



Development Permit

PLDEV20260127

Applicant:

ENFRAME CONSTRUCTION LTD.
RR1, SITE 4, BOX 49
SEXSMITH, AB T0H 3C0

Owner:

ATIA Sec 20(1)

Phone: (780) 568-3375 ATIA Sec 20(1)

Alt Phone: (780) 876-7166

Email: ATIA Sec 20(1)

Date: May 20, 2026

Application Date: April 15, 2026

Roll Number: 2420100;

Legal Description: 1621816; 1; 1; SW-15-73-6-W6;

Civic/Rural Address:

Subdivision/Hamlet:

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

Zoning Classification: RM-2 Rural Medium Industrial;

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

Permitted: Spec Buildings, 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).

Project Value: \$3,750,000.00

This 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 Agricultural (AG) District, except the number of Main Buildings increased from one (1) to five (5). And the setback between the building is reduced from 45m to 35m.
3. This Development Permit replaces Development Permit PLDEV20250628. Upon issuance of this Development Permit, Development Permit PLDEV20250628 is cancelled and no longer authorizes development on the subject lands.
4. A Roadside Development Permit being obtained from Alberta Transportation and Economic Corridors.
5. This approval applies only to construction of the building and does not extend to its use. Future occupants are required to obtain a separate development permits for the use of this building.
6. Landscaping be provided in accordance with Section 3.16 of the Land Use Bylaw.
7. Parking to be provided in accordance with Section 3.19 of the Land Use Bylaw.
8. The applicant is to provide a potable water supply on site at the applicant's expense.

9. The applicant is to provide a sewage disposal system in accordance with the Plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
10. The applicant shall obtain Safety Code Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
11. The applicant enters into a development agreement with the County of Grande Prairie No.1 regarding landscaping, fencing, surface treatment of all driveways and parking areas, timing for completion of all these works, and financial security guaranteeing that all works are completed in accordance with the Development Permit.
12. The existing and proposed access approach shall comply with the County of Grande Prairie's Minimum Design Standards for Subdivision and Road Construction. If the approach does not meet these standards, the landowner shall be responsible for upgrading or reconstructing it to the satisfaction of the County. The County may require the landowner to enter into an agreement and provide a financial security deposit to ensure completion of any required improvements.
13. All construction debris to be contained within an enclosed area by way of waste bins and /or temporary fencing to be prevented from blowing onto neighbouring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents, and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie No. 1 and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

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 lprt.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 780-513-3950 or plan@countygpr.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 Section 642 of the Municipal Government Act. The information collected 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@countygpr.ab.ca or call 780-532-9722.

653.55 -DESIGN GRADE
653.55 -EXISTING GRADE



NW15-73-6-6

PROPOSED 30m ROAD
AS PER EMERSON TRAIL ASP

RANGE ROAD 63

ROAD PLAN 162 1816

LOT 1
BLOCK 1
PLAN 162 1816

Chetna Sidhu
Tue May 19 2026 10:30:26

CNRL Access Road
Easement #832 110 835

SW15-73-6-6

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

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name

AREA WITHIN LOT:	39644.62m²
AREA WITHIN PROPOSED BUILDINGS: 7001.17m²	17.66%
AREA WITHIN PROPOSED LANDSCAPING: 2022.56m²	5.10%
AREA WITHIN PROPOSED GRAVEL: 37622.01m²	94.90%
SANITARY SEWER INV. AT PROPERTY LINE:	N/A