 4.

Current Zoning: Country Residential (CR-5) district (Consideration from Agricultural (AG) on May 25, 2026, at the Regular Council meeting)

The application proposes to Subdivide approximately 4.99 acres (2.02 hectares) within Pt. SW-12-71-8-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 having a gradual slope towards the southeast.

2. Soil characteristics:
    a. Subsurface characteristics:
        i. Susceptibility to slumping or subsidence: No issues identified.
        ii. Depth to water table: No issues identified.
        iii. Suitability for on-site sewage disposal system: No issues identified.

3. Storm water collection and disposal: No issues identified.

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

5. Accessibility to a road: The proposed lot is currently accessed from a private well-site driveway, while the balance will have access from RGE RD 81.

6. Availability and adequacy of water supply: No issues identified.

7. Availability and adequacy of sewage disposal:
    a. Report prepared by a qualified individual: Perfection Backhoe Services Ltd.
    b. Proposed method of sewage disposal: Septic Tank with a Mound
    c. Suitability and viability of proposed method: Deemed adequate by the Safety Codes Dept.

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) districts. Administration anticipates minimal land use conflict should this application be approved.

10. Other Matters: The Municipal Development Plan (MDP) designates this area as Agricultural and Section 6 of the MDP is most relevant. Policy 6.3.1 states that up to 16 hectares (40 acres) can be subdivided from a quarter-section depending on the quality of the fields and the proposed configuration of the subdivision. The fields where the proposed subdivision is happening are classified as Category 1 - Better Agricultural Land (FAR of 60% and above) and permits a subdivision of up to 5 acres. The application aligns with the MDP

and is within the subdivision limits. No future subdivision will be permitted in the quarter section

The subject land is zoned Country Residential (CR-5). The proposed subdivision meets the minimum parcel size and requirements of the CR-5 District in the County's Land Use Bylaw (LUB).

Administration is satisfied that the application aligns 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.

Adjacent landowners: No concerns received.

County Lands and Services department: First lot off, exempt from Municipal Reserve. Land use conflict could arise from the proposed use of a residential approach/private driveway on an industry wellsite access road. Planning MUST receive comments from CNRL and provided in writing granting the authorization to utilize this as a legal access.

No concerns, subject to standard comments: Alberta Health, ATCO Transmission, Field Operations Northwest, ATCO Electric, TELUS, Alberta Energy Regulator

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

No one from the public was present to speak to application.

Resolution # MPC20260526.005

MOVED by Board Member Kurt Balderston

That subdivision application PLSUB20260046 to subdivide approximately 4.99 acres (2.02 hectares) within Pt. SW-12-71-8-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. Model process documentation provided by the applicant, is to be placed on the new title(s) by caveat.

3. Applicant to provide 5.03 metres road widening, by caveat, off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

4. Applicant to provide an access approach into the proposed lot, to the satisfaction of the County of Grande Prairie and in accordance with Minimum Design Standards for subdivisions and road construction

CARRIED

5. DEVELOPMENT PERMIT APPLICATIONS

5.1. Pt. NW-31-73-4-W6 / Liam, Danard / PLDEV20260004 / Nick Lapp, General Manager, Planning and Development Services

Evi Ebede, Development Officer presented development application PLDEV20260004 located approximately 5.5 miles northeast of the Town of Sexsmith, Adjacent Range Road 50 and Highway 674 in Council District 9.

This development permit application is for a Renewal Home Occupation Major - Towing Company (674 Towing) with Outdoor Storage for Towed Vehicles, 1 pickup, 3 Trailers (20ft Flat Deck Trailer, 36ft Tri-Axle Gooseneck Trailer and 14ft Dump Trailer), Skid Steer and Tow Truck with 24/7 Hours of Operation, Maximum 10 Business Related Visits Daily, 2 On-Site and 2 Off-Site Employees

The Municipal Development Plan (MDP) designates this area as Agricultural. The Land Use Bylaw designates this parcel as Country Residential (CR-5) District. Within this district, a Home Occupation, Major is considered a discretionary use.

A Home Occupation Major - Towing Company "674 Towing" with Outdoor Storage for Towing Vehicles, Tow Truck, Skid Steer, Wheel Loader, 30' Tri-Axle Gooseneck Trailer and 14' Dump Trailer was approved with a 7:00am and 6:30pm Monday to Friday hours of operation. However, this current renewal application requires a 24/7 hours of operation for the Truck services.

The application was circulated to adjacent landowners, and a letter was received which itemized concerns with the application including noise, lighting and quality of life impacts (Late evening and nighttime machinery use which often extend to 11:00 p.m. or later.

Land uses in the area consist of Agricultural (AG), Country Residential (CR-5) and Rural Medium Industrial (RM-2) uses and the overall scale of the application is within the definition of a Home Occupation major.

Liam Danard, applicant was present to answer any questions in regards to the application.

No one from the public was present to speak to the application.

Resolution # MPC20260526.006

MOVED by Board Member Kurt Balderston

That Development Permit application PLDEV20260004 is approved for:

a) Discretionary: Renewal Home Occupation Major - Towing Company (674 Towing) with Outdoor Storage for Towed Vehicles, 1 pickup, 3 Trailers (20ft Flat Deck Trailer, 36ft Tri-Axle Gooseneck Trailer and 14ft Dump Trailer), Skid Steer and Tow Truck with 24/7 Hours of Operation, Maximum 10 Business Related Visits Daily, 2 On-Site and 2 Off-Site Employees.

The approval is subject to the following conditions:

1. The site is developed as per the site plan submitted. Should changes occur or any new development be proposed, the landowner must re-apply.

2. The development conforms to the district requirements of the Country Residential (CR-5) District.

3. Approval for the Home Occupation, Major use is temporary for a period of five (5) years.

4. Hours of operation associated with this permit shall be 24/7 hrs.

5. The number of employees who reside outside the residence associated with this development permit shall not exceed four (4) at any time.

6. The maximum number of business-related visits is limited to ten (10) per day.

7. The landowner is required to reapply if the scale of the Home Occupation, Major expands beyond the scope of the development permit.

8. Towed vehicles are not permitted to be sold from the property.

9. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 metres above finished grade.

10. The number of vehicles and equipment associated to the Home Occupation, Major shall not exceed 1 pickup, 3 Trailers (20ft Flat Deck Trailer, 36ft Tri-Axle Gooseneck Trailer and 14ft Dump Trailer), Skid Steer and Tow Truck at any time.

CARRIED

5.2. Pt. NW-25-72-6-W6; Plan 0323984; Block 6; Lot 16/ Leona Balfour / Leona Balfour / PLDEV20260034/ Nick Lapp, General Manager, Planning and Development Service

Chetna Sidhu, Planner presented development application PLDEV20260034 located at the corner of 108A Avenue and 96 Street within the Hamlet of Clairmont in Council District 2.

This development permit application is for an existing Detached Garage (32'X17') with variance requests to support a reduced side yard setback and an encroachment onto County-owned land. The requested variance to the exterior side yard is from 3m to between 0m. The structure encroaches onto County-owned land by 0.64m to 0.81m. There is also a variance request to reduce the rear yard setback from 1m to 0.69m as built. The application is to address a non-compliant structure that was constructed differently than what was approved under Development Permit PLDEV20250046.

In February 2025, administration received an application for a Detached Garage (37'X17). While the use itself is permitted within the RR-4 District, the application included variance requests to reduce the exterior side yard setback from the required 3m to 0m, and to reduce the rear yard setback from 1m to 0m. A zero setback is not supported under the Land Use Bylaw, as it does not meet minimum setback requirements and raises concerns related to access, maintenance, and potential impacts on adjacent properties with structures built on the property line.

Due to the extent of the variances being requested, the application was brought forward to the Municipal Planning Commission (MPC) for decision. Following deliberation, MPC approved Development Permit PLDEV20250046 for a detached garage with a reduced exterior side yard setback from 3m to 1.2m. The requested zero setback was not supported, and MPC instead approved a reduced variance that maintained some separation from the property line while still accommodating the applicant's request to build a bigger garage. The approval also allowed the structure to be located within the exterior side yard, subject to the approved setbacks. Subsequently, the applicant obtained the required Safety Codes permits and proceeded with construction.

On December 1, 2025, administration received an anonymous complaint from an adjacent landowner who noted that the structure appeared to be constructed directly on or very close to the property line. The complainant also raised concerns regarding consistency in decision-making, noting that a similar

variance request that they made had previously not been supported on their property in Clairmont and the permit was refused.

In response, the County's Compliance Department conducted a site inspection. The inspection confirmed that the garage had not been constructed in accordance with the approved Development Permit PLDEV20250046. As a result of these findings, a Notice of Violation (CELUB20250132) was issued to the applicant on December 9, 2025.

Following the issuance of a Notice of Violation, a landowner/applicant has the following options to move forward. These include relocating the structure to meet the approved setbacks, removing the structure entirely, or applying for a Development Permit to seek approval for the structure as built and bring it into compliance. The applicant subsequently submitted the current Development Permit application reflecting the reduced garage size (32 ft x 17 ft) as constructed. The surveyed plot plan submitted by the applicant indicates that the structure does not meet the approved rear yard setback of 1 m and instead is located between approximately 0.69 m and 1.02 m from the rear property line. In addition to that, it does not meet the approved exterior side yard setback of 1.2m, instead it also encroaches beyond the property boundary onto County-owned lands by approximately 0.64 m to 0.81 m outside of the applicant's own property.

Section 2.5 of the Land Use Bylaw states "Except as provided in Section 2(6) of this Bylaw, no person shall undertake any development unless it is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw." The subject development was not constructed in accordance with the approved Development Permit PLDEV20250046 and is therefore non-compliant.

Section 2.17.a of the Land Use Bylaw states "Where a Development Officer or Municipal Planning Commission finds that a development or use of land or buildings is not in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Officer shall issue a warning letter to the registered owner or the person in possession of the land or buildings or the person responsible for the contravention indicating the violations and instructions to remedy the situation." A Notice of Violation was issued in accordance with this section.

Section 3.7.c of the Land Use Bylaw states that "All accessory buildings and structures, except fences, shall adhere to the minimum setback requirements in each district unless otherwise specified as a special regulation. A fence may have no setback from a property line unless setbacks are specifically required in the development permit. If a fence is to be shared by two property owners, a joint application is required." The detached garage, as an accessory building, does not meet the approved setbacks.

All development must be located entirely within the boundaries of the subject parcel. While variances may be considered for setbacks within a parcel, they

cannot be used to permit development beyond property lines or onto lands under different ownership. The Municipal Planning Commission's variance authority is limited to regulations within a parcel and does not extend to permitting development beyond titled property boundaries.

As the encroachment involved County-owned lands, the matter was brought forward to Council for direction. Council decided to take no action on the encroachment. As a result, the encroachment has not been approved, and the applicant must remove any portion of the structure that extends beyond the property line onto County-owned land.

Administration is now bringing the Development Permit application back to the Municipal Planning Commission for a decision on the requested variance and as-built structure. Since the encroachment has not been authorized by Council, the application can only be considered in relation to the portion of the structure located on the applicant's property. If the applicant were to remove the portion of the garage encroaching onto County land, the structure would still require a zero-lot setback variance as the garage is located directly on the property line. Administration does not support the requested zero-lot variance.

The original Development Permit approval already included a variance from the Land Use Bylaw by reducing the exterior side yard setback from 3.0 m to 1.2 m. This approval represented a balance between accommodating the applicant's request and maintaining a reasonable setback from the property line. The requested variance would allow the detached garage to be located at or directly adjacent to the front/exterior property line along the road and County right-of-way. Setbacks from a road-facing property line serve an important purpose beyond separation from neighboring buildings. They help maintain a clear transition between private development and public lands, protect road allowances and utility corridors, support access for maintenance and emergency services, allow space for drainage and snow storage, and reduce potential impacts on sightlines and public safety. In this case, the concern is heightened because the structure was not only constructed closer to the road-facing property line than approved but also extended beyond the property boundary onto County-owned land. Although Council has decided to take no action on the encroachment, this does not authorize the encroachment or support a zero-lot setback. As such any portion of the structure located on County land must be removed.

A zero setback is not supported under the Land Use Bylaw, as it does not meet minimum setback requirements and raises concerns related to access, maintenance, drainage, snow storage, utilities, sightlines, and the interface between private development and the adjacent road allowance. Approval of a zero-lot variance may also create precedent concerns. Clairmont contains smaller residential lots and established neighborhoods where accessory buildings, setbacks, drainage, fencing, road allowances, and utility corridors can have a direct impact on adjacent properties and municipal lands. If a structure that was constructed contrary to an approved Development Permit is later approved with a greater variance, it may create an expectation that similar non-compliant construction can be approved after the fact. This would make

consistent enforcement of Development Permit conditions and Land Use Bylaw requirements more difficult.

Administration also notes that a similar zero-lot setback was requested under the previous application and was not supported by MPC. Instead, MPC approved a reduced setback instead. The circumstances have not changed in a way that would support a different planning recommendation. Rather, the garage was constructed contrary to the approval that was granted.

The subject development should be brought into compliance with the previously approved Development Permit PLDEV20250046. This means that any portion of the garage extending onto County-owned land is required to be removed, and the garage must be modified or relocated to meet the approved setbacks, including the 1.2 m exterior side yard setback and 1.0 m rear yard setback approved by MPC with PLDEV20250046.

Approving the current application would also undermine the integrity of the development approval process and create a precedent where developments can be built without following approved permits and then seek approval afterward.

Leona Balfour, applicant, was present to answer any questions in regards to the application.

No one from the public was present to speak to the application.

Resolution # MPC20260526.007

MOVED by Board Member Terri Beaupre

That Development Permit application PLDEV20260034 is refused for:
Permitted: Detached Garage (32’X17’)
Variance: The exterior side yard setback is reduced from 3m to 0m. The rear yard setback is reduced from 1m to 0.69m.

The refusal is due to the following reasons:

1. The Detached garage encroaches on County Land outside of the subject property lines.

2. The Detached garage does not comply with Section 15.4.a of the LUB that no accessory building or structure shall be located closer than 1m to any lot line.

The applicant to do the following action to bring Pt. NW-25 72-6-W6; Plan 0323984; Block 6; Lot 16 into compliance:

1. Remove the as-built detached garage or move it to meet the approved setbacks as per PLDEV20250046.

CARRIED

6. ADJOURNMENT

6.1. Adjournment

That the Chair adjourned the meeting at 12:05 PM

These minutes approved the _____ day of _____ 2026.

Reference # _____.

_____
CHAIR

_____
RECORDING SECRETARY

Request for Decision

Report Submission Details

Item Number:	**4.1**
Report Title:	**Pt. NW-11-73-6-W6 / Beairsto & Associates Engineering Ltd. / Angelica and Josef Knobloch**
Presenter:	**Nick Lapp, General Manager, Planning and Development Services**
Supported By:	Chetna Sidhu, Planner
Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 9, 2026
Agenda Category:	Subdivision Applications

Recommended Action

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 the same lands 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.

Previous Council / Committee Action

Bylaw 2680-26-009 to redesignate 17.21 hectares (42.52 acres) within Pt. NW-11-73-6-W6 from an Agricultural (AG) District to a Rural Medium Industrial (RM-2) District was approved by Council on May 25, 2026 at the Regular Council meeting.

Background and Analysis

File Number: PLSUB20250621

Landowner: Angelica and Josef Knobloch

Applicant: Beairsto & Associates Engineering Ltd.

Legal Description: Pt. NW-11-73-6-W6; is 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.

Council Division: 2

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

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

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.

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. Administration is satisfied that the applicant's revised proposal reasonably addresses these concerns without requiring the premature construction of roads that are not currently needed to serve the proposed subdivision.

Organizational Capacity and Resourcing

Level of Service: Not applicable.

Additional resources required: Yes ☐ No ☒

Not Applicable

Options Analysis and Financial Implications

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 the same lands 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.

Option 2:

As the Municipal Planning Commission directs.

Strategic Plans Alignment: Strategic and Business Plan | County of Grande Prairie

Strategic Themes:

- ☐ Theme 1 | Quality of Life
- ☐ Theme 2 | Economy
- ☐ Theme 3 | Transportation
- ☒ Theme 4 | Land Use and Management
- ☐ Theme 5 | Governance and Organizational Excellence
- ☐ Not applicable.

Other Plans:

1. Bylaw #3157 – Town of Sexsmith / County of Grande Prairie Inter-Municipal Development Plan
2. Bylaw #3255 – Municipal Development Plan (MDP)
3. Bylaw #2857 – Emerson Trail Area Structure Plan (ASP)
4. Bylaw #2680 – Land Use Bylaw

Stakeholder Engagement

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.

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.

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
    6. Aerial LIDAR Tentative Plan of Subdivision
    7. Non-Aerial Tentative Shadow Plan
    8. Aerial Tentative Shadow Plan
    9. Current lot configuration
    10. Town of Sexsmith / County of Grande Prairie IDP – Map 2
    11. County MDP - Map 3
    12. Emerson Trail ASP – Map 4
    13. County District - Map 35
    14. Agency Comments
    15. Adjacent Landowner Letters

PLSUB20250621

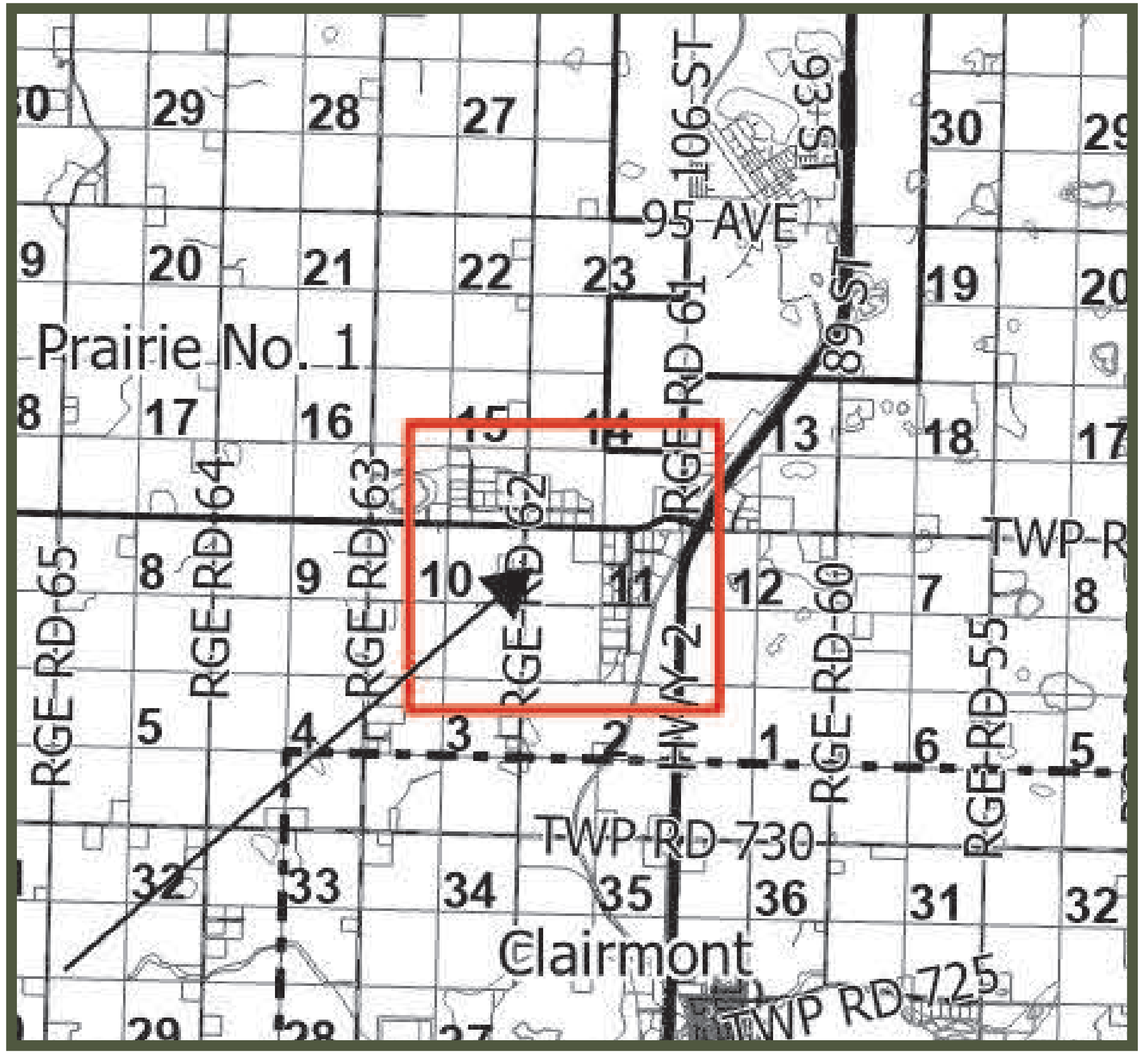
Pt. NW-11-73-6-W6
Beairsto & Associates Engineering Ltd.
Angelica and Josef Knobloch

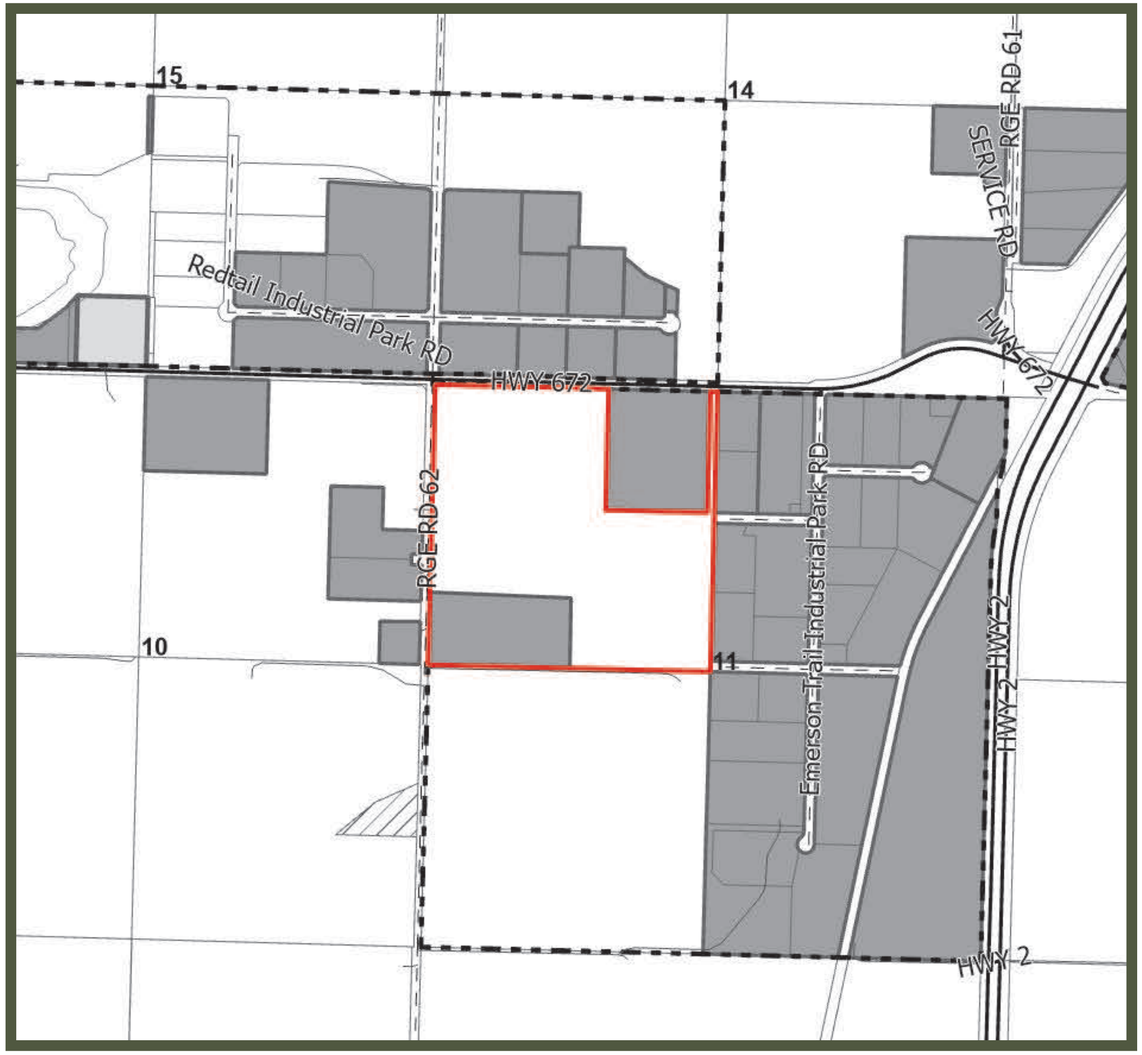
Subdivision Application

What is this application for?

To subdivide 17.21 hectares (42.52 acres) within Pt. NW-11-73-6-W6 for two (2) industrial lots.

