



Development Permit

PLDEV20250629

Applicant:

TOWER SERVICES AND CONTRACTING LTD.
RR 1 SITE 10 BOX 16
SEXSMITH, AB T0H 3C0

Owner:

ATIA Sec 20(1)

Phone: (780) 228-2100

Alt Phone: (780) 568-3375

Email: ATIA Sec 20(1)

ATIA Sec 20(1)

accounting@groundlevelland.com

Date: September 04, 2026

Application Date: December 23, 2025

Roll Number: 387800;

Legal Description: SW-14-73-6-W6;

Civic/Rural Address: 732041 RGE RD 62;

Zoning Classification: RM-2 Rural Medium Industrial;

Please be advised that the County of Grande Prairie has approved an application to develop the above location for the following property improvements/use:

Approved Property Improvement(s)/Use(s):

- **Permitted:** Data Processing Establishment, Five (5) Accessory Buildings (Class 2 Spec Buildings - 80'x180'), Fifteen (15) Accessory Structures (Generators - 8'x20'), and Fifteen (15) Accessory Structures (MUA/Cooling Units - 8'x8').
- **Variance:** Number of Main Buildings (From One to Five); Setback Between Buildings (From 45m to 35m).

This approval is subject to the following conditions:

1. The site is developed as per the approved site plan. Should changes occur or any new development be proposed, a new Development Application is requirement.
2. The development conforms to the district requirements of the Rural Medium Industrial (RM-2) District, except the number of main buildings is increased from one (1) to five (5) and the setback between buildings is reduced from 45m to 35m.
3. Obtain a Roadside Development Permit from the province prior to construction, and provide a copy to the County.
4. Prior to construction commencing, the applicant must obtain all necessary provincial, federal, and municipal approvals and permits related to the proposed development.
5. Provide landscaping to a minimum of 5% of the site area in accordance with Sections 3.16 and 24.6 of the Land Use Bylaw.
6. Provide parking in accordance with Section 3.19 of the Land Use Bylaw.
7. Provide potable water supply on site at the applicant's expense in accordance to all provincial guidelines.
8. Obtain all applicable Safety Codes Permits to ensure compliance with applicable codes.

9. Enter into a Development Agreement with the County of Grande Prairie No. 1 to address the timing and completion of landscaping, fencing, and surface treatment of driveways and parking areas in accordance with the approved Development Permit.
10. The landowner is required to enter into an agreement with the County of Grande Prairie and provide a financial security deposit for the construction of access approach(es) to the lot and to ensure proper construction in accordance with the Minimum Design Standards for Subdivision and Road Construction.
11. All construction debris must be contained within waste bins or temporary fencing to prevent it from blowing onto neighbouring properties. Debris must be removed from the site within one month of construction completion. All work shall be conducted diligently and in accordance with County requirements, minimizing inconvenience to neighbouring residents.

Section 685 of the Municipal Government Act grants you the right to appeal this approval and any of the conditions within 21 days of the Issue Date. Please note that Permitted uses may only be appealed in cases where the Land Use Bylaw was relaxed, varied or misinterpreted. If you wish to appeal, you must file an appeal with the Land and Property Rights Tribunal, 2nd Floor, Summerside Business Centre, 1229 91 Street SW, Edmonton, Alberta, T6X 1E9 or email lprrt.appeals@gov.ab.ca.

The 21-day appeal period must lapse before the Development Permit becomes effective. Subject to Section 2.15(h) of the Land Use Bylaw # 2680. This approval is valid for 24 months from the issue date, provided that development of the approved improvements/use commences within 12 months. If development does not commence within 12 months, or if any portion of the development remains incomplete after 24 months, those incomplete portions shall be considered void. The Development Authority may grant one extension of up to 6 months.

If you have any questions regarding this approval, please contact our office at 780-513-3950 or plan@countygp.ab.ca.

Issued By:



Chetna Sidhu
Planner

The personal information collected with this application has been collected under Section 4(c) of the Protection of Privacy Act and the Municipal Government Act. The information submitted to the County for this application will be subject to the Access to Information Act and may be available to the public via Council or Municipal Planning Commission meeting attendance and Council or Municipal Planning Commission discussions that are video recorded and available to the public on the County website. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. For questions about this collection of personal information by the County of Grande Prairie, contact the Access to Privacy Officer at AccessPrivacy@countygp.ab.ca or call 780-532-9722.