Location

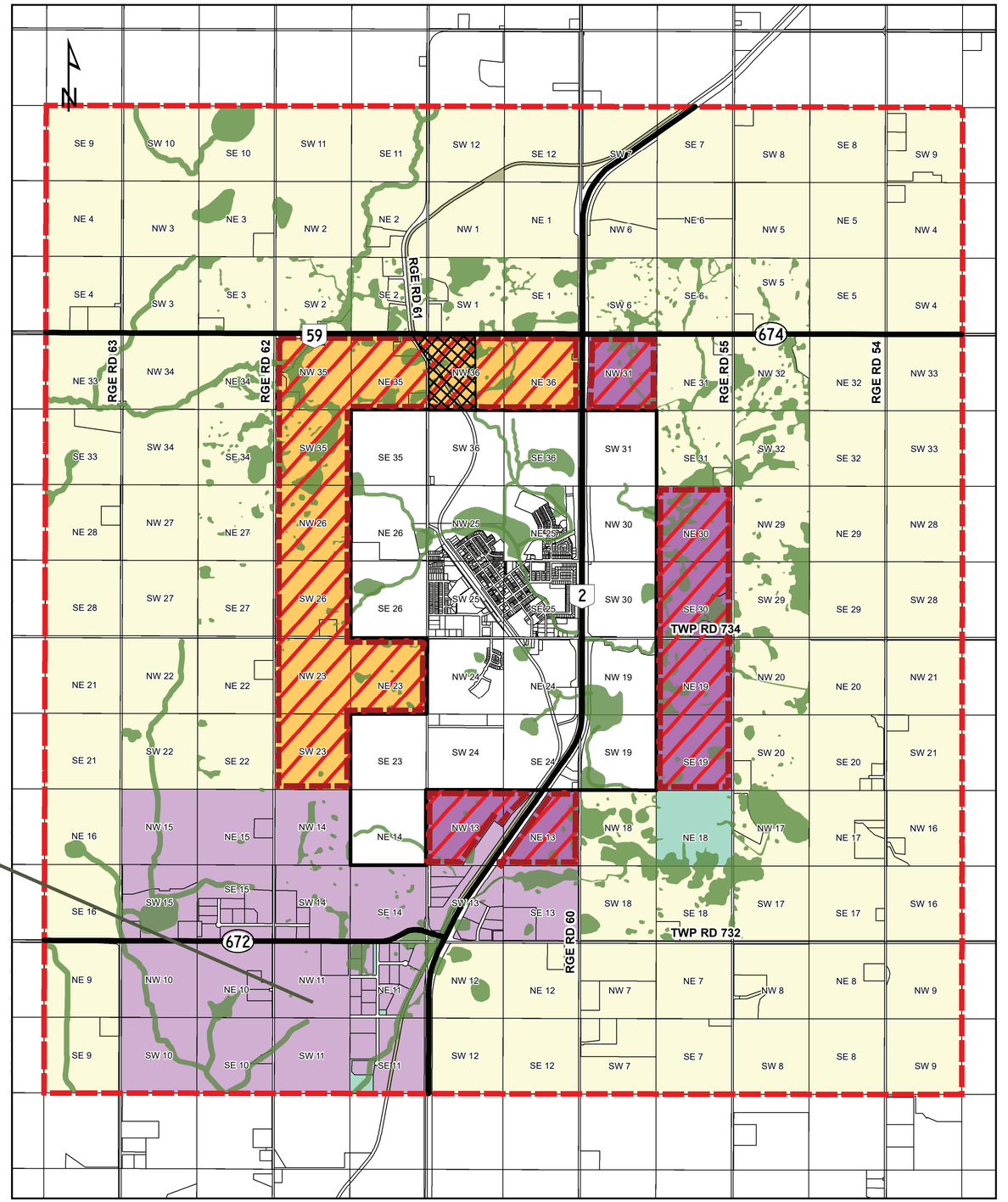

Prairie No. 1
95 AVE
106 ST
93 ST
89 ST
RGE RD 61
RGE RD 62
RGE RD 63
RGE RD 64
RGE RD 65
RGE RD 60
RGE RD 55
HWY 2
TWP RD 730
TWP RD 725
Clairmont


Redtail Industrial Park RD
HWY 672
SERVICE RD
RGE RD 61
RGE RD 62
Emerson Trail Industrial Park RD
HWY 2
HWY 2
HWY 2

Town of Sexsmith / County of Grande Prairie Inter-municipal Development Plan

RURAL INDUSTRIAL

Pt. NW-11-73-6-W6 is located approximately here.

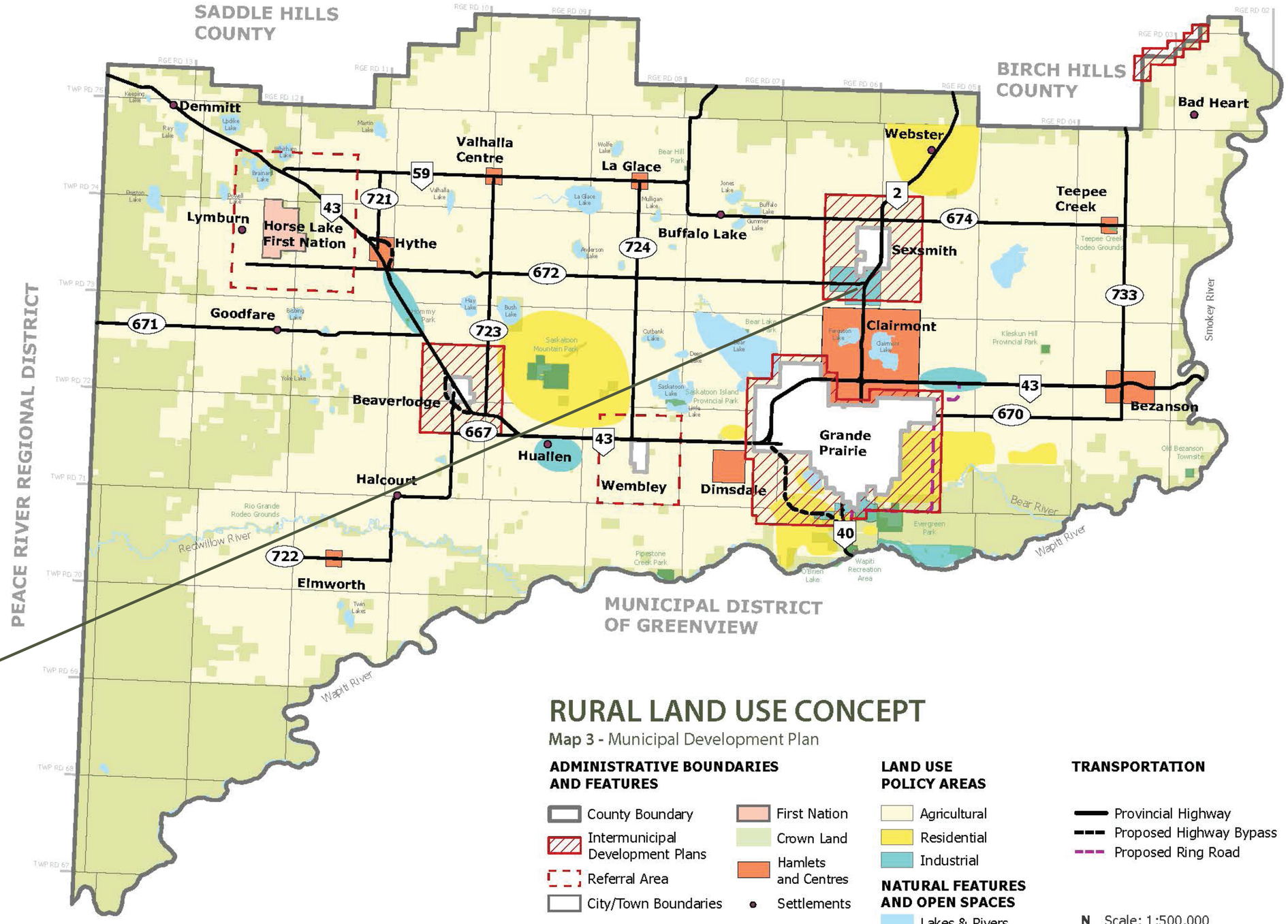


- Future Growth Area
- IDP Boundary
- Municipal Boundary
- Future Study Area (Railside Development Opportunity)
- Agriculture
- Urban Residential
- Urban Industrial
- Rural Industrial
- Public Utility
- Railway
- Environmentally Sensitive Lands

MDP Designation

INDUSTRIAL

Pt. NW-11-73-6-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

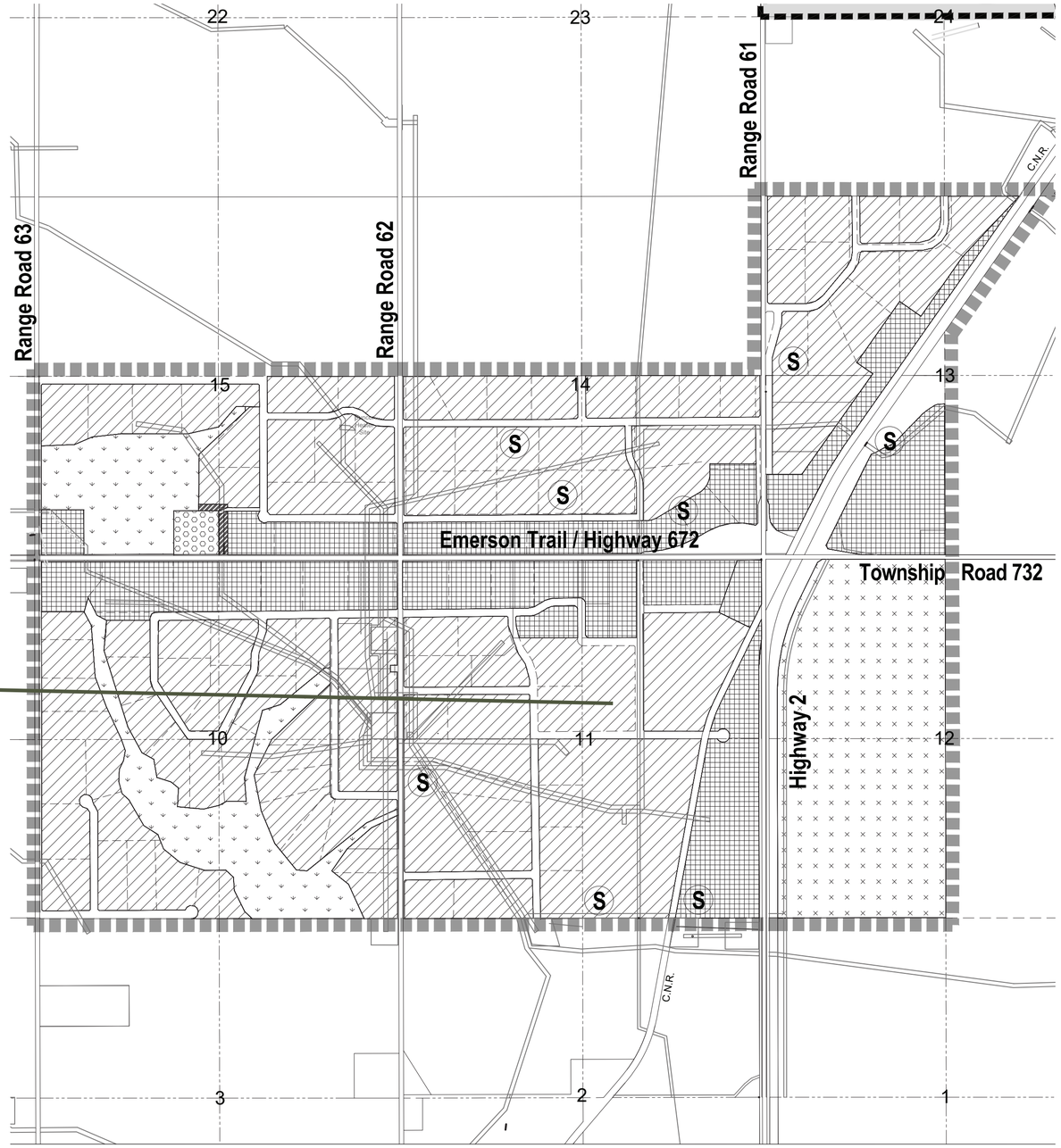
Scale: 1:500,000

Date: 2025-12-22

Emerson Trail ASP

GENERAL INDUSTRIAL

Pt. NW-11-73-6-W6 is located approximately here.



Map 4 - Future Development Concept

County of Grande Prairie No. 1, Alberta, Canada

ISL Engineering and Land Services

S Storm Pond

Municipal Reserve

Environmental Reserve

General Industrial

Highway Industrial

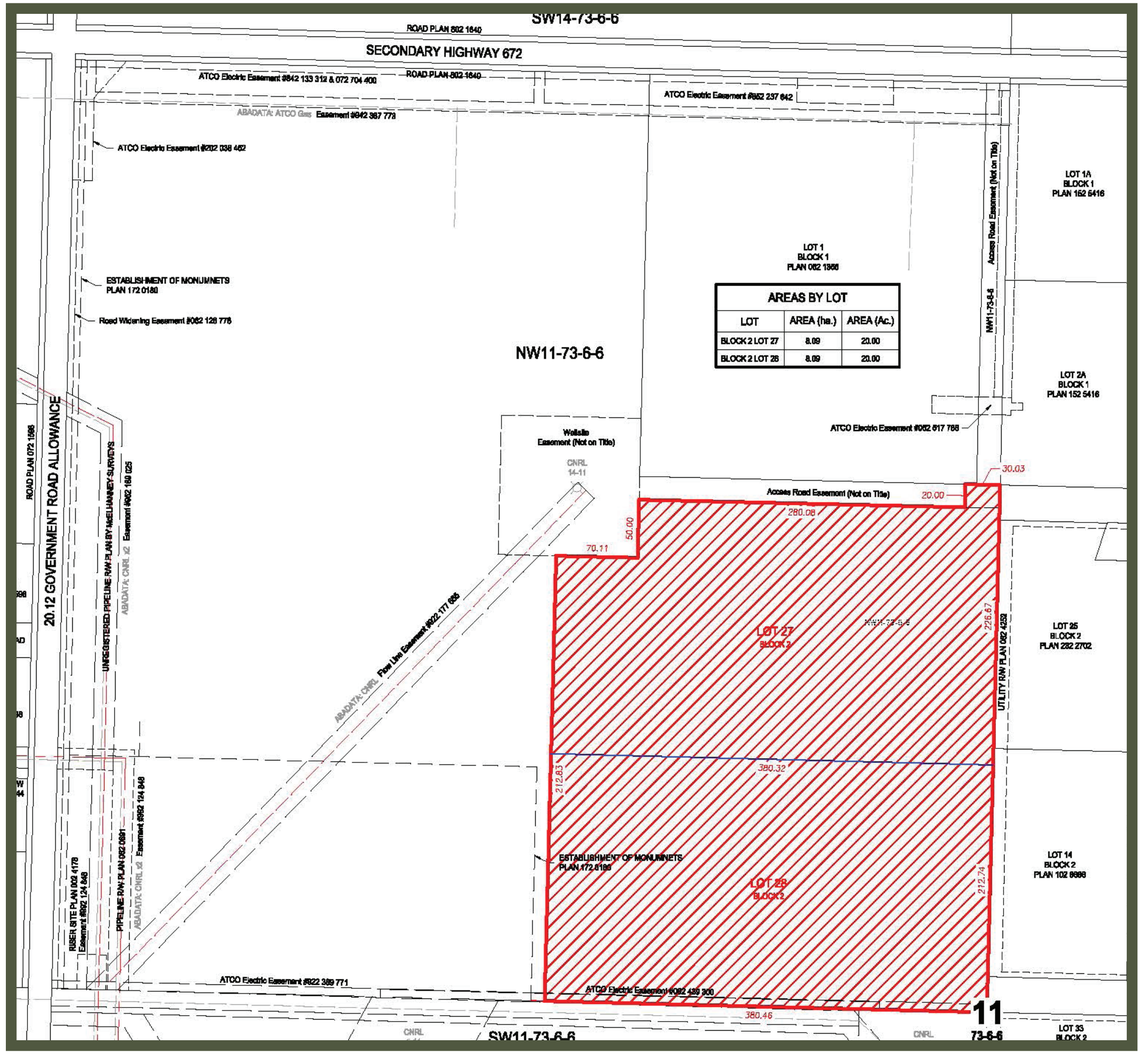
Agriculture

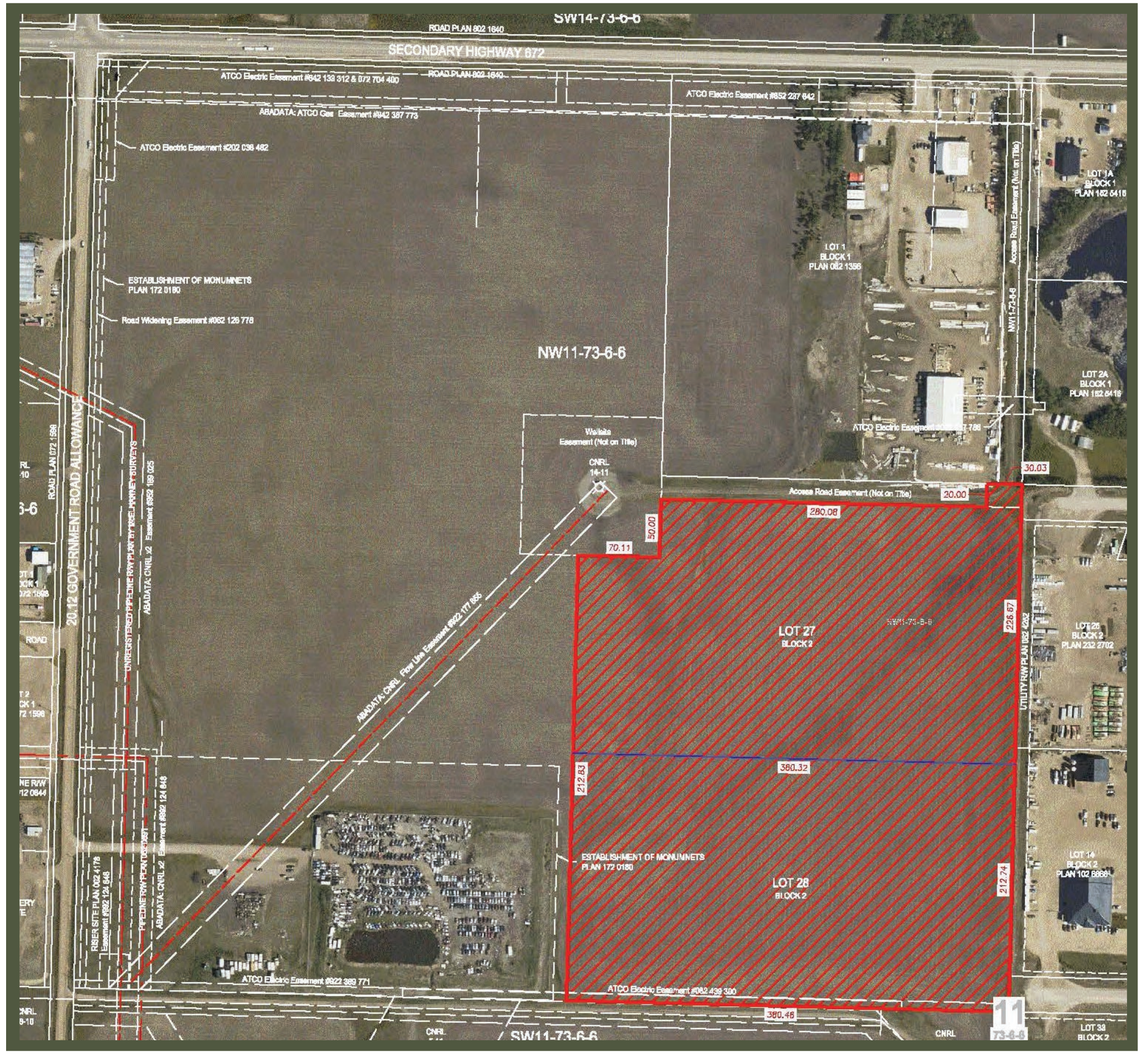
Cemetery

Plan Boundary

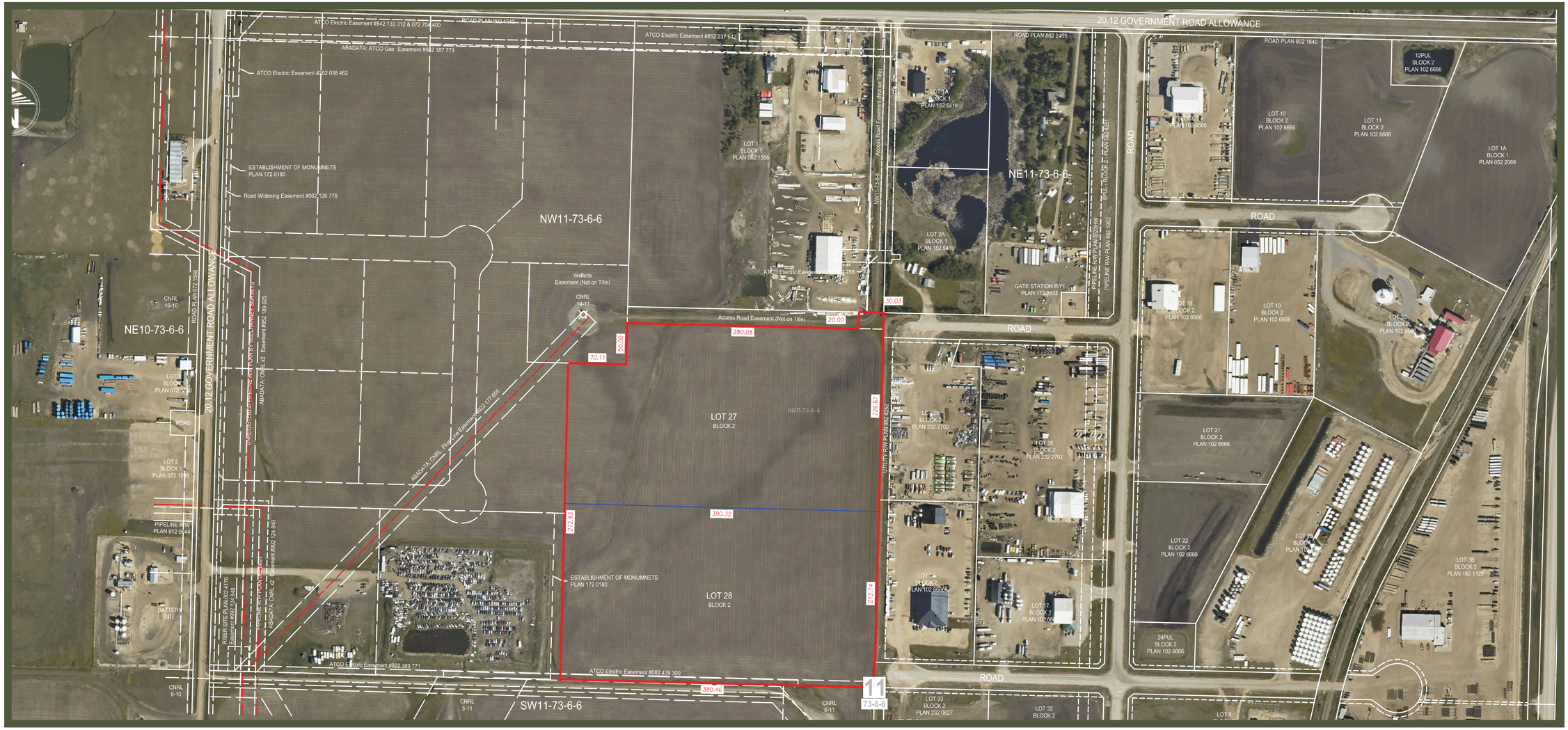
N

Initial Rezoning Application



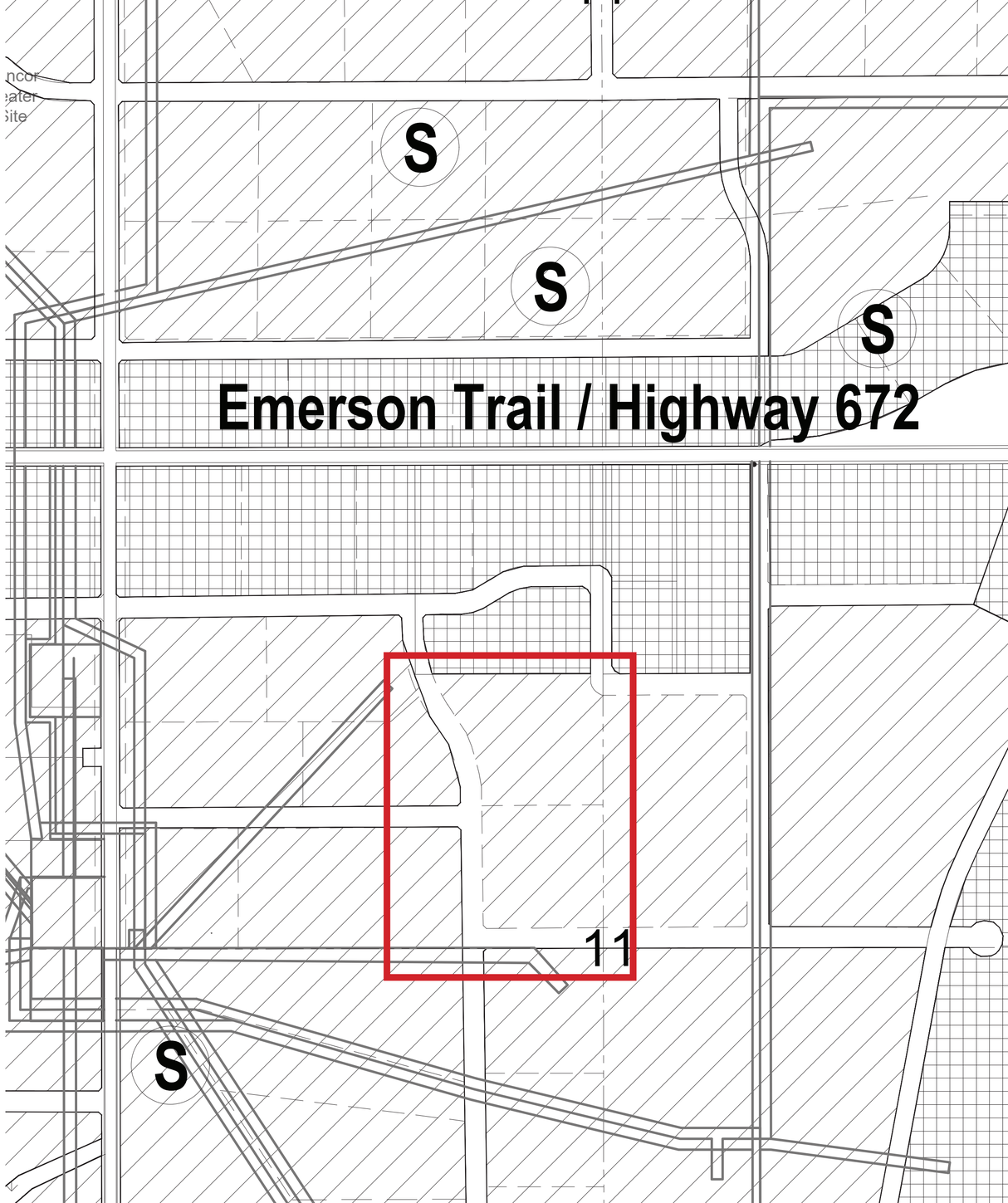


Initial Shadow Plan

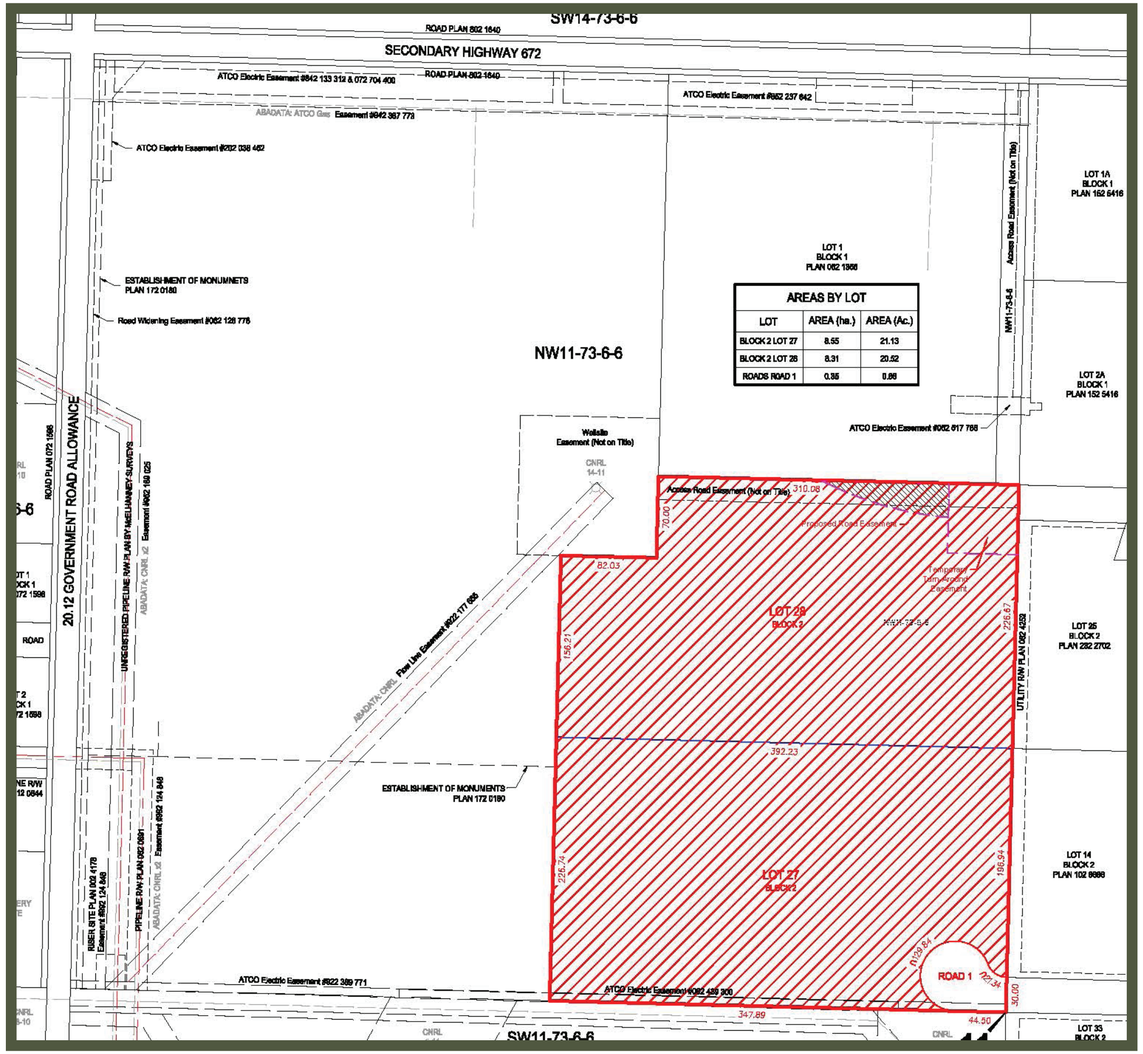


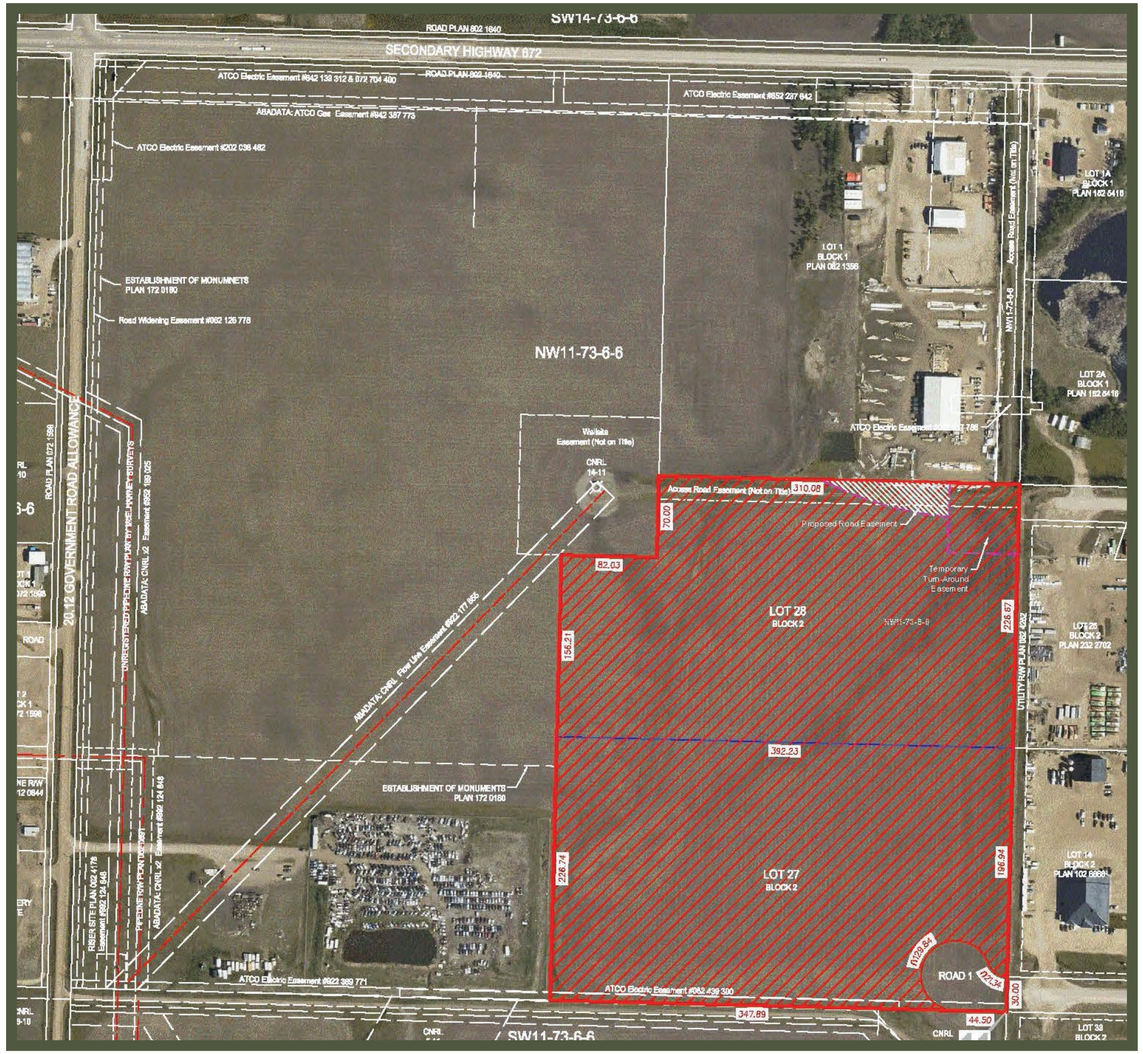
Adjacent Landowner Concerns (Initial Circulation)

- The proposal did not conform to the existing Emerson Trail Area Structure Plan (ASP).
- Negatively impact planned road connections and future access to their property.
- The potential loss of an east-west transportation connection between NW-11-73-6-W6 and NE-11-73-6-W6.

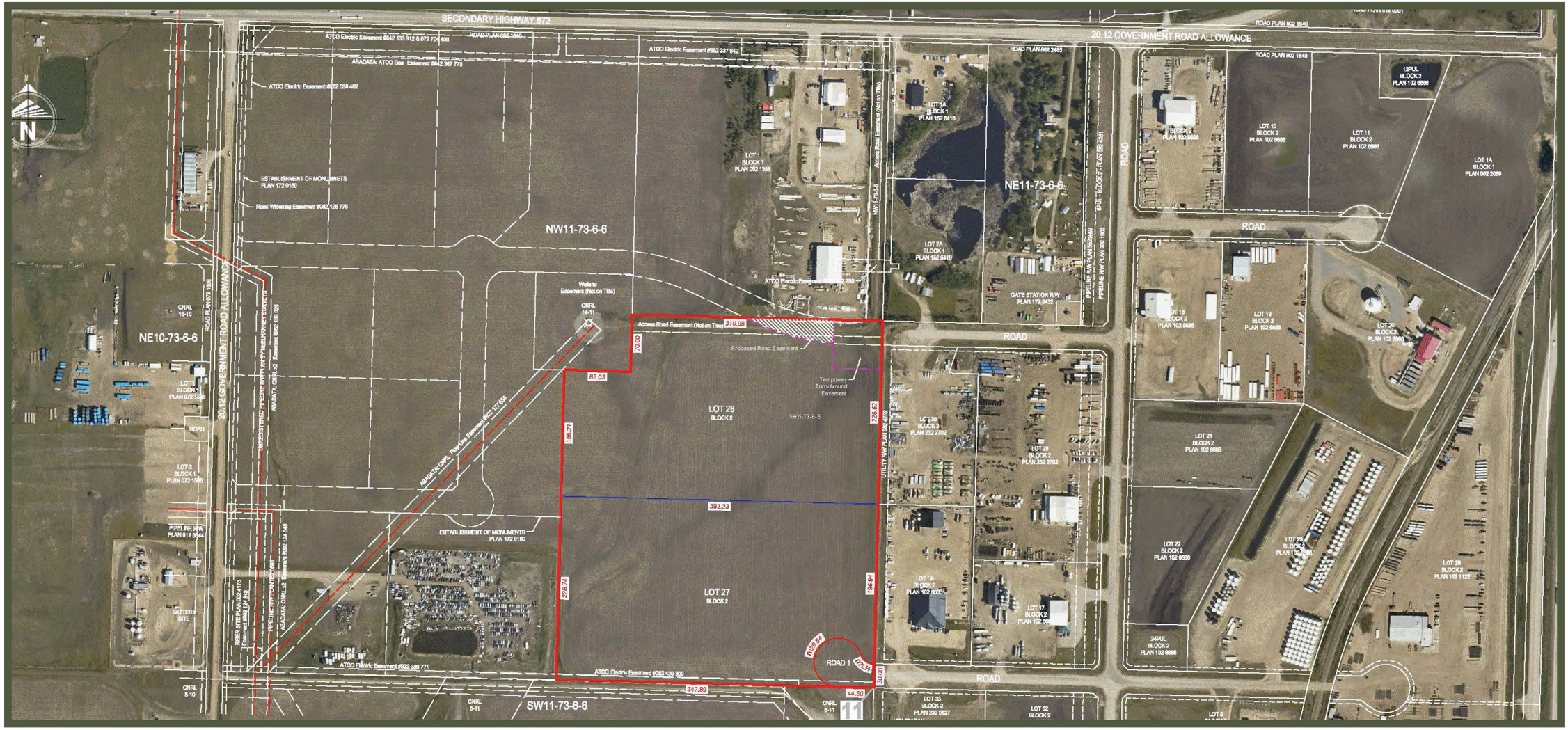


Proposed Rezoning Application





Proposed Shadow Plan



Stakeholder Engagement

The application was re-circulated to adjacent landowners and relevant agencies, and one (1) letter was received from the same adjacent landowner.

- road should be constructed and paved directly to Range Road 62 from Lot 27; and
- a similar second road connection should be constructed for Lot 28.

Matters Related to Subdivision & Development Regulations

- **Topography**
- **Soil characteristics**
- **Stormwater collection and disposal** - Stormwater Management Memo
- **Flooding, subsidence or erosion**
- **Access -**

  Proposed road easement area;

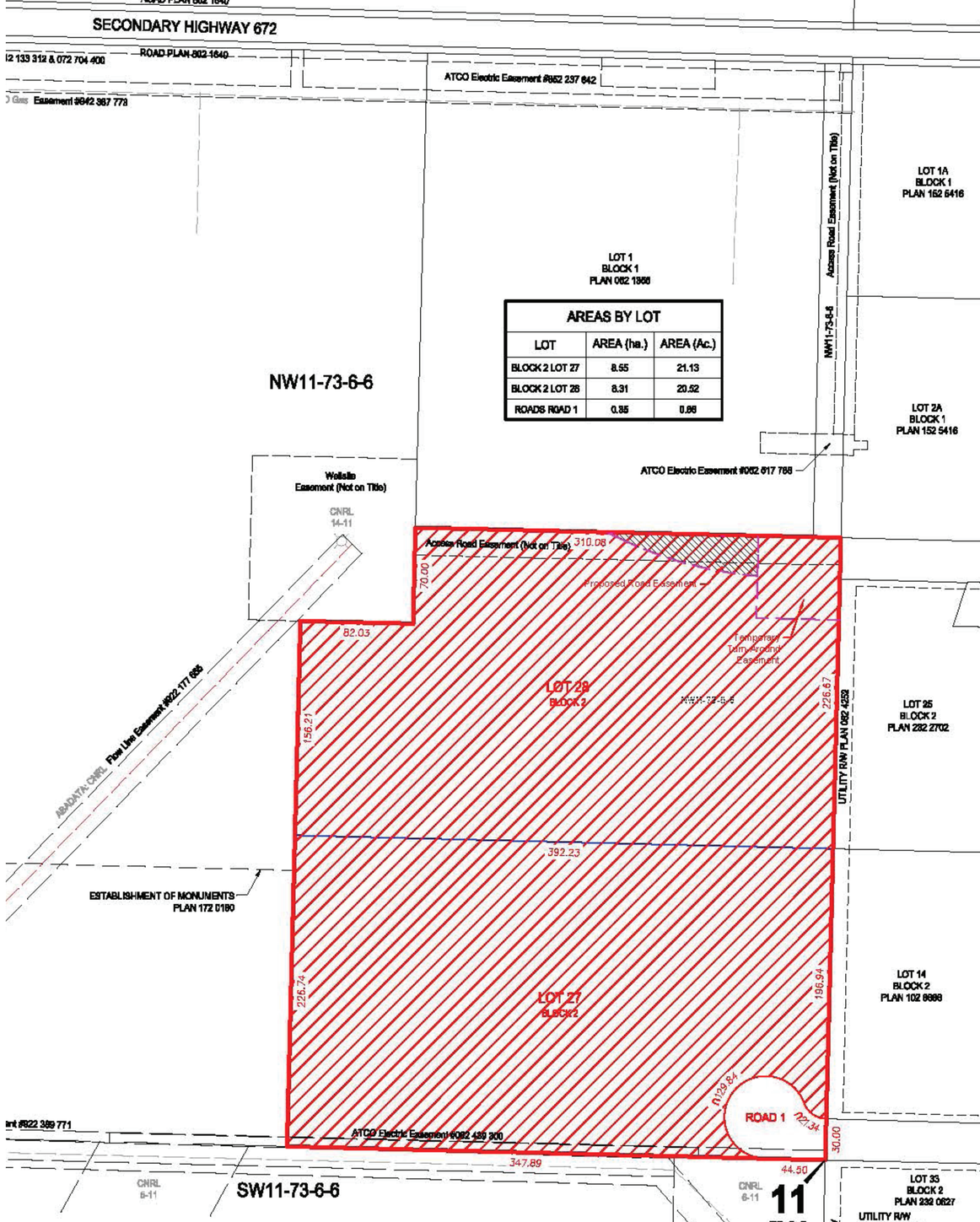
  Temporary turnaround for proposed Lot 28;

  Turnaround for proposed Lot 2.
- **Availability and adequacy of water**
- **Availability and adequacy of sewage**

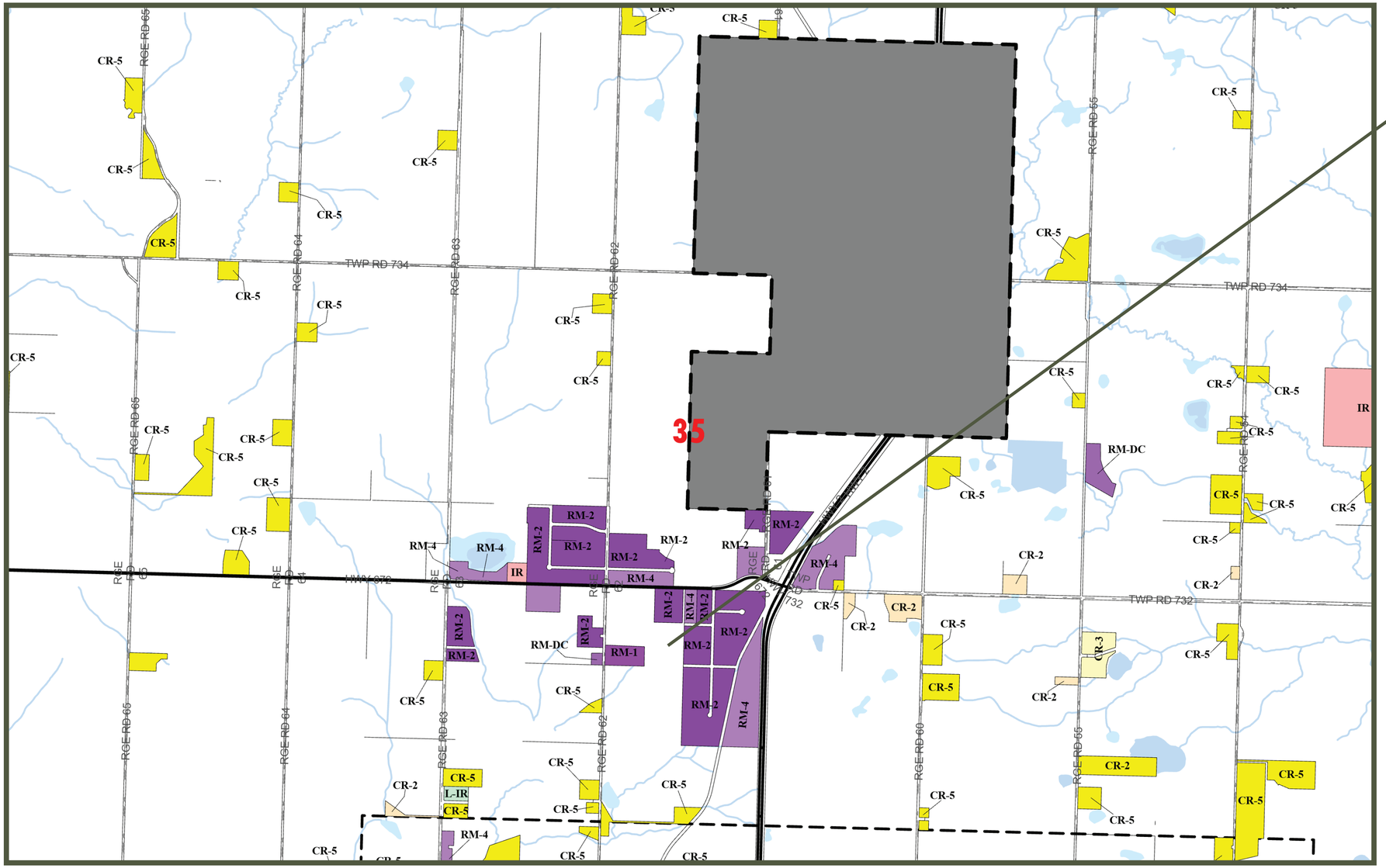
Stakeholder Engagement

The application was re-circulated to adjacent landowners and relevant agencies, and the County Lands Department provided some comments.

- Temporary access and turnaround easements
- Road acquisition/dedication caveats



Surrounding Land Uses



Pt. NW-11-73-6-W6 is located approximately here.

Zoning

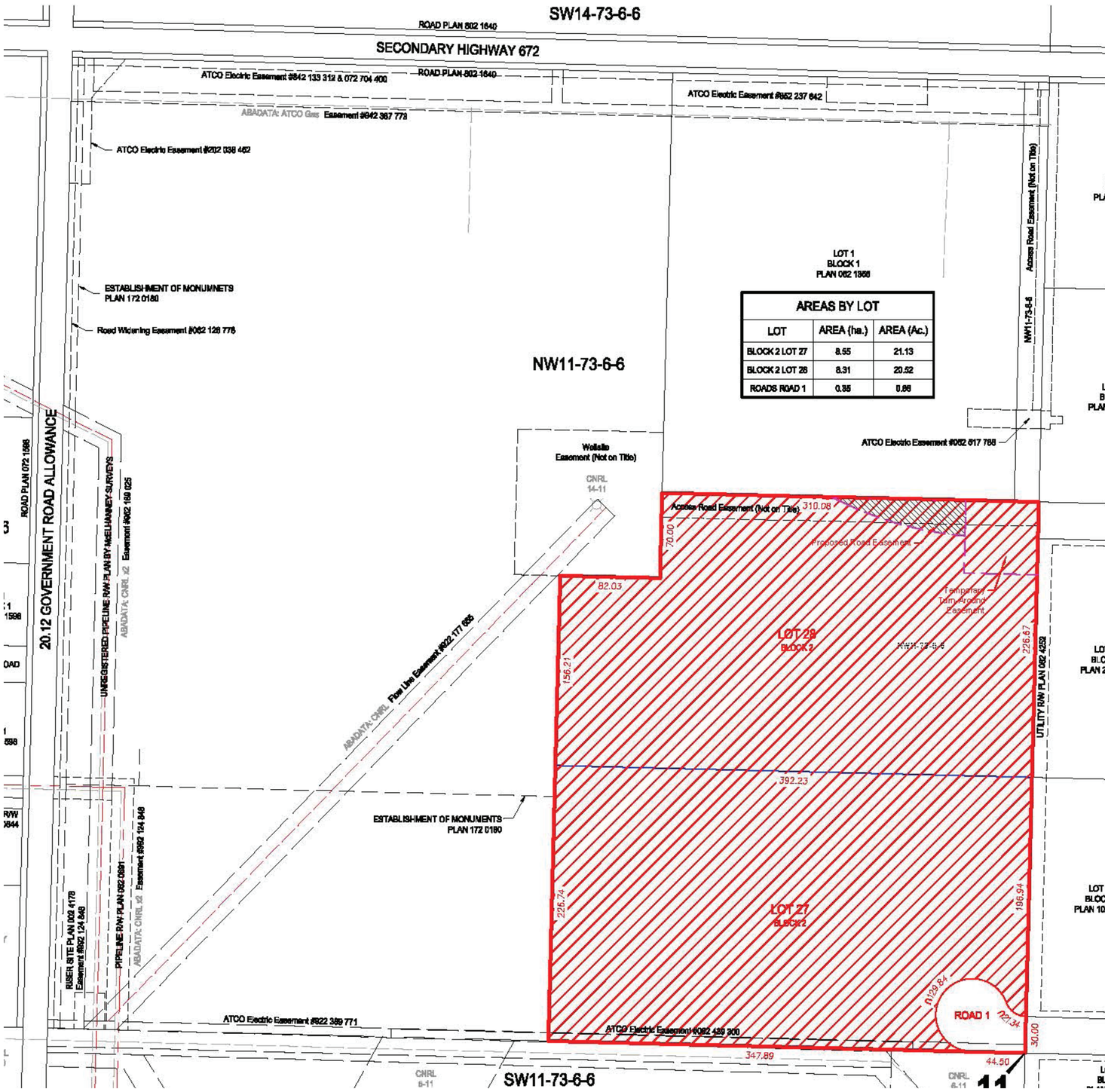
- AG
- CR-2
- CR-4
- CR-5
- IR
- L-IR
- RM-1
- RM-DC
- RR-1
- LUB Grid
- Hythe Landuse Bylaw

RoadNetwork

- County Roads
- Provincial Roads

Administration's Recommendation

That MPC approves PLSUB20250621 with the proposed 7 conditions



Administration's Recommendation

That Subdivision application PLSUB20250621 be approved 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 the same lands 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.*

COUNTY OF GRANDE PRAIRIE NO.1

SCHEDULE
FORM 1
APPLICATION FOR SUBDIVISION

DATE of receipt of completed form ___01/20/26_____ File No. __PLSUB20250621_____

FEE SUBMITTED: $____650.00_____

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:** JOSEF & ANGELICA KNOBLOCH
   Address: [redacted]

2. **Name of agent (person authorized to act on behalf of registered owner), if any:** BEAIRSTO & ASSOCIATES ENGINEERING LTD
   Address: 10940 - 92 AVE GRANDE PRAIRIE AB, T8V 6B5 **Phone:** 780-532-4919