653.55 -DESIGN GRADE
653.55 -EXISTING GRADE



APPROVED

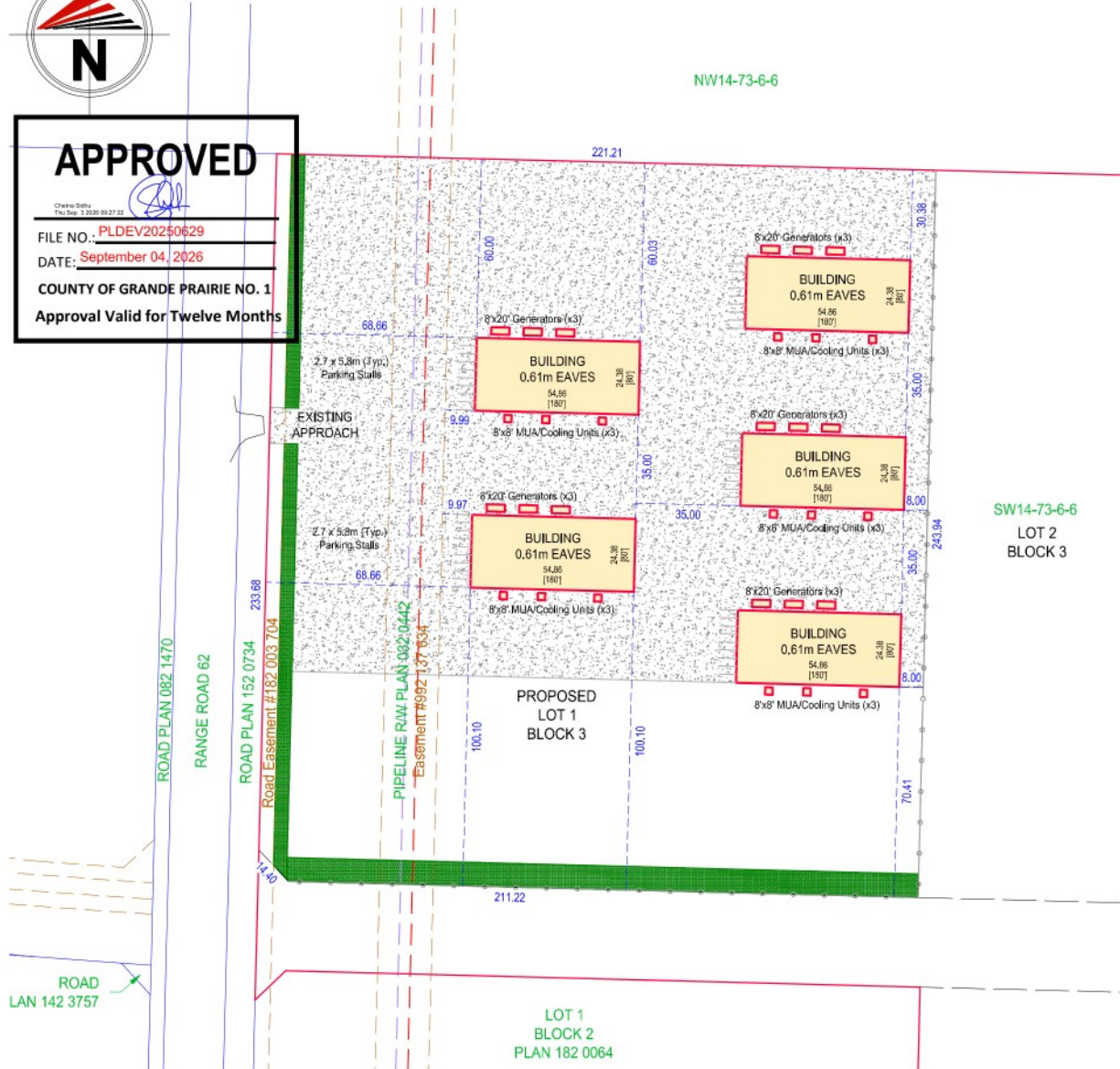
Chris Sells
The Sep. 13/2025 09:27:22

FILE NO.: PLDEV20250629

DATE: September 04, 2026

COUNTY OF GRANDE PRAIRIE NO. 1

Approval Valid for Twelve Months



INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)

Reg. No.	Name
-	-
-	-
-	-
-	-
-	-

DRIVEWAYS SHALL BE SET BACK A MINIMUM OF 0.50m FROM SIDE PROPERTY LINES

ANY EXCAVATION OR CONSTRUCTION PRIOR TO ALL APPROVALS IS AT BUILDERS RISK

EXCAVATOR TO EXPOSE AND CONFIRM MINIMUM 2% SLOPE CAN BE OBTAINED FROM HOUSE TO SANITARY SERVICE TIE-IN

AREA WITHIN LOT:	53924.00m ²
AREA WITHIN PROPOSED BUILDINGS: 7001.17m ²	12.98%
AREA WITHIN PROPOSED LANDSCAPING: 2716.54m ²	5.04%
AREA WITHIN PROPOSED GRAVEL: 36852.25m ²	68.34%
SANITARY SEWER INV. AT PROPERTY LINE:	N/A