3. **LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED**
   All/part of the NW **1/4 sec.** 11 **TWP.** 73 **Range** 6 **West of the 6th Meridian**
   Being all/parts of Lot _____ **Block** _____ **Reg. Plan No.** _____ **C.O.T. No.** _____
   Area of the above parcel of land to be subdivided 16.19 **hectares** 40.00 **acres. Number of lots to be created:** 2
   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?** Yes ☐ No ☑
      If "Yes", the adjoining municipality is _____
   c. **Is the land situated within 1.6 kilometers of the right of way of a highway?** Yes ☑ No ☐
      If "Yes", the highway No. is HIGHWAY 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 of canal?** Yes ☐ No ☑
      If "Yes", state its name _____
   e. **Is the proposed parcel within 1.5 km of a sour gas facility?** Yes ☐ No ☑

5. **EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**
   Describe:
   a. **Existing use of the land** AGRICULTURAL
   b. **Proposed use of the land** INDUSTRIAL
   c. **The designated use of the land as classified under a Land Use Bylaw** RM-2

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.)** OPEN FIELD
   c. **Describe the kind of soil on the land (sand, loam, clay, etc.)** LOAM & CLAY

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 PRIVATE ON-SITE SERVICES

9. **REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF**
   I, BAILY LAPP, RPP, MCIP **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 10940 92 AVE GRANDE PRAIRIE AB, T8V 6B5 **Signed** [redacted]
   Phone No. 780-532-4919 **Date** [redacted]

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

FILE: 25GEME6009-LS

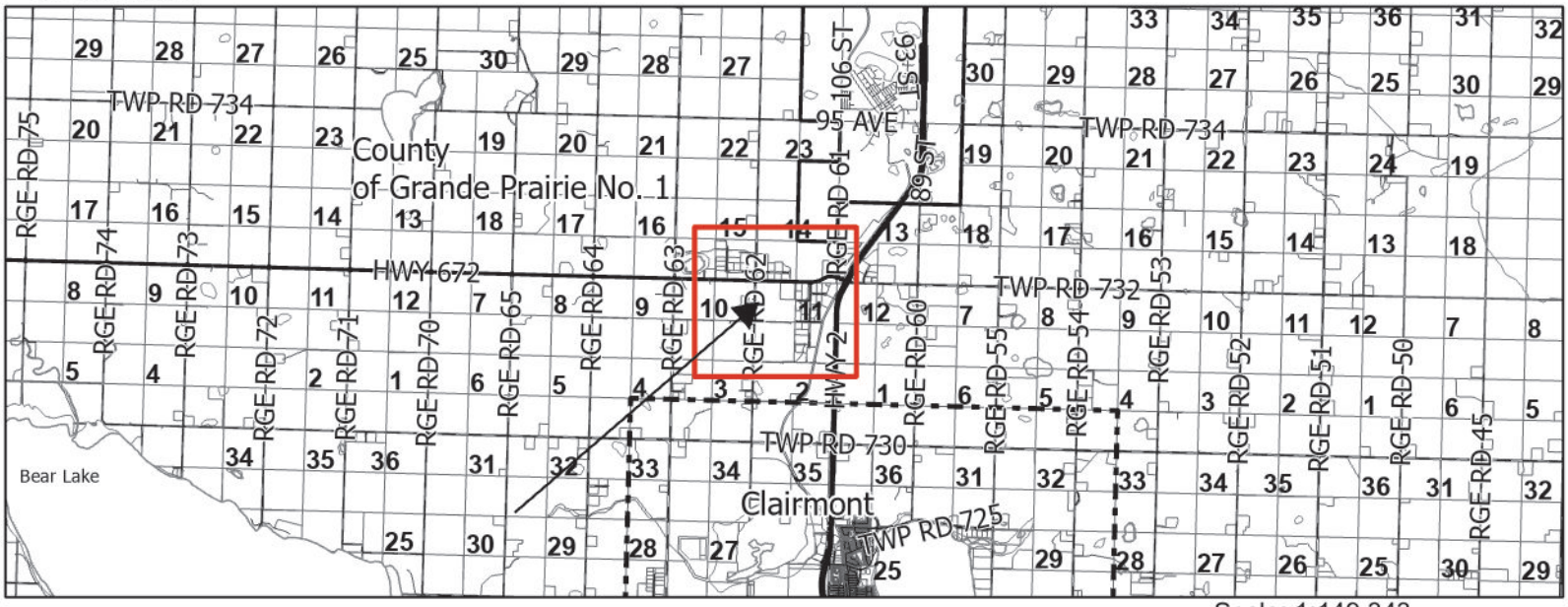
The personal information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and Section 653 of the Municipal Government Act. The information collected may be made available to the public surrounding necessary procedures for the Subdivision 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.: PLSUB20250621

Legal Description:
NW-11-73-6-W6

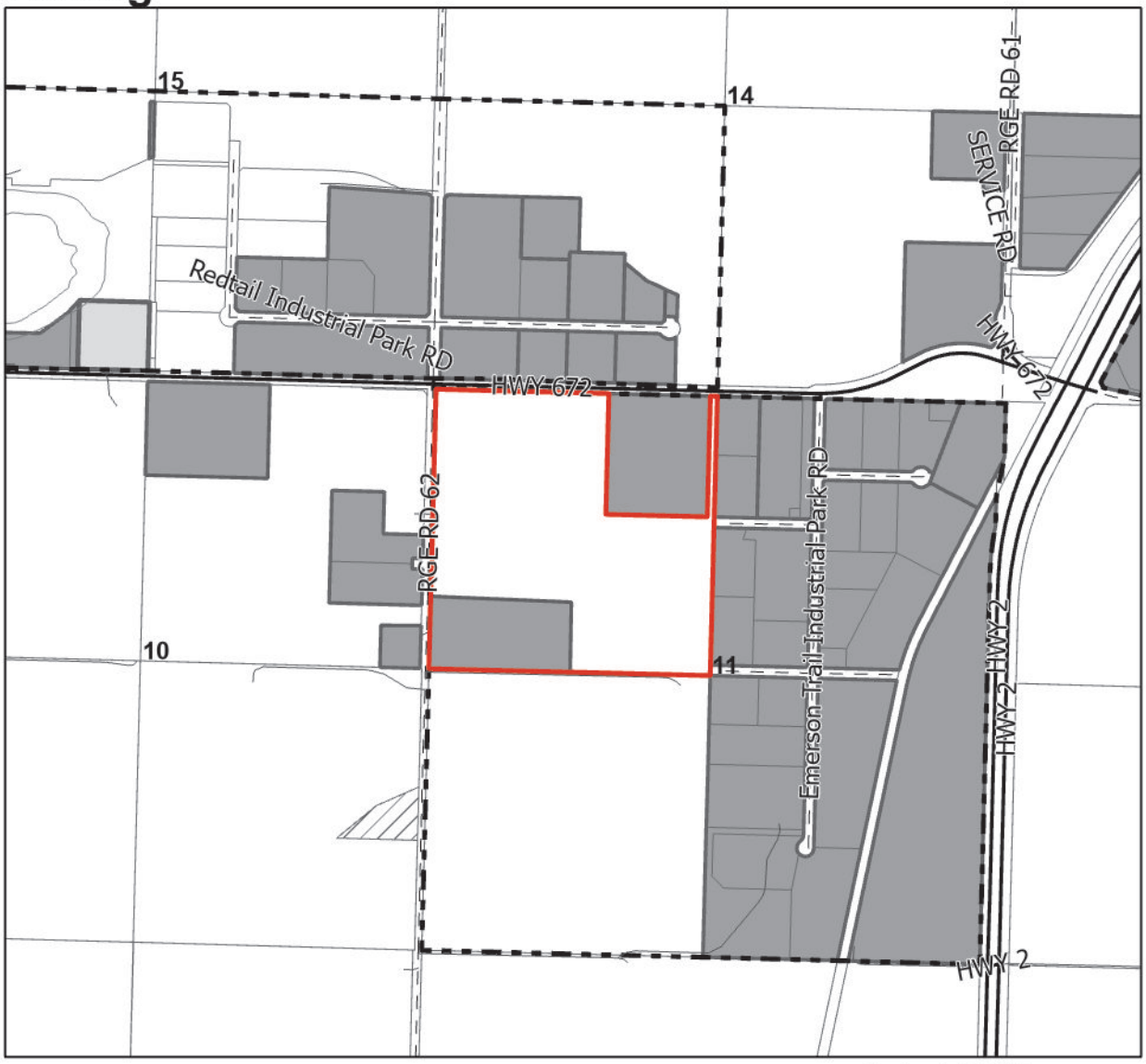
COUNCIL DIVISION: 2

Location



Scale: 1:149,343

Zoning



N

Local Area Map Information

- Parcel of Interest

Zoning

- Agricultural
- Country Residentail
- Industrial
- Other
- Named Subdivisions

Scale: 1:20,000

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ENGINEERING & SURVEY
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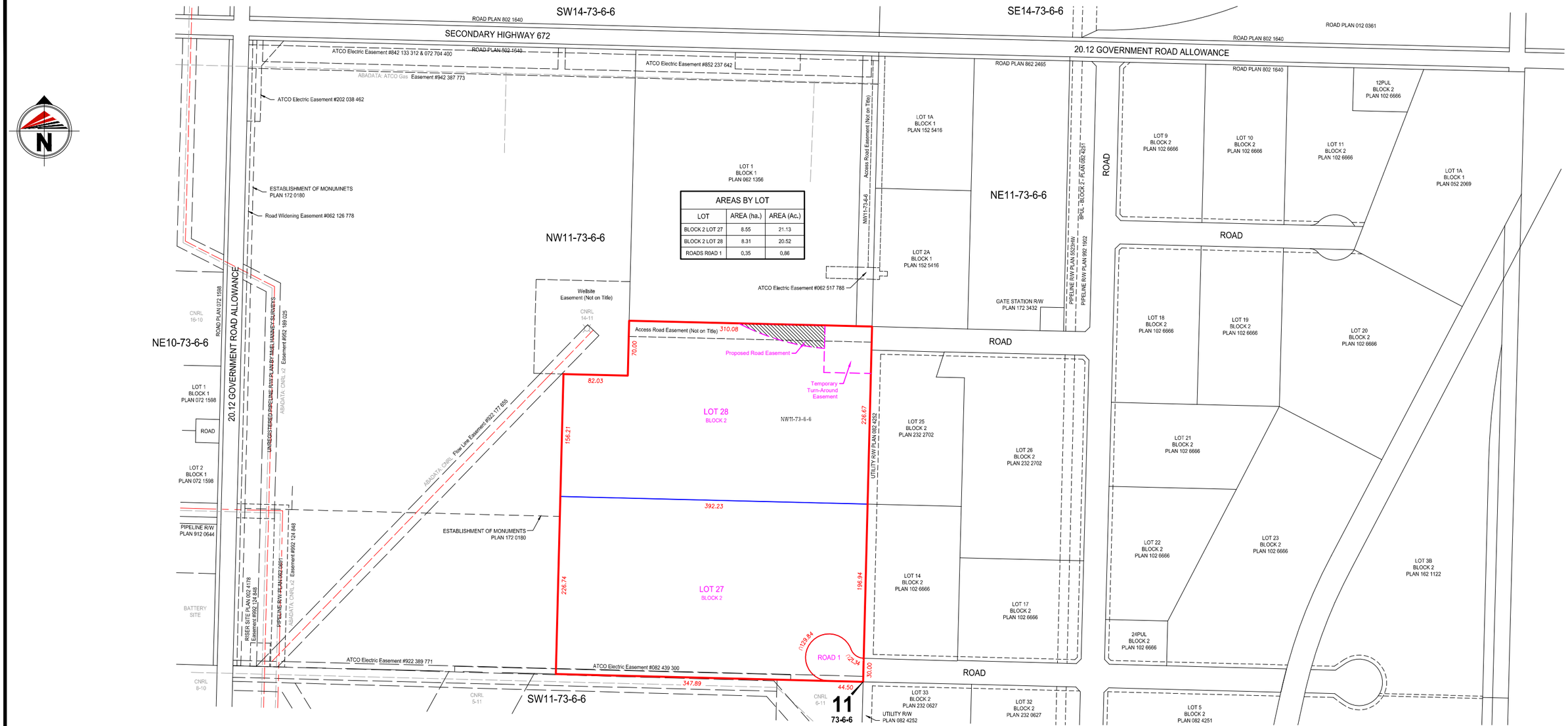
60 YEARS

LOCATION PLAN

FILE No.: 25GEME6009
SHEET 1 OF 2



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LOT	AREA (ha.)	AREA (Ac.)
BLOCK 2 LOT 27	8.55	21.13
BLOCK 2 LOT 28	8.31	20.52
ROADS R0AD 1	0.35	0.86

COUNTY OF GRANDE PRAIRIE NO. 1

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF
LOT 25, BLOCK 2, PLAN 232 2702
AND PART OF THE
N.W. 1/4 SEC. 11, TWP. 73, RGE. 6, W.6M.
ALL WITHIN THE
N.E. 1/2 SEC. 11, TWP. 73, RGE. 6, W.6M.

LAND DEALT WITH BY THIS
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AND CONTAINS: 17.20 HECTARES (42.52 ACRES)

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852 237 642	Surface Rights Board Order - Alberta Power Limited
922 177 655	Caveat: Right of Way - Canadian Natural Resources Limited
922 179 429	Caveat: Surface Lease - Canadian Natural Resources Limited
922 198 786	Caveat: Surface Lease - Canadian Natural Resources Limited
922 389 771	Caveat: Easement - Alberta Power Limited
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992 124 848	Caveat: Canadian Natural Resources Limited
992 169 271	Utility R/W - Canadian Natural Resources Limited
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082 439 300	Caveat: Utility R/W - ATCO Electric Ltd.
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*CONTAINS INFORMATION LICENSED UNDER THE
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BURIED PIPE CONTAINING
VARIOUS SUBSTANCE:
SOUR SUBSTANCE:
ABANDONED:
DISCONTINUED:

Power Pole
Anchor
Light
Pedestal
Water Course

PROJECT DETAILS		REVISIONS		
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	JL - 03/02/26	REVISE ROAD
PROJECT:	KNOBLOCH	2	JL - 03/18/26	ADD ROAD EASEMENT
DRAFTED BY:	BR / JL	3	BR - 04/23/26	ADD ROAD BULB
CHECKED BY:	BAILY LAPP	4		
DATE:	FEBRUARY 26, 2026	5		
SCALE: 1:5000		6		

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Page 4 of 92

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LOCATION PLAN WITH AIRPHOTO

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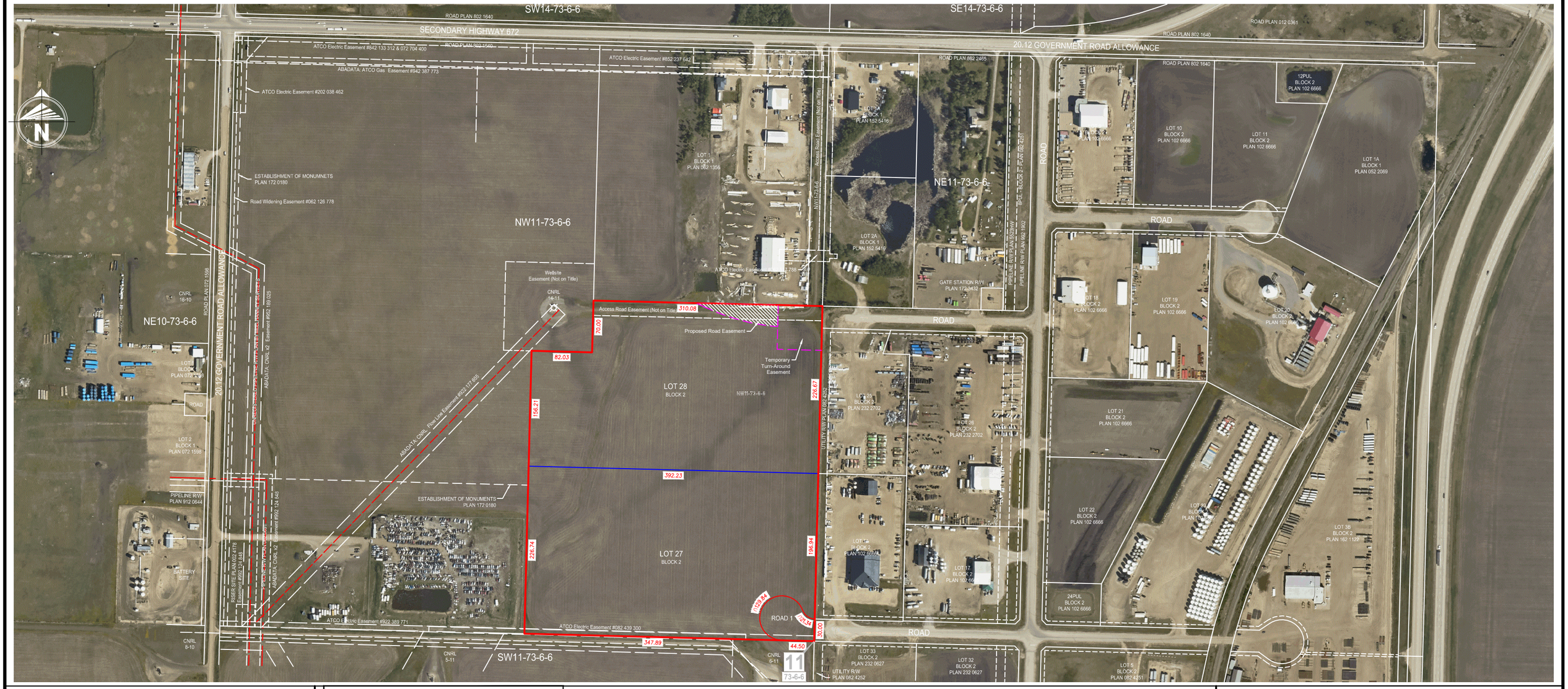

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SOUR SUBSTANCE:
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DISCONTINUED:

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Anchor
Light
Pedestal
Water Course

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SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.
PROJECT:	KNOBLOCH
DRAFTED BY:	BR / JL
CHECKED BY:	BAILY LAPP
DATE:	FEBRUARY 26, 2026
SCALE: 1:5000	

REVISIONS		
1	JL - 03/02/26	REVISE ROAD
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3	BR - 04/23/26	ADD ROAD BULB
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6		

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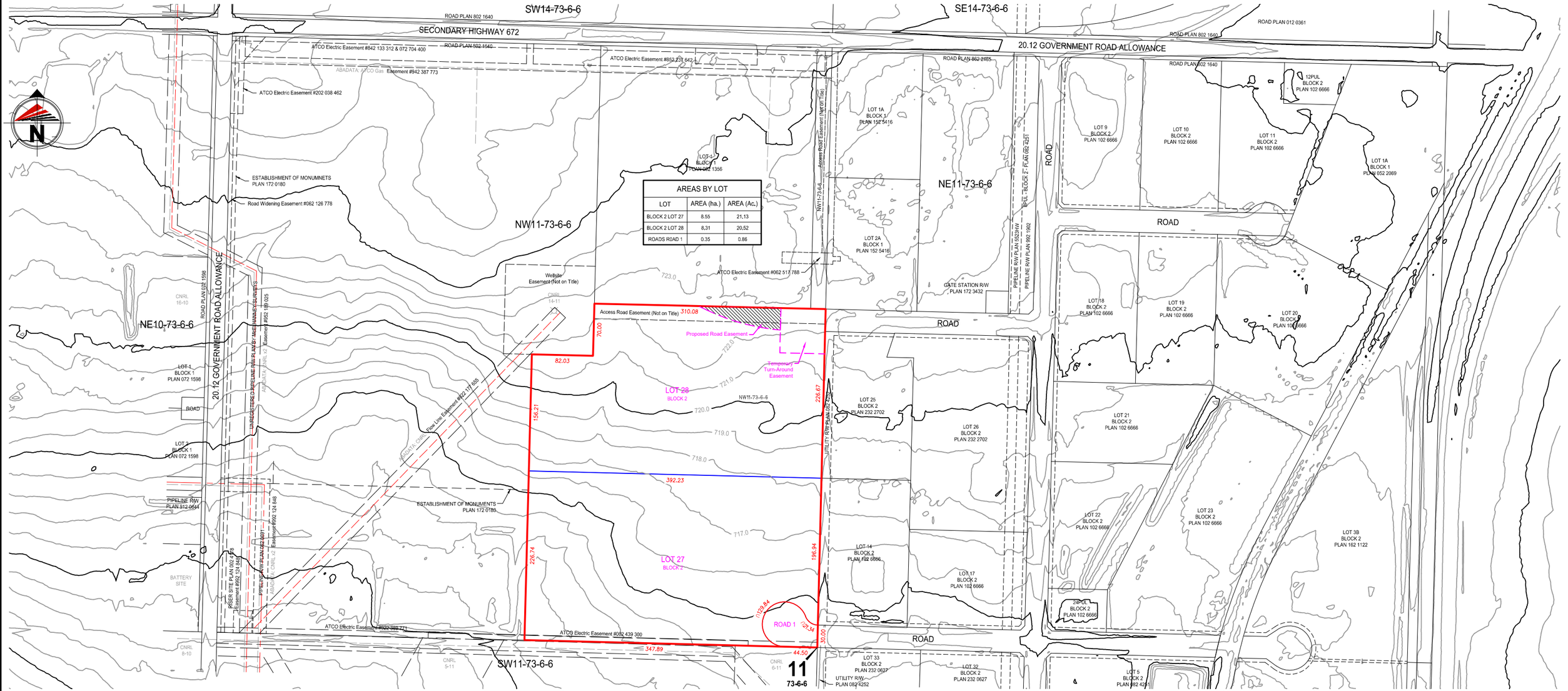

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Page 92 of 92

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LOCATION PLAN
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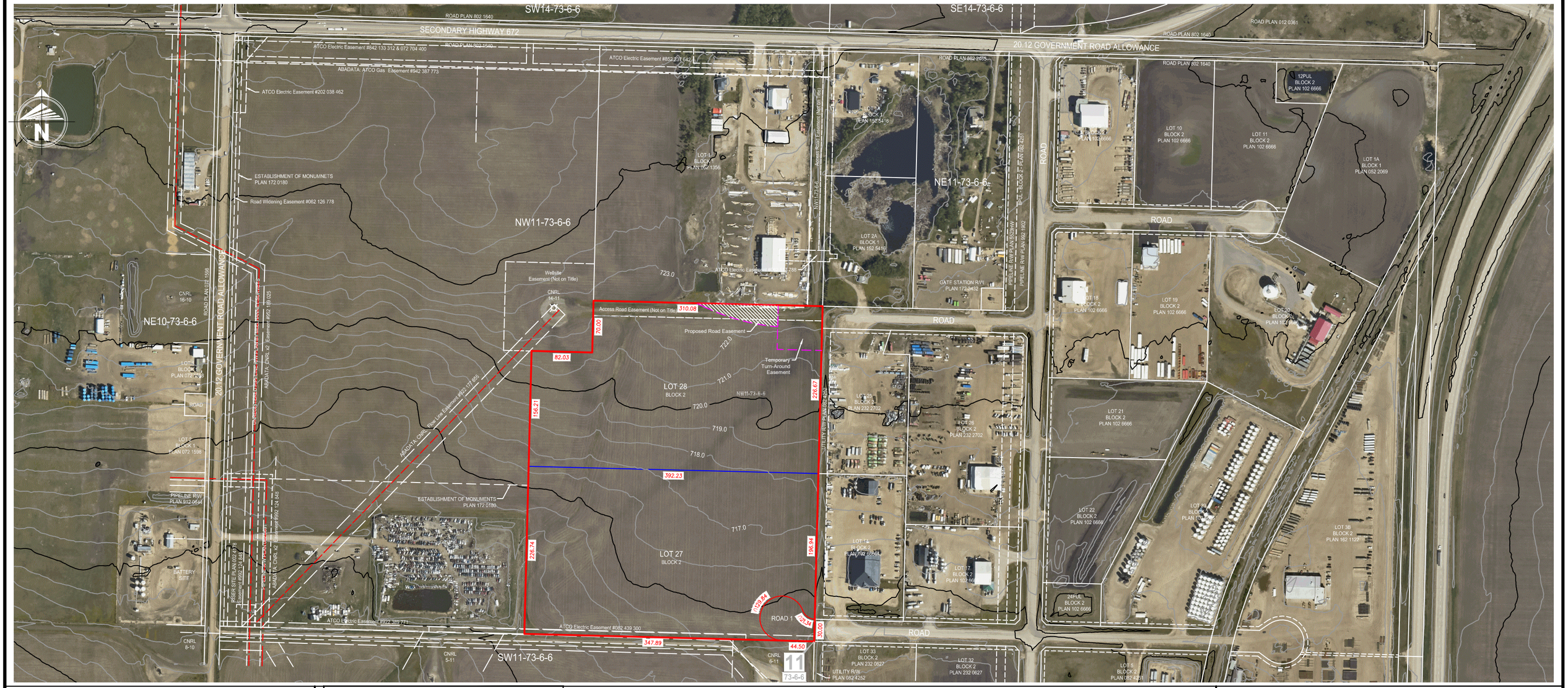
SHEET 2 OF 2



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4		
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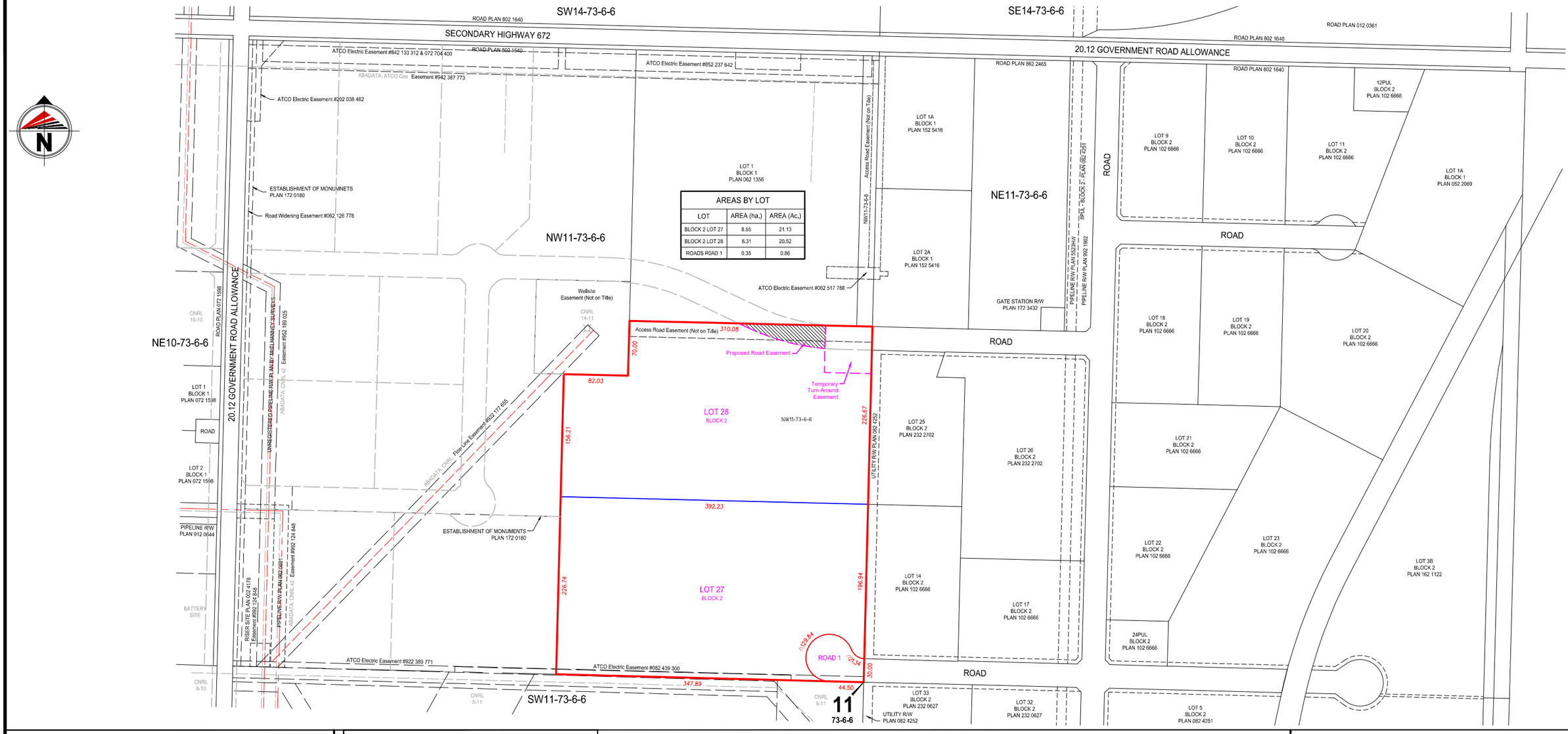
LOCATION PLAN WITH SHADOW PLAN

FILE No.: 25GEME6009
SHEET 1 OF 2



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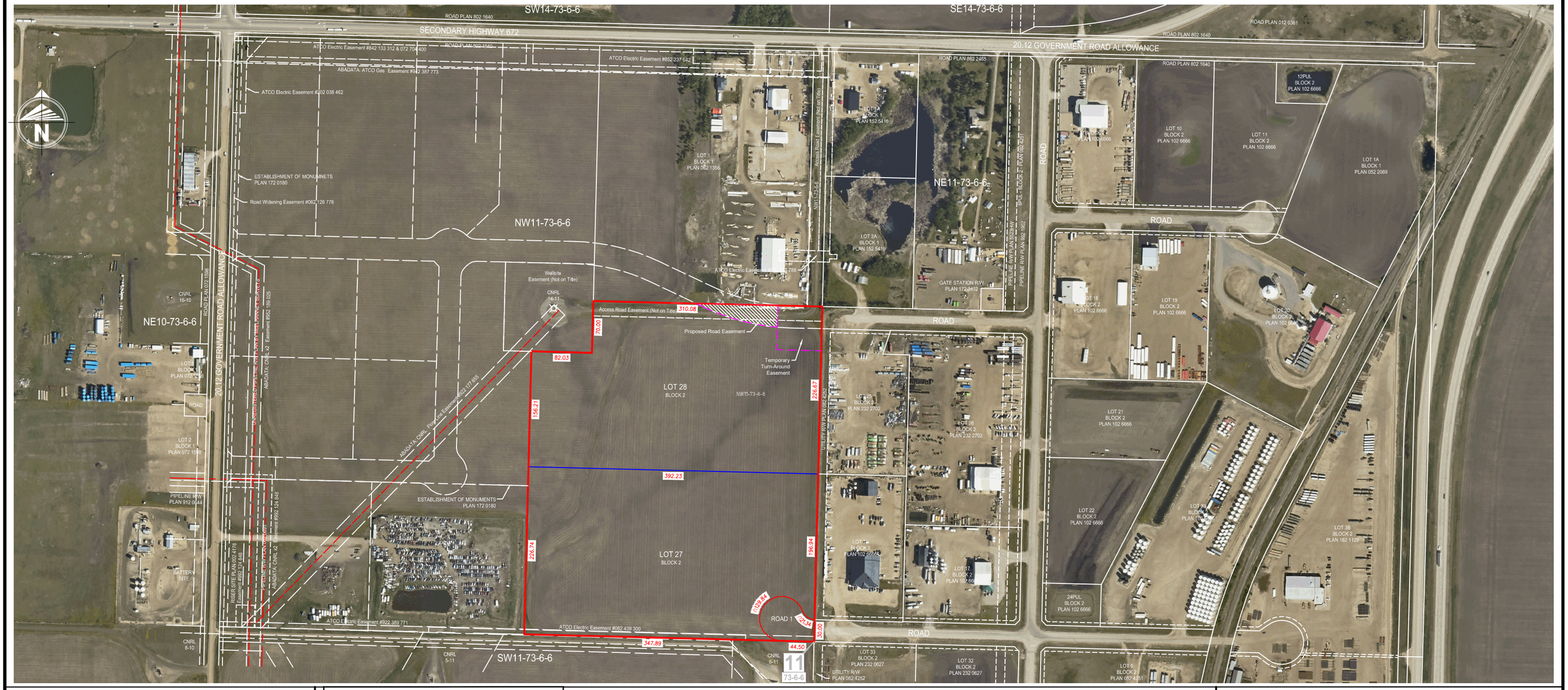

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PLAN IS SHOWN OUTLINED THUS: ——
AND CONTAINS: 17.20 HECTARES (42.52 ACRES)

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)

Reg. No.	Name
842 133 312	Utility R/W - Alberta Power Limited
852 237 642	Surface Rights Board Order - Alberta Power Limited
922 177 655	Caveat: Right of Way - Canadian Natural Resources Limited
922 179 429	Caveat: Surface Lease - Canadian Natural Resources Limited
922 198 786	Caveat: Surface Lease - Canadian Natural Resources Limited
922 389 771	Caveat: Easement - Alberta Power Limited
942 263 807	Utility R/W - ATCO Gas and Pipelines Ltd. (942 387 773)
952 189 025	Caveat: Easement - Canadian Natural Resources Limited
992 124 848	Caveat: Canadian Natural Resources Limited
992 169 271	Utility R/W - Canadian Natural Resources Limited
062 126 778	Caveat: Road Widening - The County of Grande Prairie No. 1
062 517 788	Caveat: Right of Way - ATCO Electric Ltd.
072 704 400	Utility R/W - ATCO Electric Ltd.
082 439 300	Caveat: Utility R/W - ATCO Electric Ltd.
202 038 462	Caveat: Right of Way - ATCO Electric Ltd.

*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
*CONTAINS INFORMATION LICENSED UNDER THE
'OPEN GOVERNMENT LICENSE' - COUNTY OF GRANDE PRAIRIE NO. 1

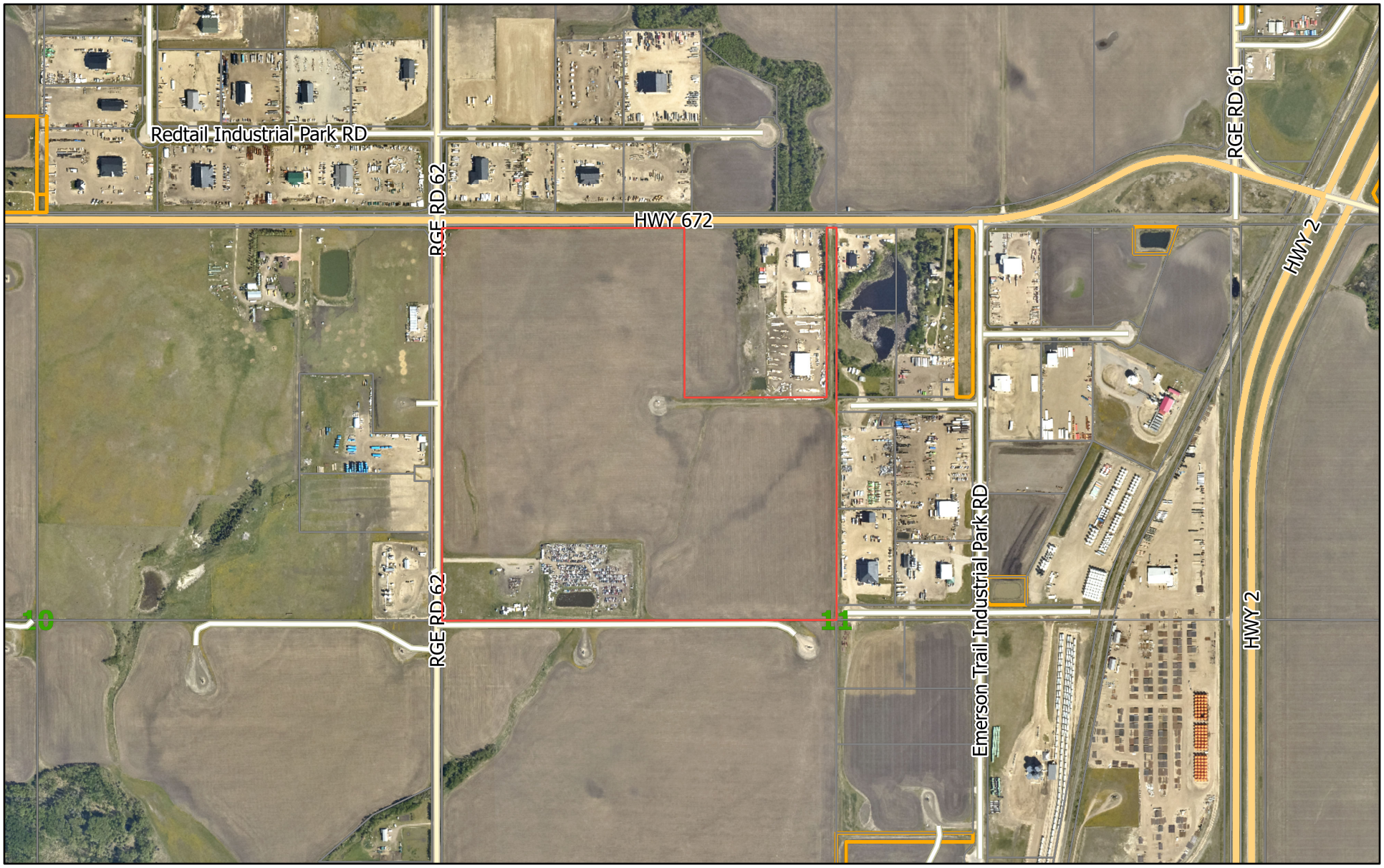
BURIED PIPE CONTAINING
VARIOUS SUBSTANCE:
SOUR SUBSTANCE:
ABANDONED:
DISCONTINUED:

Power Pole
Anchor
Light
Pedestal
Water Course

PROJECT DETAILS		REVISIONS		
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	JL - 03/02/26	REVISE ROAD
PROJECT:	KNOBLOCH	2	JL - 03/18/26	ADD ROAD EASEMENT
DRAFTED BY:	BR / JL	3	BR - 04/23/26	ADD ROAD BULB
CHECKED BY:	BAILY LAPP	4		
DATE:	FEBRUARY 26, 2026	5		
SCALE: 1:5000		6		

J:\JOBS\2025\25GEME6009-LS\CAD\DRAFTING\25GEME6009-TE5-R3.DWG

ArcGIS Web Map



2026-02-22, 10:26:06 p.m.

Roads
- Highway
- Major
- Local

Parcel Fabric - Outlines
- Private
- County
- Municipal Boundary

Municipal Boundary

Quarter Section Labels

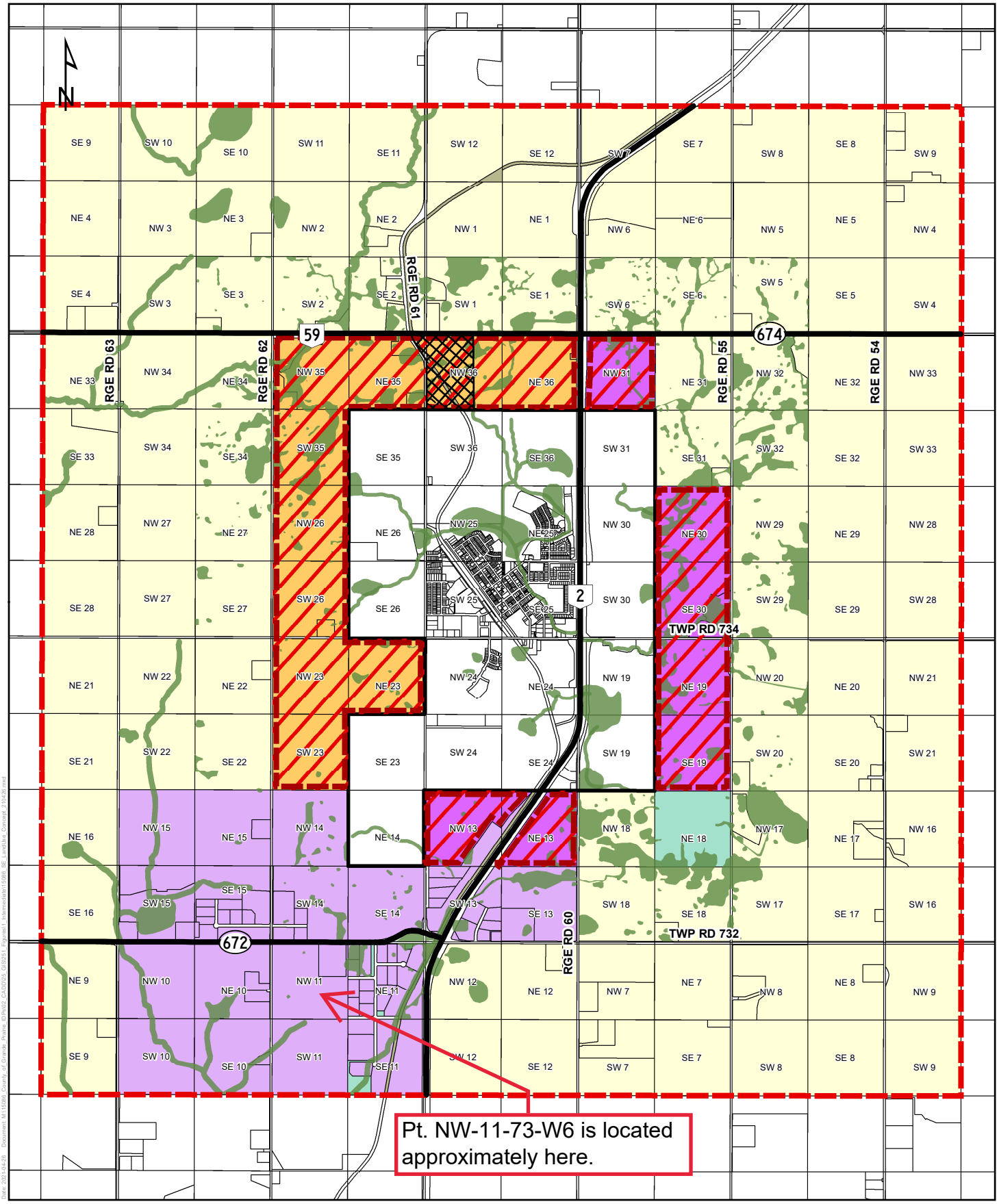
Quarter Section Grid

1:19,361

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

County of Grande Prairie / ALTALIS



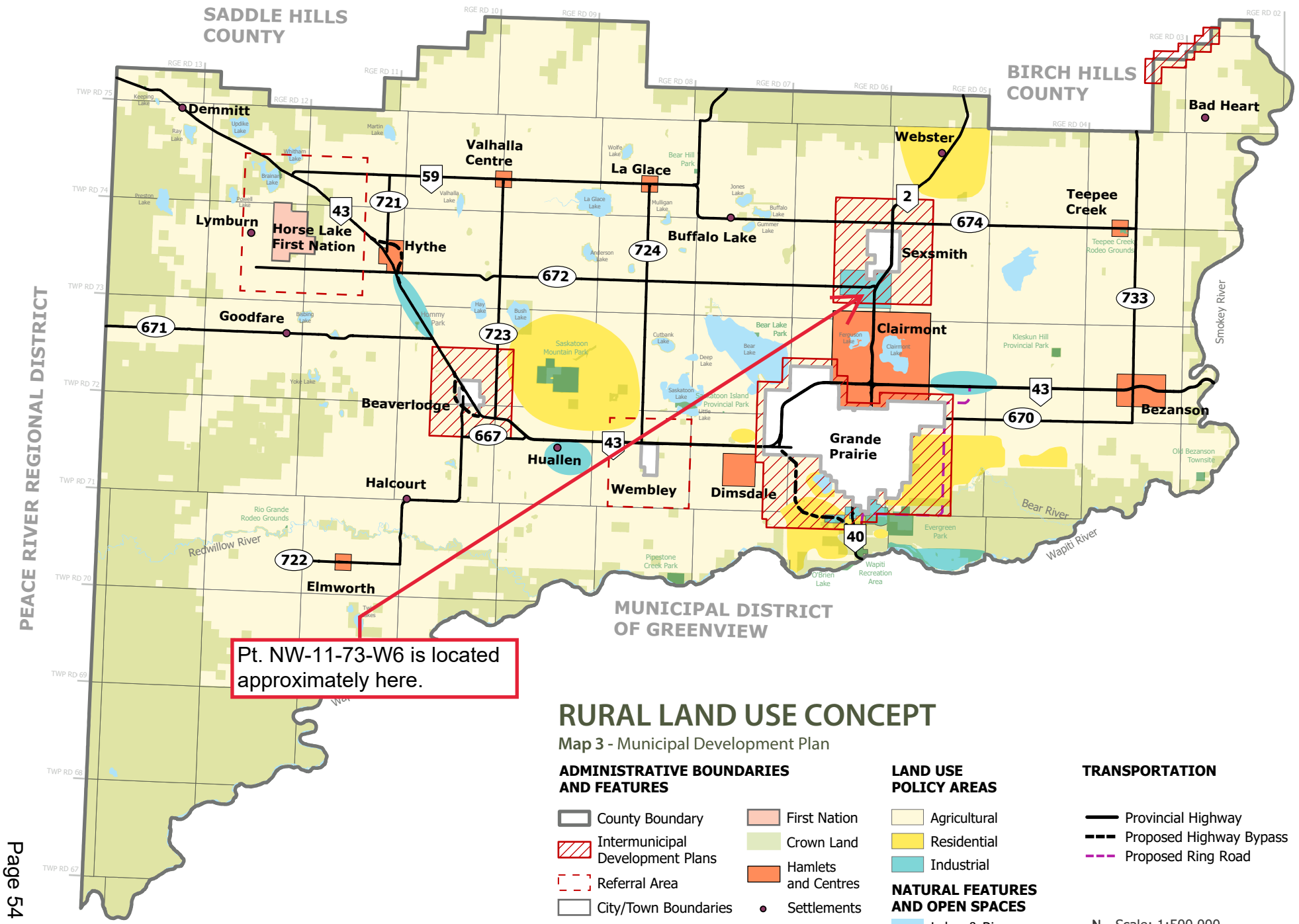
Future Growth Area
IDP Boundary
Municipal Boundary
Future Study Area (Railside Development Opportunity)
Agriculture
Urban Residential
Urban Industrial
Rural Industrial
Public Utility
Railway
Environmentally Sensitive Lands

0 0.25 0.5 1 1.5 2 km

NAD 1983 10TM CM115 1:55,000

TOWN OF SEXSMITH / COUNTY OF GRANDE PRAIRIE NO. 1 INTERMUNICIPAL DEVELOPMENT PLAN

MAP 2:
FUTURE PREDOMINANT LAND USE



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

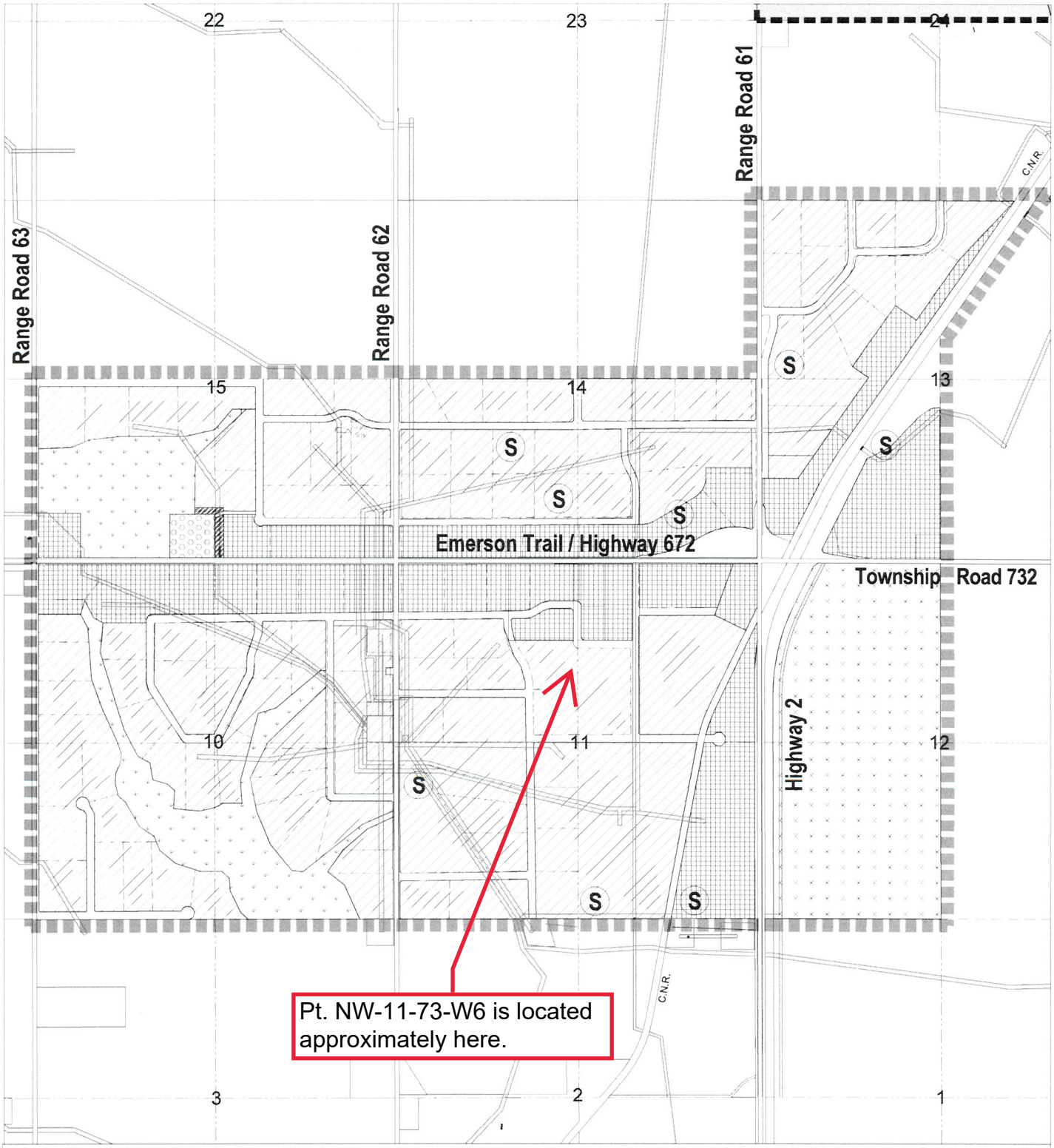
TRANSPORTATION

- Provincial Highway
- Proposed Highway Bypass
- Proposed Ring Road

N

Scale: 1:500,000

Date: 2025-12-22



Map 4 - Future Development Concept

S Storm Pond
Municipal Reserve
Environmental Reserve
General Industrial
Highway Industrial
Agriculture
Cemetery
Plan Boundary
N

County of Grande Prairie # 1
EMERSON TRAIL AREA STRUCTURE PLAN

Scale: NTS
May 2008

J:\Jobs\2023\23GEME6006\Design\6 - Reports\ISL Report\Emerson Base May 08.dwg, 10/16/2023 8:43:52 AM, Mikel

ZONING

County of Grande Prairie No. 1
Alberta, Canada

ADOPTION DATE: 04/18/2016
REVISION DATE: 2025-09-08

Page Name: 35

1:48,000

N
W E
S

35

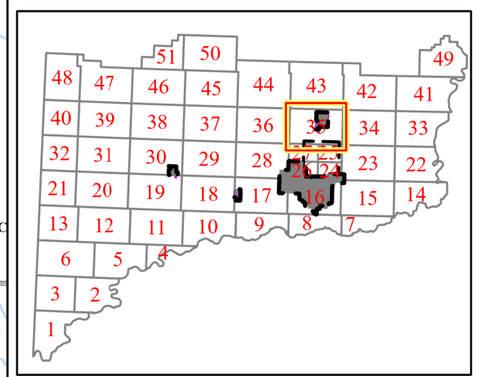
Pt. NW-11-73-W6 is located approximately here.

Zoning

- AG
- CR-2
- CR-3
- CR-4
- CR-5
- GC
- HDR
- IR
- L-IR
- MDR
- MU-1
- RM-1
- RM-2
- RM-4
- RM-DC
- RR-1
- RR-2
- RR-3
- RR-4
- UR
- UR-R
- LUB Grid
- Other Municipalities

RoadNetwork

- County Roads
- Provincial Roads



The zoning information contained of this page is for information purposes only.

Outlook

RE: PLSUB20250620 Rezoning and Subdivision Revised Circulation Package for NW-11-73-6-W6

From Ashtin Peterson <apeterson@countygp.ab.ca>
Date Mon 6/1/2026 8:49 AM
To Plan <plan@countygp.ab.ca>
Cc Louise Cop <lcop@countygp.ab.ca>; Land <land@countygp.ab.ca>; Chetna Sidhu <csidhu@countygp.ab.ca>

Good Afternoon,

Registered/Proposed Interests:
Registered Doc 062 126 778: Right-of-way caveat affecting the most westerly 5.03 m of the quarter section. This interest could either be replaced through survey at the time of subdivision or retained on the quarter section by caveat but should be discharged from the proposed lots should the subdivision be endorsed.

Administration is supportive of the proposed road alignments as illustrated on the attached shadow plan, provided that Development Engineering and Planning confirm these alignments as an acceptable solution beyond what has been approved in the existing Transportation Network and Master Plan within the Emerson Trail ASP, if the approved configuration has been deemed not achievable.

IMPORTANT: Naming conventions must be updated as “access road easements/temporary turn around easements” would not support the acquisition of roads at a future date. Since the rights would remain vested to the landowner, the County would need still need to buy roads through an agreement at a later date (an easement is a limited interest/right of use but does not transfer ownership and could not be considered a municipal road allowance). Therefore, if the intent of the future alignment is to be a public road/turnaround, they would need to be classified as a caveat for road acquisition/dedication that would need to be taken at the time of subdivision in order for there to be no monetary impact to the County.

Municipal Reserve:
Municipal Reserve dedication is to be provided by way of cash-in-lieu.

Adjacent Landowner Perspective:
No concerns as proposed use of the lots is consistent with the ASP and surrounding land uses. However**, it should be noted** that the current configuration would leave an orphaned parcel that will not meet any districts requirements see image below.

2121858;1;4
HWY 672
0621356;1;1
RGE RD 62
2322702;2;25
2320627;2;

Initial Letter of Opposition (1)

County of Grande Prairie No. 1
10001 – 84th Avenue
Clairmont, AB
T8X 5B2

County File #PLLUB20250620
& #PLSUB20250621
Date: February 23, 2026

ATTN: Chetna Sidhu

Re: Proposed Subdivision of NW-11-73-6-W6M, County of Grande Prairie (PLSUB20250621)
Opposition to Subdivision Application

I am writing to express my concerns and opposition to the circulated subdivision of the above noted County Land Use Bylaw Amendment file # PLLUB20250620 and subdivision file #PLSUB20250621. I am the owner of Lot 1, Block 1, Plan 062 1356.

I did contact the County of Grande Prairie planning department to gather information regarding my options and the intention of the subdivision. I am certainly not opposed to subdivision of lands in the area and would support industrial growth similar to the surrounding lands. This proposal however, does not align with the currently approved Emerson Trail Area Structure Plan and has detrimental impacts to the access and serviceability of my property.

I expressed this concern to the County Planning department and was told that the existing ASP was being amended to accommodate the proposed subdivision. While I agree that the existing ASP is not desirable to many of the landowners in the area (including me), not knowing what the amendment is or whether it will pass at Council is concerning. For this reason I cannot support the proposed subdivision on the basis that the ASP 'might' be amended. Furthermore, I don't believe the County is able to support this subdivision either. The Municipal Government Act, Section 654(1) states:

'A subdivision authority must not approve an application for subdivision approval unless
(b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.'

Since the Emerson Trail Area Structure Plan is statutory under County of Grande Prairie No.1 Bylaw 2857, the ASP would have to be amended prior to approving this subdivision.

Should the ASP be amended, I would like to see the following items considered:

1) ***Access continuation from east to west through the development area***. Currently the proposed subdivision would cut off all collector connection between NW11-73-6-6 and NE11-73-6-6. This would not be ideal for the landowners in the area.
2) ***Access to the west side of Lot 1, Block 1, Plan 062 1356***. The existing approved ASP provides collector road access to the west side of my property. The proposed subdivision and shadow plan cuts this access off which negatively impacts my property and access.

3) ***Access to the east side of Lot 1, Block 1, Plan 062 1356***. The existing approved ASP provides local road access to the east side of my property. The proposed subdivision cuts this access off which negatively impacts my property and access.
4) ***Removal of local roadway splitting Lot 1, Block 1, Plan 062 1356.*** The proposed shadow plan removes this roadway. I would be supportive of this change.

Thank you for considering input on the provided subdivision application. While I am supportive of development in the area and would like to actively participate in any proposed amendment to the Emerson Trail Area Structure Plan, I cannot support the proposed subdivision that does not conform to the statutory document.

I am available to discuss if required.

Nathan Davis,

[redacted]

Landsman Properties Ltd.

March 2, 2026

Planning Department
County of Grande Prairie No. 1
10001 – 84 Avenue
Clairmont, AB T8X 5B2

Re: Proposed Land Use Bylaw Amendment – NW-11-73-6-W6M, County of Grande Prairie (PLSUB20250620) Opposition of Subdivision Application

Dear Chetna Sidhu,

We are writing to express our opposition to the proposed Land Use Bylaw Amendment for NW-11-73-6-W6M in the County of Grande Prairie No. 1. As the developer of the adjacent Emerson Subdivision, and as the owner of multiple lots within it, we have significant concerns regarding the impacts this amendment would have on industrial access, traffic circulation, and emergency response capacity in the area.

We currently own the following lots within the subdivision:

- Lot 10 Block 2 Plan 1026666
- Lot 11 Block 2 Plan 1026666
- Lot 19 Block 2 Plan 1026666
- Lot 22 Block 2 Plan 1026666
- Lot 30A Block 2 Plan 2320629
- Lot 31 Block 2 Plan 2320627

During the development of the Emerson Subdivision, we were required to construct internal roads and provide two access points connecting to lands to the west to ensure safe and efficient traffic distribution for industrial vehicles as the area develops.

Loss of East–West Industrial Access and Network Continuity

The proposed subdivision design would eliminate the continuation of the east–west collector road between NW-11-73-6-W6 and NE-11-73-6-W6. This connection is a critical component of the planned road network and is explicitly shown in the *Emerson Trail Area Structure Plan* on Map 4. Removing this planned collector would:

- Sever the only direct collector-level link between the two quarter sections
- Restrict movement of heavy trucks and industrial traffic
- Create long-term inefficiencies for existing and future industrial operations

[redacted]

Landsman Properties Ltd.

Industrial areas rely heavily on predictable, multi-directional access routes. Eliminating this connection contradicts established planning policy and undermines the road network envisioned in the Area Structure Plan. It will negatively affect landowners and businesses operating in the area.

Request for Revision

We respectfully request that the County require the proposed subdivision to:

- Maintain multiple access points to the Emerson Subdivision; and
- Preserve the east–west collector road connection between NW-11-73-6-W6 and NE-11-73-6-W6, as identified in the *Emerson Trail Area Structure Plan* (Map 4).

These measures are essential to ensure safe and efficient industrial traffic flow, uphold the planning standards previously applied to the Emerson Subdivision, and protect the long-term interests of landowners and industrial operators in the area.

Thank you for your consideration. We would welcome the opportunity to discuss these concerns further and work collaboratively toward a solution that supports responsible development within the County.

Sincerely,

[redacted]

Loran Swanberg, Director
Landsman Properties Ltd.

Dean Swanberg, Director
Landsman Properties Ltd.

[redacted]

Landsman Properties Ltd.

April 15, 2026

Planning Department
County of Grande Prairie No. 1
10001-84 Avenue
Clairmont, AB T8X 5B2

Re: Proposed Land Use Bylaw Amendment – NW-11-73-6-W6M, County of Grande Prairie (PLSUB20250620) Opposition of Subdivision Application

To Whom It May Concern,

Further to our letter dated March 2, 2026, we are writing in response to the proposed Land Use Bylaw Amendment and associated subdivision application for lands legally described as NW-11-73-6-W6M, County of Grande Prairie, Alberta (File No. PLSUB20250620). After reviewing the application materials, including the Revised Location Plan with Shadow Plan, we wish to formally register our concerns and opposition.

While we acknowledge that the amended plan includes a small road easement intended to provide access for Lot 28, we note that no direct access has been identified for Lot 27 to the existing road network. This omission raises concerns regarding functionality, safety, and long-term viability of the proposed subdivision.

Additionally, the proposed plan does not adequately address the increased traffic volumes that will result once Lots 27 and 28 become operational. The cumulative traffic impact on the existing roadway infrastructure within the Emerson Subdivision has not been mitigated, nor has a comprehensive access strategy been presented to ensure safe and efficient traffic movement.

We strongly believe that:

- A primary access road should be constructed and paved at the bottom of Lot 27, extending directly to Range Road 62; and
- A second access road should be developed from Lot 28 to the far west end of the subject property extending directly to Range Road 62

The inclusion of these access routes would significantly improve overall traffic flow, enhance connectivity throughout the Emerson Subdivision, and, most importantly, reduce the risk of congestion or restricted access during emergency situations. Multiple access points are critical for

Landsman Properties Ltd.

emergency response, evacuation efficiency, and day-to-day safety for landowners and site occupants.

For clarity, we have attached a copy of the Amended Location Plan with Shadow Plan, with the proposed first and second access routes clearly highlighted for your consideration.

Given the concerns outlined above, we respectfully request that the subdivision application not be approved in its current form and that additional access planning and traffic impact considerations be required prior to any approval.

Thank you for the opportunity to provide comment on this application. Please include this letter as part of the formal record for File No. PLSUB20250620. Should further information be required, we would be willing to participate in any additional discussions or reviews.

Sincerely,

[redacted]

Loran Swanberg

[redacted]

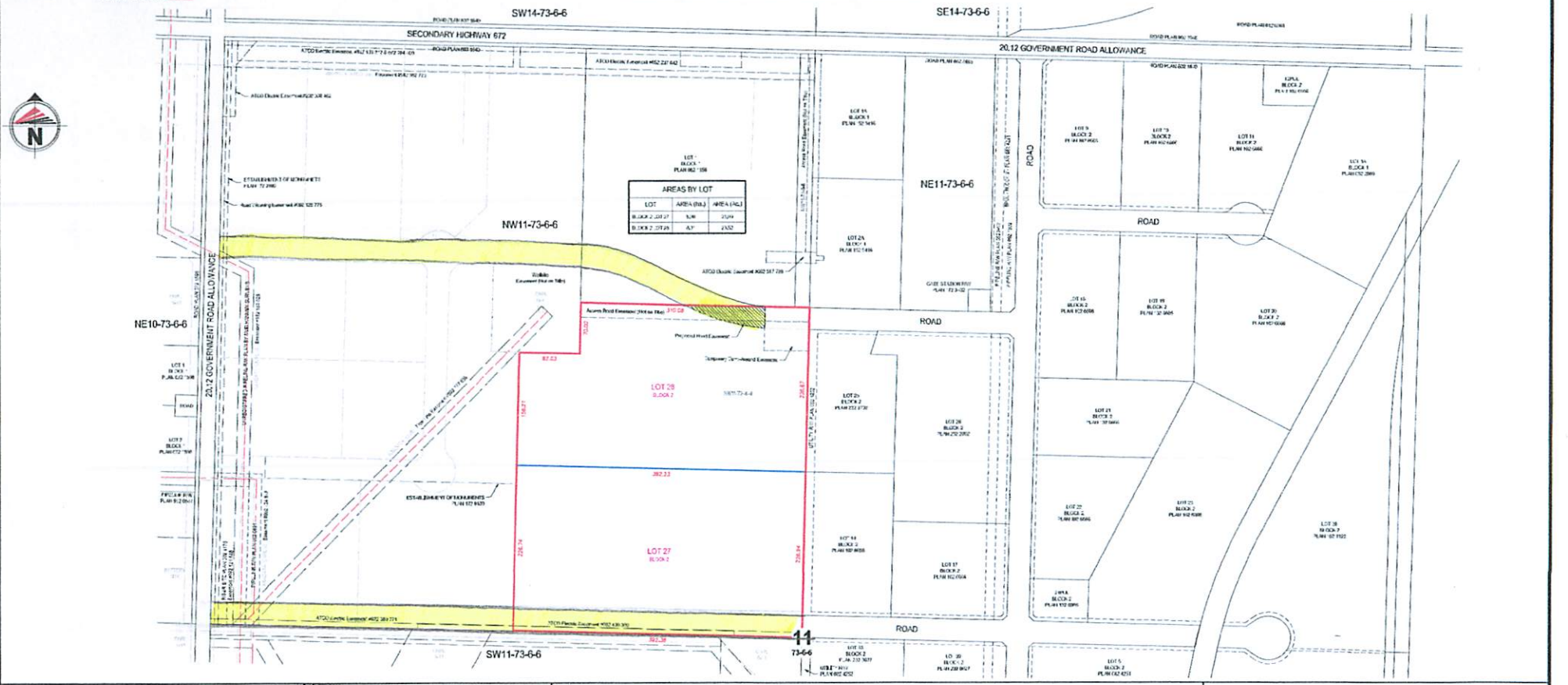
Landsman Properties Ltd.

60 YEARS Bearisto & Associates

LOCATION PLAN WITH SHADOW PLAN

FILE No.: 25GEME6009

SHEET 1 OF 2



COUNTY OF GRANDE PRAIRIE NO. 1

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

LOT 25, BLOCK 2, PLAN 232 2702

AND PART OF THE

N.W. 1/4 SEC. 11, TWP. 73, RGE. 6, W.6M.

ALL WITHIN THE

N. 1/2 SEC. 11, TWP. 73, RGE. 6, W.6M.

LAND DEALT WITH BY THIS PLAN IS SHOWN OUTLINED THUS: ——

AND CONTAINS: 17.20 HECTARES (42.52 ACRES)

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)

Regn. No.	Name
942 133 312	Utility R/W - Alberta Power Limited
952 232 642	Surface Rights Board Order - Alberta Power Limited
522 177 455	Caveat: Right of Way - Canada Natural Resources Limited
522 178 429	Caveat: Surface Lease - Canadian Natural Resources Limited
522 198 786	Caveat: Surface Lease - Canadian Natural Resources Limited
222 180 771	Caveat: Easement - Alberta Power Limited
942 263 807	Utility R/W - ATCO Gas and Pipelines Ltd. (942 307 773)
152 160 625	Caveat: Easement - Canadian Natural Resources Limited
962 124 841	Caveat: Canadian Natural Resources Limited
262 303 771	Utility R/W - Canadian Natural Resources Limited
082 126 778	Caveat: Road Widening - The County of Grande Prairie No. 1
062 317 788	Caveat: Right of Way - ATCO Electric Ltd.
072 234 466	Utility R/W - ATCO Electric Ltd.
082 439 306	Caveat: Utility R/W - ATCO Electric Ltd.
252 838 462	Caveat: Right of Way - ATCO Electric Ltd.

*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN

*CONTAINS INFORMATION LICENSED UNDER THE "OPEN GOVERNMENT LICENSE - COUNTY OF GRANDE PRAIRIE NO. 1

BURIED PIPE CONTAINING:
VARIOUS SUBSTANCE:
SOUR SUBSTANCE:
ABANDONED:
DISCONTINUED:

Power Pole
Anchor
Light
Pedestal
Water Course

PROJECT DETAILS		REVISIONS		
SURVEYOR:	BRUCE C.E. TATTRIE, A.L.S.	1	JL - 03/02/26	REVISE ROAD
PROJECT:	KNOBLOCH	2	JL - 03/18/26	ADD ROAD EASEMENT
DRAFTED BY:	BR / JL	3		
CHECKED BY:	BAILY LAPP	4		
DATE:	FEBRUARY 25, 2026	5		
SCALE:	1:5000	6		

J:\JOBS\2025\25GEME6009-LS CAD\DRAFTING\25GEME6009-TES-R2.DWG

Request for Decision

Report Submission Details

Item Number:	**4.2**
Report Title:	**Pt. SE-5-74-3-W6 / Helix Surveys Ltd. / Fianna Capital Management Group Ltd.**
Presenter:	**Nick Lapp, General Manager, Planning and Development Services**
Supported By:	Chetna Sidhu, Planner
Meeting:	Municipal Planning Commission Meeting
Meeting Date:	June 9, 2026
Agenda Category:	Subdivision Applications

Recommended Action

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.

Previous Council / Committee Action

Bylaw 2680-26-021 to redesignate 6.58 hectares (16.25 acres) within Pt. SE-5-74-3-W6 from an Urban Reserve (UR) District to a General Commercial (GC) District was approved by Council on May 25, 2026 at the Regular Council meeting.

Background and Analysis

File Number: PLSUB20250500

Landowner: Fianna Capital Management Group Ltd.

Applicant: Helix Surveys Ltd.

Legal Description: Pt. SE-5-74-3-W6; is located west of 100 ST and north of 100 AVE, within the Hamlet of Teepee Creek.

Council Division: 9

Current Zoning: General Commercial (GC) district

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

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. 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 no-build 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.

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.

Organizational Capacity and Resourcing

Level of Service: Not applicable.

Additional resources required: Yes ☐ No ☒

Not Applicable

Options Analysis and Financial Implications

Option 1:

That subdivision application PLSUB20250500 to subdivide 23.91 acres (9.67 hectares) within 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.

Option 2:

As the Municipal Planning Commission directs.

Strategic Plans Alignment: Strategic and Business Plan | County of Grande Prairie

Strategic Themes:

- ☐ Theme 1 | Quality of Life
- ☐ Theme 2 | Economy
- ☐ Theme 3 | Transportation
- ☒ Theme 4 | Land Use and Management
- ☐ Theme 5 | Governance and Organizational Excellence
- ☐ Not applicable.

Other Plans:

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

Stakeholder Engagement

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.

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.

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
    6. Aerial LIDAR Tentative Plan of Subdivision
    7. Current lot configuration
    8. County MDP - Map 3
    9. County MDP - Map 12
    10. County District - Map 41
    11. Agency Comments
    12. Adjacent Landowner Letters

PLSUB20250500

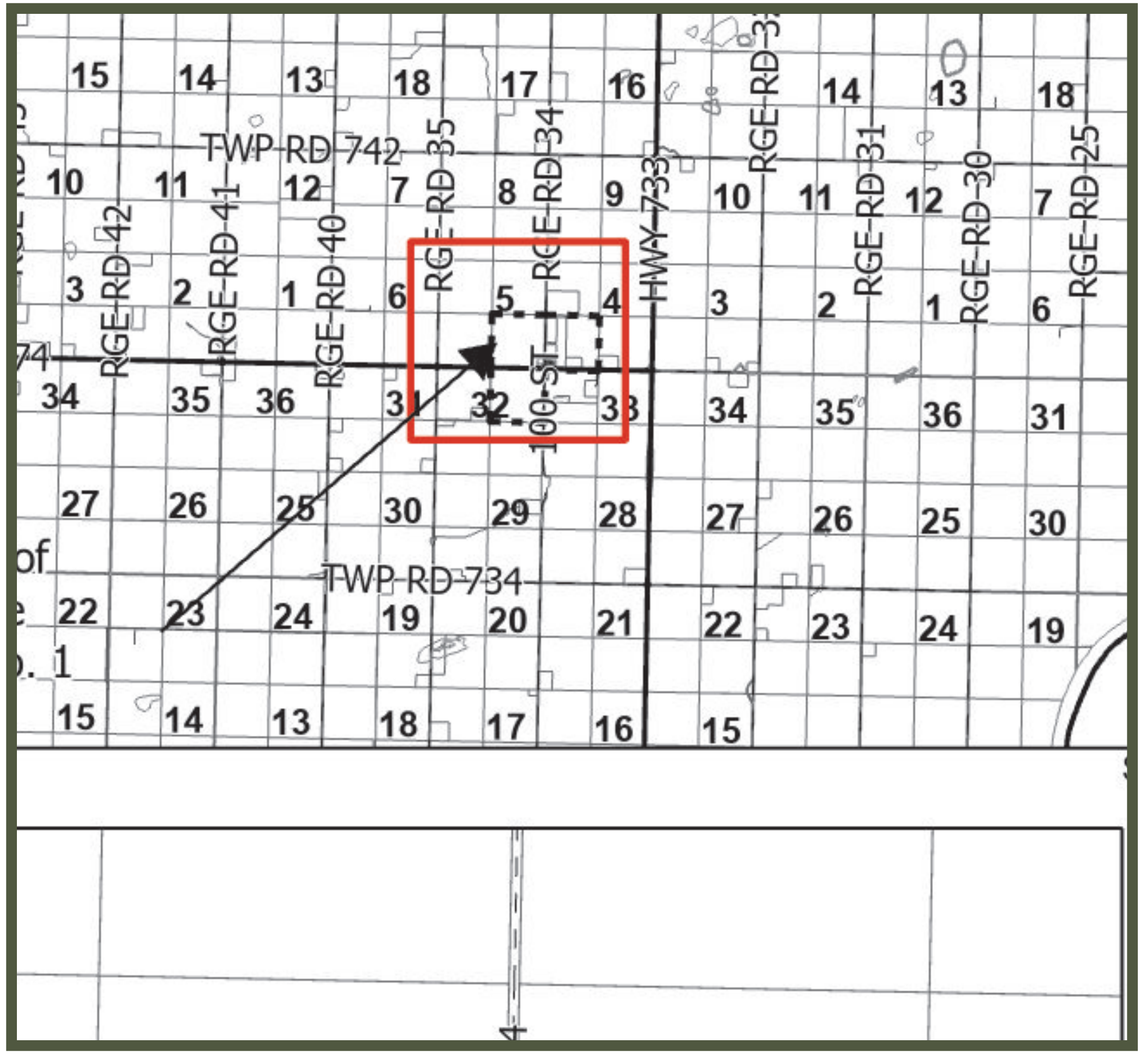
Pt. SE-5-74-3-W6
Helix Surveys Ltd.
Fianna Capital Management Group Ltd.

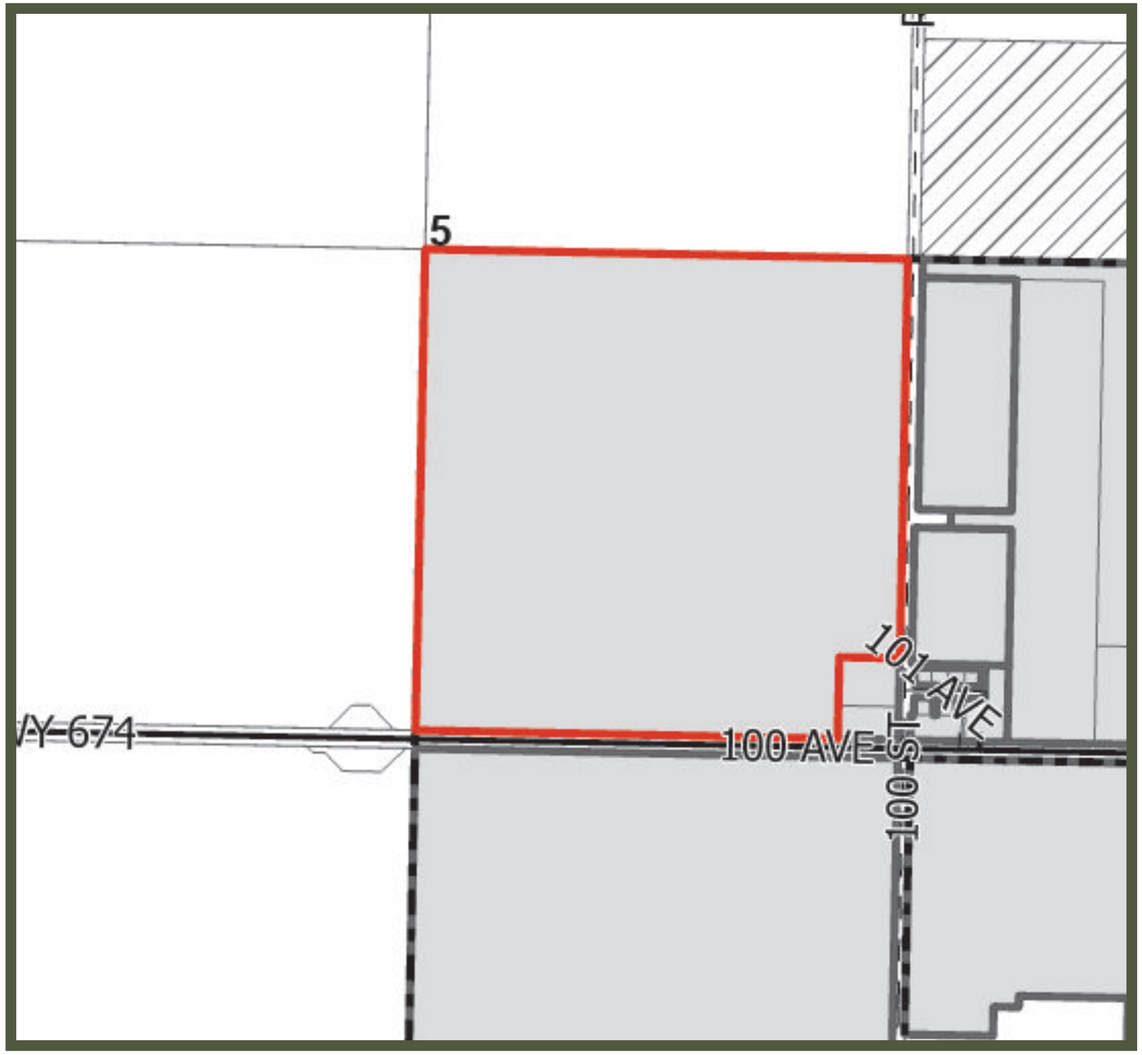
Subdivision Application

What is this application for?

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.

Location

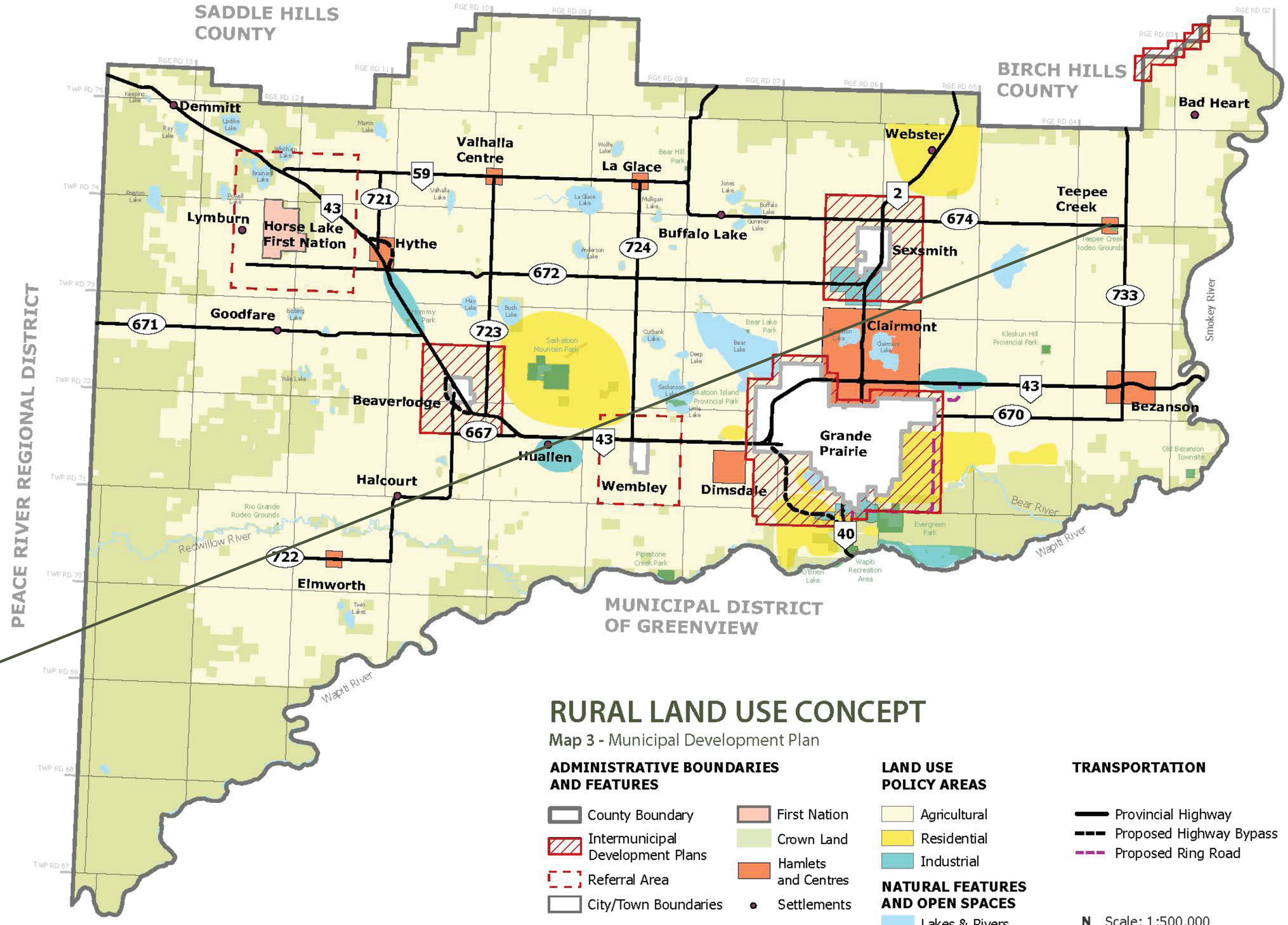

TWP RD 742
TWP RD 734
RGE RD 42
RGE RD 41
RGE RD 40
RGE RD 35
RGE RD 34
HWY 733
RGE RD 31
RGE RD 30
RGE RD 25
100 ST


5
101 AVE
100 AVE
100 ST

MDP Designation

RESIDENTIAL / COMMERCIAL

Pt. SE-5-74-3-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

Hamlet Land Use Concept Map

RESIDENTIAL / COMMERCIAL

Zoning District

GENERAL COMMERCIAL (GC) DISTRICT

Pt. SE-5-74-3-W6 is located approximately here.

HAMLET OF TEEPEE CREEK

LAND USE CONCEPT

Map 12 - Municipal Development Plan

N Scale: 1:10,000

Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES

- Hamlet Boundary
- Lakes & Rivers

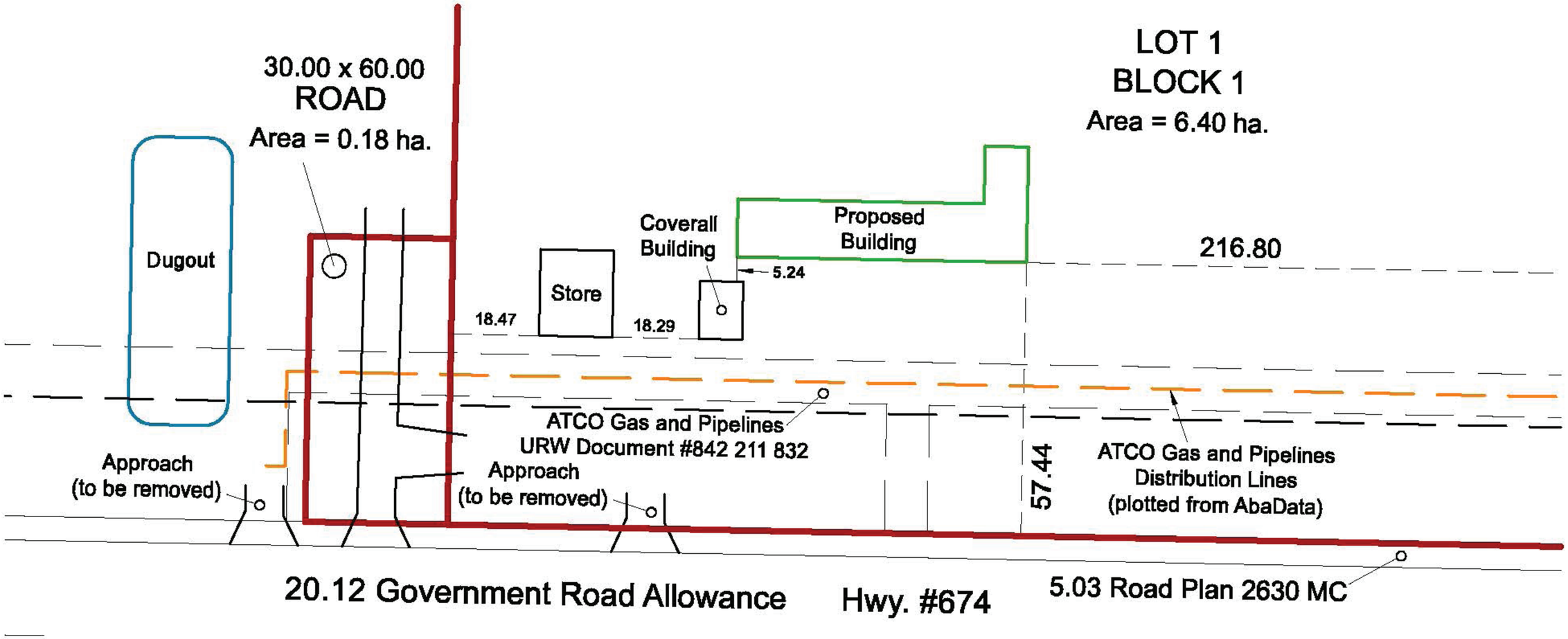
TRANSPORTATION

- Provincial Highway

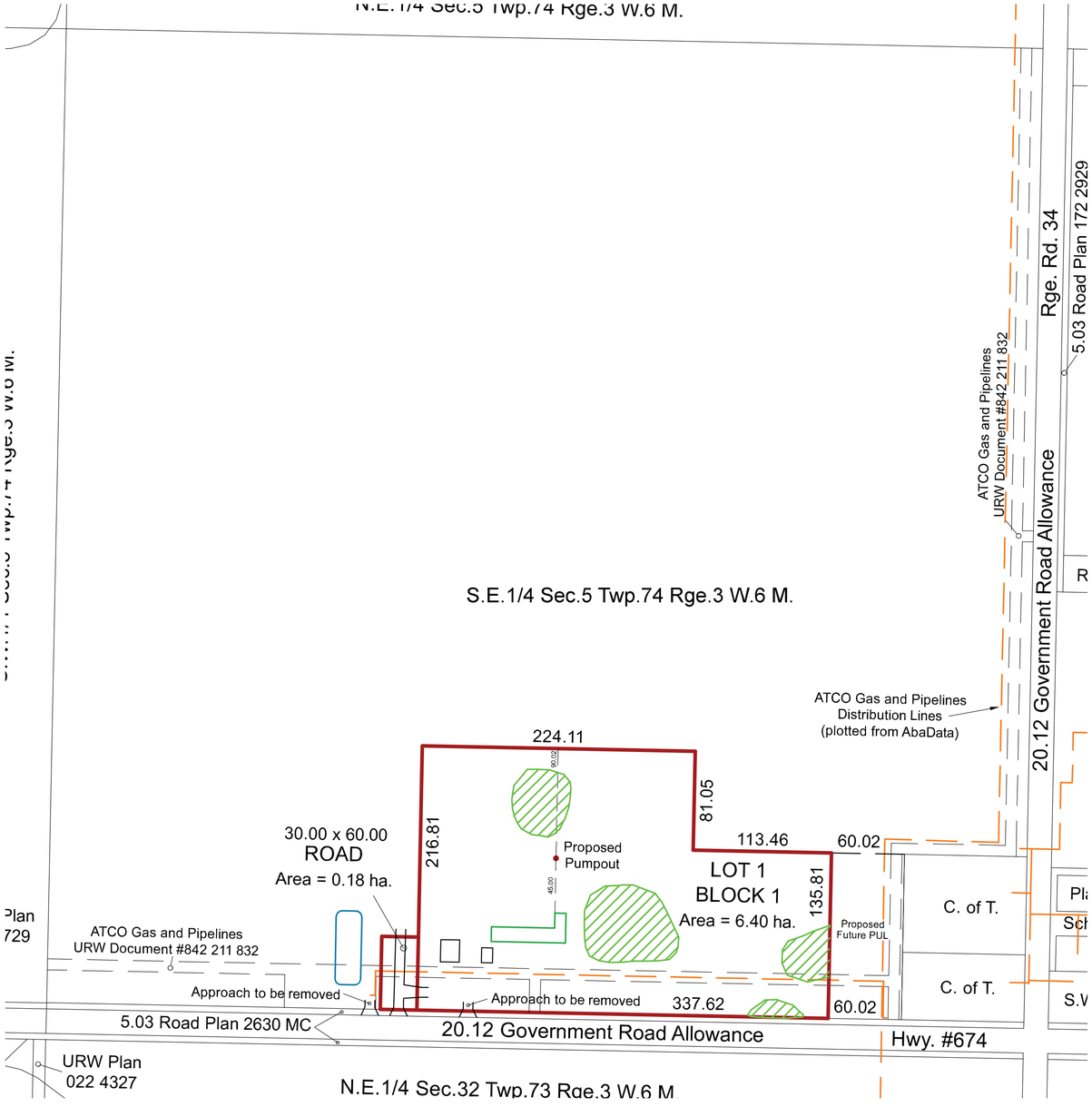
LAND USE POLICY AREAS

- Agricultural
- Residential
- Commercial
- Institutional/Public Use
- Residential / Commercial
- Wastewater Lagoon Setback

EXISTING - Country Store on Site



Proposed Subdivision



Matters Related to Subdivision & Development Regulations

- Topography
- Soil characteristics
- Stormwater collection and disposal
- Flooding, subsidence or erosion

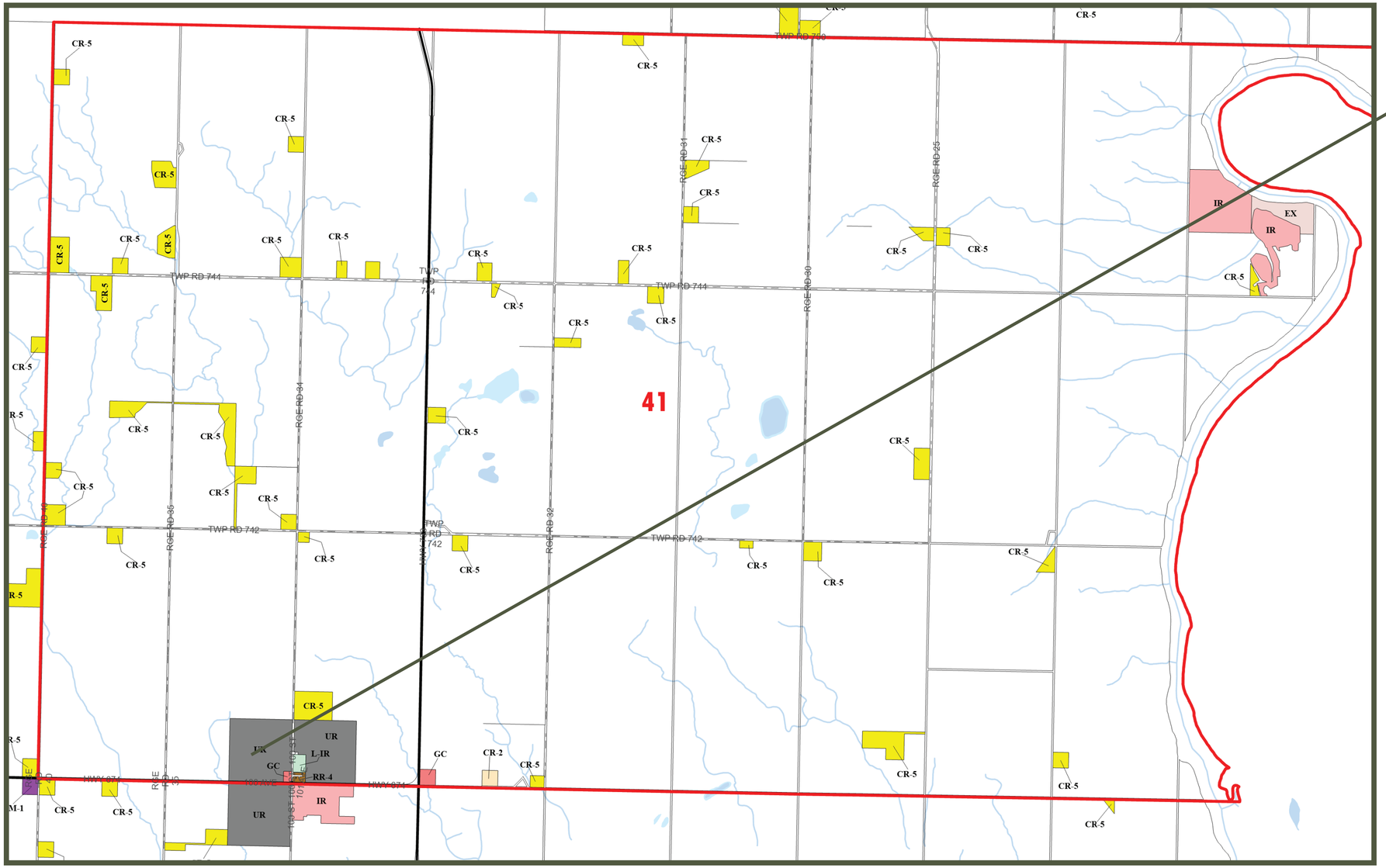
  Wetland areas identified = No build zone

- Access

  Proposed stub road

  - Availability and adequacy of water
  - Availability and adequacy of sewage

Surrounding Land Uses



Pt. SE-5-74-3-W6 is located approximately here.

Zoning

- AG
- CFO
- CR-2
- CR-5
- EX
- GC
- IR
- L-IR
- RM-1
- RM-DC
- RR-4
- UR
- LUB Grid

RoadNetwork

- County Roads
- Provincial Roads

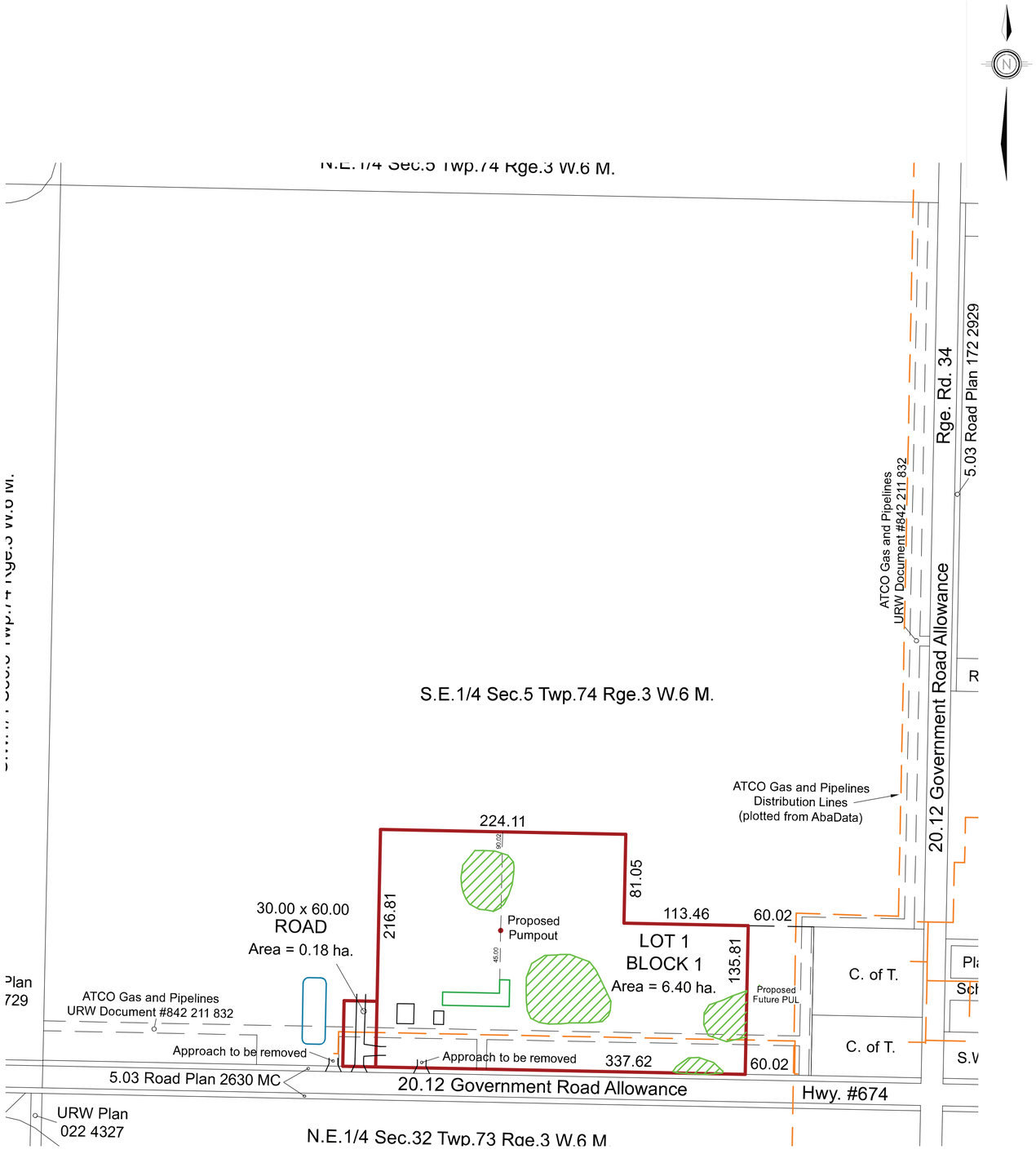
Stakeholder Engagement

The application was circulated to adjacent landowners and relevant agencies, and one (1) letter was received from an adjacent landowner.

- Previous flooding in the area
- Noxious weeds
- Groundwater/well records
- Potential impacts to the aquifer

Administration's Recommendation

That MPC approves PLSUB20250500 with the proposed 4 conditions



Administration's Recommendation

That Subdivision application PLSUB20250500 be approved 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.*

SCHEDULE
FORM 1
APPLICATION FOR SUBDIVISION

DATE of receipt of completed form March 5, 2026 File No. PLSUB20250500

FEE SUBMITTED: $ 500.00

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:** Fianna Capital Management Group Ltd. .
   Address:

---

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**
   part of the SE 1/4 sec. 5 twp. 74 range 3 West of the 6th Meridian
   Being all/parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____.
   Area of the above parcel of land to be subdivided 6.58 hectares. Number of lots to be created: 1
   Municipal Address (if applicable) 34024 HWY 674.

---

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? yes.
      If "Yes", the highway No. is 674.
   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? yes.

---

5. **EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**
   Describe:
   a. Existing use of the land commercial.
   b. Proposed use of the land commercial.
   c. The designated use of the land as classified under a land use bylaw UR (see LUB amendment application to GC).

---

6. **PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)**
   a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) relatively flat.
   b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc. - slough, creeks, etc.) some tree stands.
   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 site 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 . Currently hauling water, holding tank

---

9. **REGISTERED OWNER OR PERSON ACTING OF THE REGISTERED OWNER'S BEHALF**
   I, Valerie Lethbridge, Helix Surveys. 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 Grande Prairie (Signed)

   Phone No. 780-532-5731 **Date** March 2, 2026.

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

OUR FILE: 5737-001.

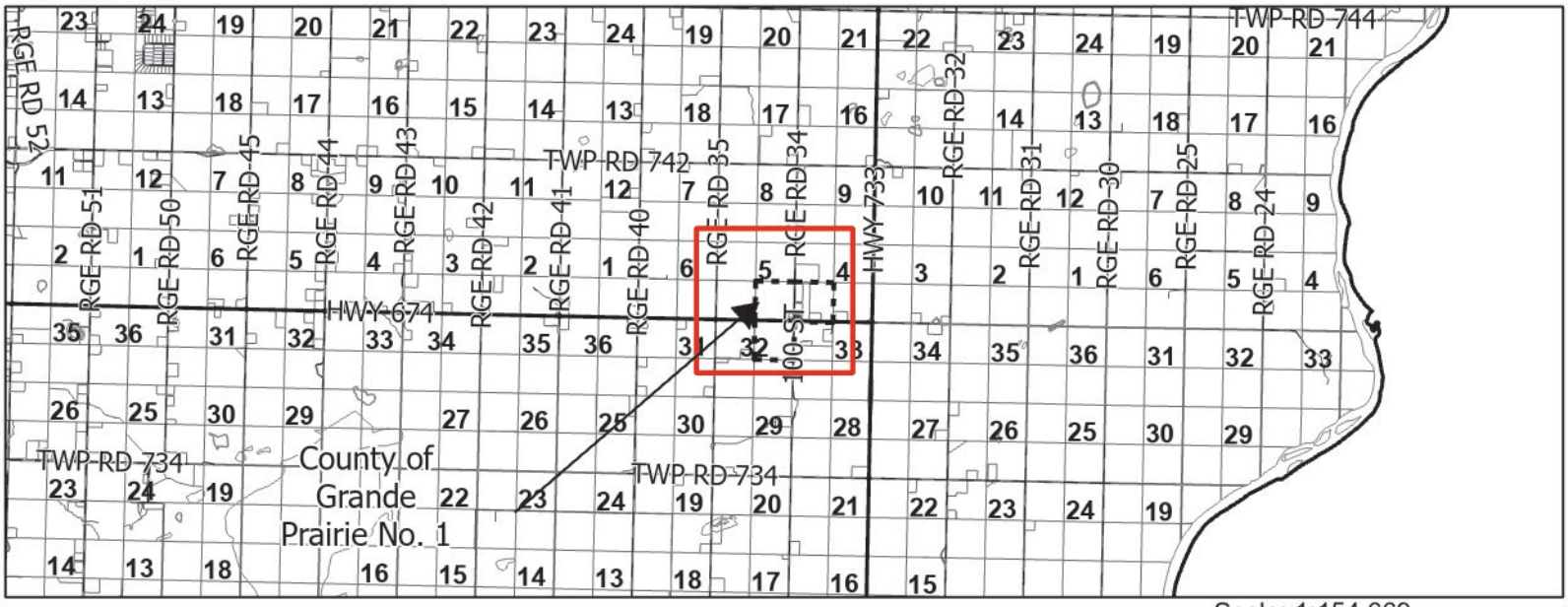
The personal information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and Section 653 of the Municipal Government Act. The information collected may be made available to the public surrounding necessary procedures for the Subdivision 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.: PLSUB20250500

Legal Description:
SE-5-74-3-W6

COUNCIL DIVISION: 9

Location



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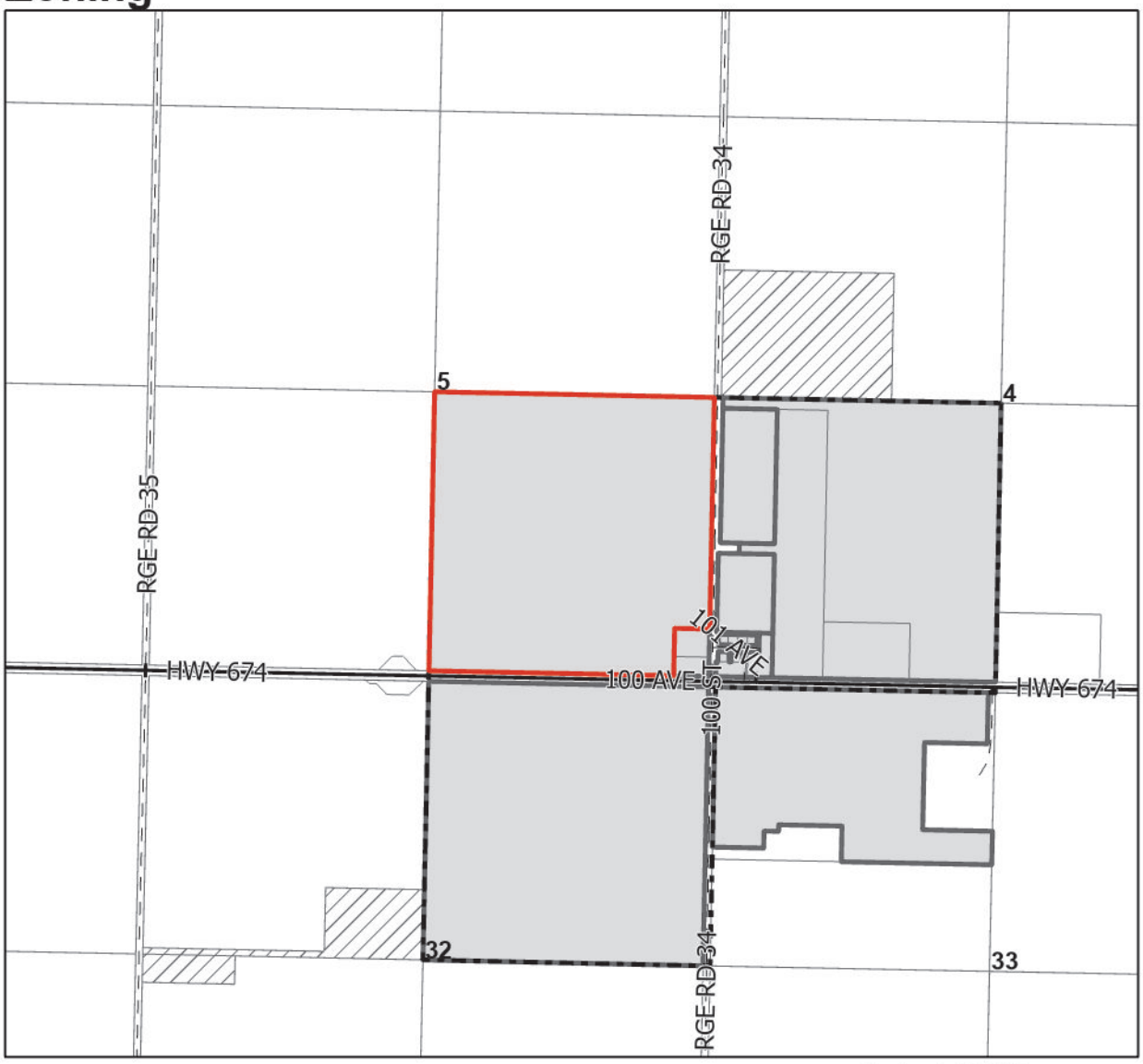
Zoning



Local Area Map Information

- Parcel of Interest

Zoning

- Agricultural
- Country Residentail
- Industrial
- Other
- Named Subdivisions

Scale: 1:20,000

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.
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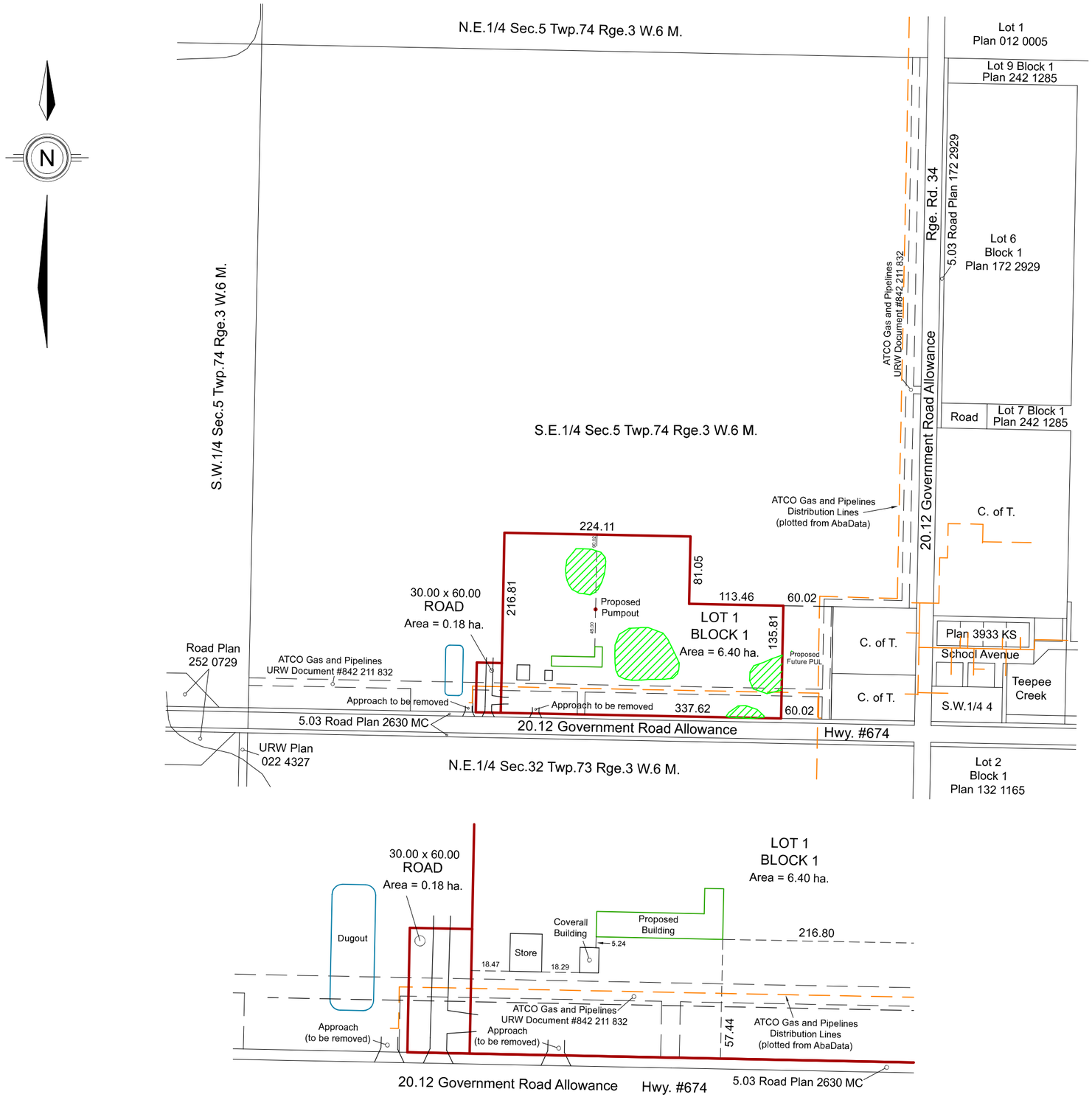


PLAN SHOWING PROPOSED

SUBDIVISION

OF PART OF

S.E.1/4 SEC.5 TWP.74 RGE.3 W.6 M.

COUNTY OF GRANDE PRAIRIE NO.1

ALBERTA

SCALE
1:5000

100 50 0 50 100 200

SUBDIVISION AUTHORITY	OWNER
County of Grande Prairie No.1	Fianna Capital Management Group Ltd.

LEGEND

Area to be registered shown outlined thus ——— and contains 6.58 ha.

Distances shown on the plan are ground and are in meters and decimals thereof

No Build zones shown outlined thus

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 UR District (see LUB amendment application to GC).

ABBREVIATIONS

E.	East	Rd.	road
ha.	hectare	S.	South
hwy.	highway	Sec.	section
M.	meridian	Twp.	township
N.	North	URW	utility right of way
Rge.	range	W.	West

The Proposed Subdivision:	Yes	No
- is within 1.6km of a highway Hwy. #674	■	
- is within 1.5km of a sour gas facility	■	
- contains an abandoned oil and gas well		■
- is within 300m of an operating wastewater treatment plant		■
- is within 450m of an operational landfill		■
- is within 300m of the disposal area an operational or non-operational landfill		■
- is within 450m of an operational or non-operational hazardous waste management facility		■
- is within 300m of an operational waste storage site		■
- is within 300m of a livestock feeding lot		■
- is within a potential flood plain		■
- is within or adjacent to land identified in the Historical Resources Act		■

SCALE: 1:5000

FILE No.: 5737-001

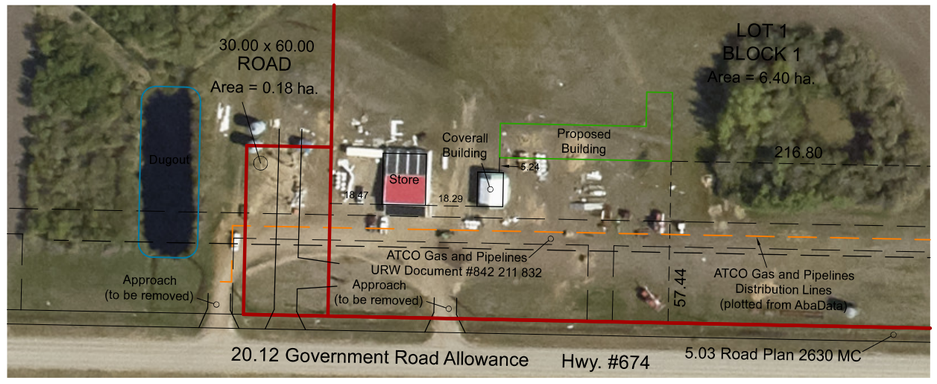
DWG.: 5737-001-PSUB

DRAWN BY: HLR CHECKED BY: VL

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

HELIX Surveys Ltd.

P: 780.532.5731
F: 780.532.5824



PLAN SHOWING PROPOSED

SUBDIVISION

OF PART OF

S.E.1/4 SEC.5 TWP.74 RGE.3 W.6 M.

COUNTY OF GRANDE PRAIRIE NO.1
ALBERTA

SCALE
1:5000

100 50 0 50 100 200

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ha.	hectare	S.	South
hwy.	highway	Sec.	section
M.	meridian	Twp.	township
N.	North	URW	utility right of way
Rge.	range	W.	West

The Proposed Subdivision:	Yes	No
- is within 1.6km of a highway Hwy. #674	■	
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- is within 300m of an operating wastewater treatment plant		■
- is within 450m of an operational landfill		■
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SCALE: 1:5000

FILE No.: 5737-001

DWG.: 5737-001-PSUB

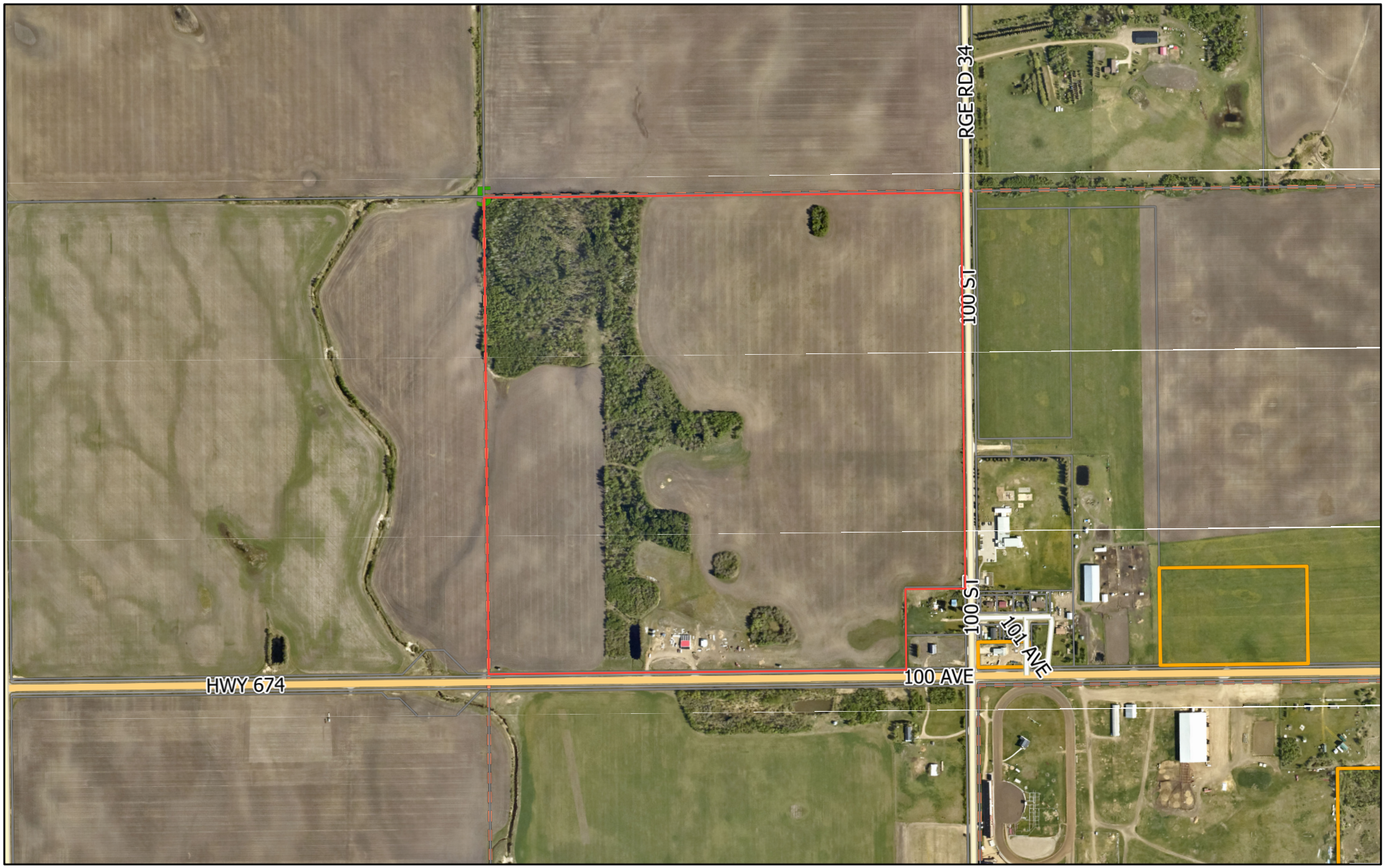
DRAWN BY: HLR CHECKED BY: VL

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

HELIX Surveys Ltd.

P: 780.532.5731
F: 780.532.5824

ArcGIS Web Map



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1:15,995

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

County of Grande Prairie / ALTALIS

Roads
- Highway
- Major
- Local

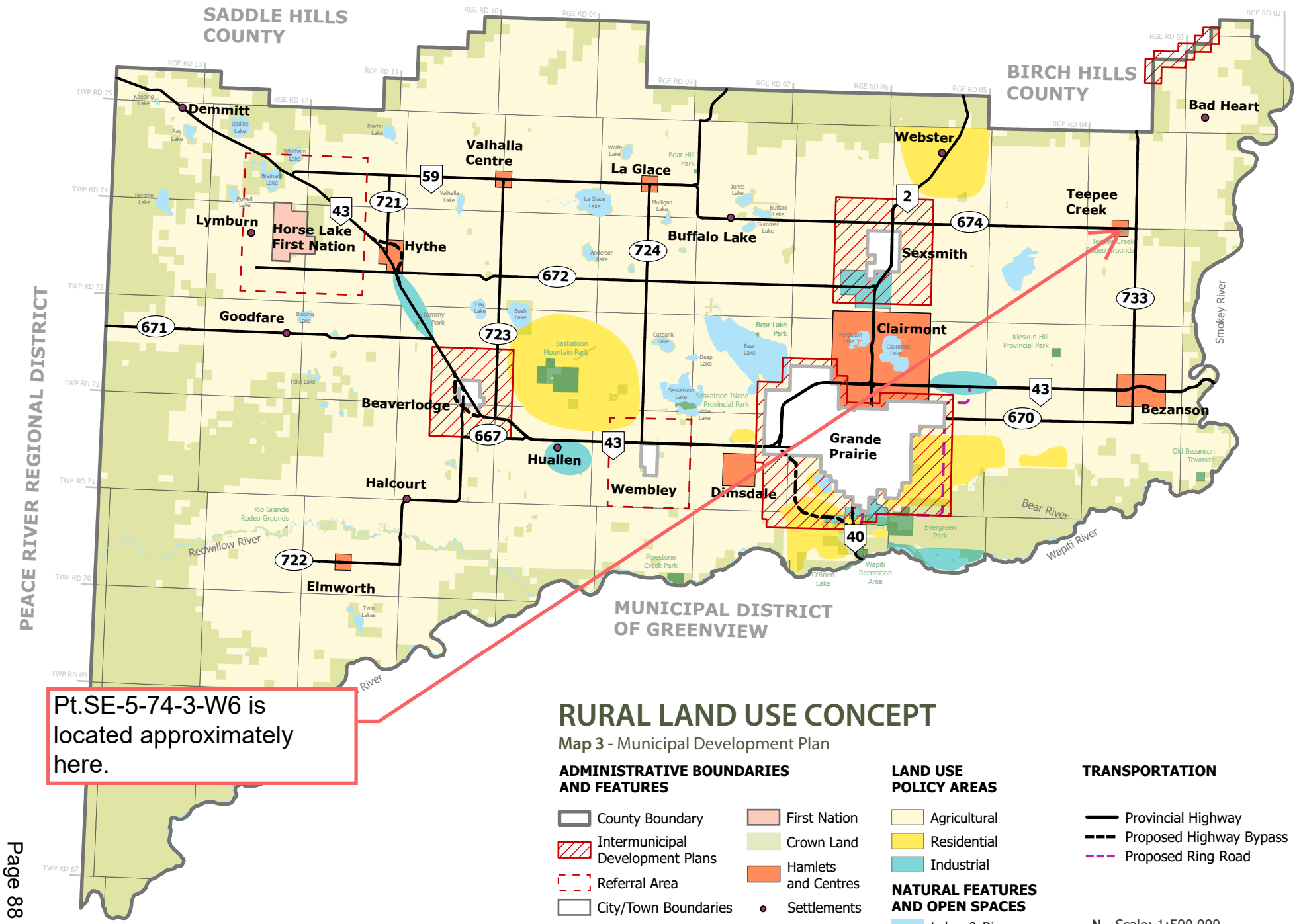
Parcel Fabric - Outlines
- Private
- County

Hamlets
- Hamlet

Municipal Boundary
- Municipal Boundary

Quarter Section Labels
- Quarter Section Grid

regional_ap_2022.DBO.CountyofGrandePrairie_Overall
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Pt.SE-5-74-3-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
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LAND USE POLICY AREAS

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- Lakes & Rivers
- Recreation Areas

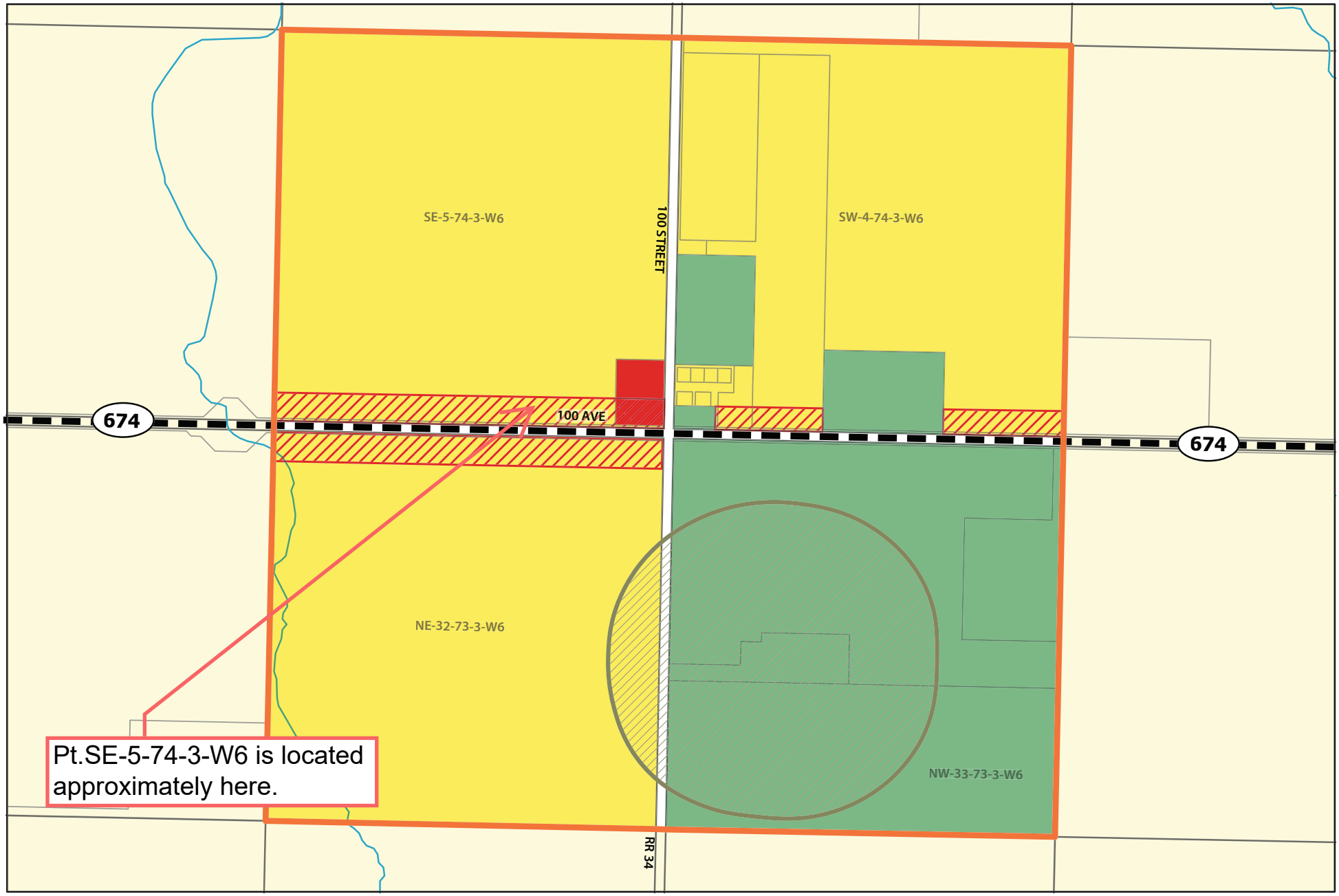
TRANSPORTATION

- Provincial Highway
- Proposed Highway Bypass
- Proposed Ring Road

N

Scale: 1:500,000

Date: 2025-12-22



HAMLET OF TEEPEE CREEK

LAND USE CONCEPT

Map 12 - Municipal Development Plan

N Scale: 1:10,000

Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES

- Hamlet Boundary
- Lakes & Rivers

TRANSPORTATION

- Provincial Highway

LAND USE POLICY AREAS

- Agricultural
- Residential
- Commercial
- Institutional/Public Use
- Residential / Commercial
- Wastewater Lagoon Setback

ZONING

County of Grande Prairie No. 1
Alberta, Canada

ADOPTION DATE: 04/18/2016
REVISION DATE: 2025-09-08

Page Name: 41

1:60,000

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W E
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Pt.SE-5-74-3-W6 is located approximately here.

41

Zoning
- AG
- CFO
- CR-2
- CR-5
- EX
- GC
- IR
- L-IR
- RM-1
- RM-DC
- RR-4
- UR
- LUB Grid

RoadNetwork
- County Roads
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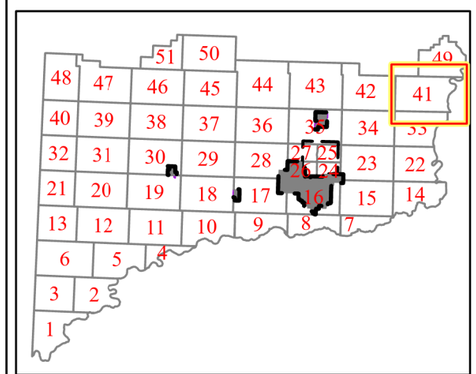

The zoning information contained of this page is for information purposes only.

Outlook

PLLUB20250499

From [redacted]
Date Wed 5/20/2026 8:41 AM
To Plan <plan@countygp.ab.ca>
Cc Bob Chrenek [redacted] 'Ken Binks' [redacted]

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.

For the Fianna #2680:

For council consideration:

Questions and comments:
1.flooding mitigation plans to prevent a reoccurrence seen in 2020.(See William Vaverk archives)
2. the noxious weed concerns over the past several years.
3. https://groundwater.alberta.ca/waterwells/d/ Well ID: 420911
4.The records of this County well on this SE 5 must be corrected thru the EUB as the county is moving to drill as many as 9 wells to this same aquafer??

Dave Campbell
[redacted]

FEED
GROCERY
FARM / AG
RENTALS
MEAT
HOMEMADE
LIQUOR
SNACKS
FEED
FEED