

APPEAL PACKAGE

SDAB 2025-003D

APPEAL HEARING

AGENDA

SDAB 2025-003D

SDAB Hearing Agenda

November 13, 2025

1:00 PM

Council Chambers, City Hall

ATTENDEES

Chair: Linda Murphy

Members: Lynne Coulter and Alan Ingram

1. SDAB Clerk Introduces the Meeting
2. SDAB Clerk Introduces the Chair
3. Introduction of the Members of the Panel
4. Introduction of Process
5. Hearings
 - a. SDAB 2025-002D
 - b. SDAB 2025-003D
6. Closed Deliberations

SDAB Hearing Agenda

Appeal File No. SDAB 2025-003D

Re: Permit Refused for a Semi-Detached Dwelling

With Attached Garage and Deck

Lot: 59B; Block: 5; Plan: 1524594

8403 101 Avenue, Grande Prairie, AB

November 13, 2025

1:00 PM

Council Chambers, City Hall

ATTENDEES

Chair: Linda Murphy

Members: Lynne Coulter and Alan Ingram

1. Open Hearing and Introduction
2. Preliminary Matters
3. Description of Application
4. Presentation: Development Authority
5. Presentation: Appellant
6. Those Speaking in Favour of the Appeal
7. Those Speaking in Opposition of the Appeal
8. Appellant's Opportunity to Rebut New Evidence
9. Final Questions by the SDAB & Responses
10. Closing Remarks: Development Authority
11. Closing Remarks: Appellant
12. Chair confirms all parties have had a fair opportunity to present
13. Close Hearing & Enter Closed Deliberations

DEVELOPMENT AUTHORITY

Appeal Hearing Report

SDAB 2025-003D

SUBDIVISION AND DEVELOPMENT APPEAL

BOARD HEARING # 2025-003D

Thursday, November 13th, 2025, 1:00 P.M.

APPELLANT : Studio Homes Ltd.

DEVELOPMENT APPLICATION : PL250360

Semi-detached Dwelling (48% Driveway Variance)

DEVELOPMENT ADDRESS : 8403 101 Avenue (Lot 59B)

LAND USE DESIGNATION : Small Lot Residential (RS) District

RECOMMENDATION:

It is recommended that the SDAB deny the appeal and uphold the decision of the Development Authority decision to refuse Development Permit PL250360 for the following reasons:

1. The proposed driveway does not comply with Section 81.5(c) of Land Use Bylaw C-1260 which limits the combined driveway width for two semi-detached dwellings on 7.6 metres lots to a total of 7.6 metres (3.8m per lot).
2. Under Section 687(3)(d) of the Municipal Government Act, a variance can only be granted if it does not negatively affect the neighbourhood or neighbouring properties. In this case, no site-specific conditions or planning reasons have been identified to support relaxing the bylaw to this extent.
3. The requested driveway width would reduce space for snow storage and on-street parking, impacting how the street functions for residents, visitors, and maintenance.
4. Increasing the driveway area results in more hard surfacing and less landscaping, which alters the appearance and intended character of the street.
5. The proposal conflicts with a registered restrictive covenant disclosed on title at the time of purchase.

BACKGROUND:

Development Permit Application PL250360 was submitted on September 3, 2025, for a *Semi-detached Dwelling* with a *Secondary Suite* at 8403 101 Avenue (Lot 59B). The application included a variance request to increase the driveway width.

The property is located in the Crystal Landing neighbourhood and is zoned RS - Small Lot Residential (RS). **See Attachment 1 – Site Location Map.** This land use district has the same uses as the other low density residential districts; however, it allows development on smaller lots. In this land use district, the minimum lot width is 9.2 metres per unit for semi-detached dwellings without rear lane access. An exception in the bylaw permits a reduced lot width of 7.6 metres per unit with a front attached garage, provided the combined driveway width does not exceed 7.6 metres, and a restrictive covenant must be registered on title.

This means the combined width of both driveways cannot exceed 7.6 metres total, or about 3.8 metres per lot (**See Figure 1**). This application was submitted with a proposed driveway width of 5.7 metres and with a combined driveway width of 11.3 metres across both lots (**see Figure 2**).

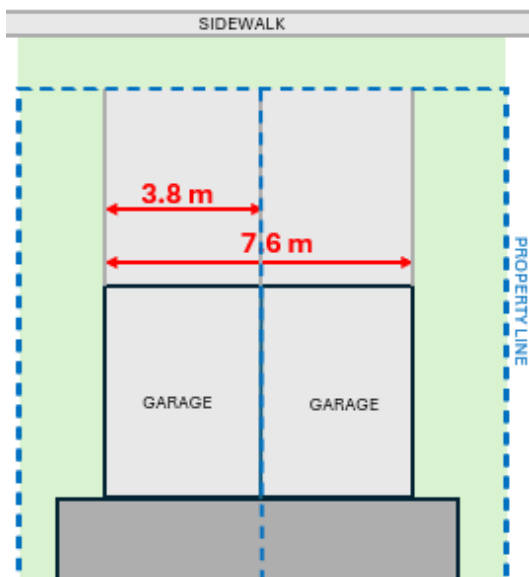


Figure 1 Permitted Driveway Width

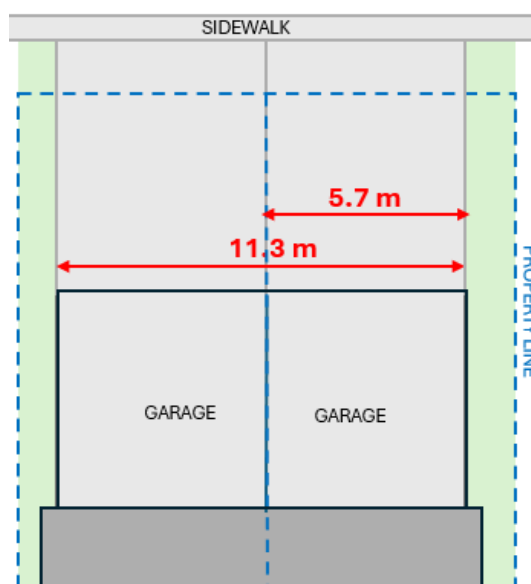


Figure 2 Proposed Driveway Width

A restrictive covenant (Instrument No. 152314858) was registered on these lots when the subdivision was created. See **Attachment 2 – Restrictive Covenant**. While the covenant is not enforceable by the City, it serves as a formal notice to landowners that these limits exist under the Land Use Bylaw and apply to their property.

The applicant was advised this exceeded the bylaw and revised the plan to 4.3 metres for Lot 59A and 4.9 metres for Lot 59B, totalling 9.2 metres (See Figure 4 below).

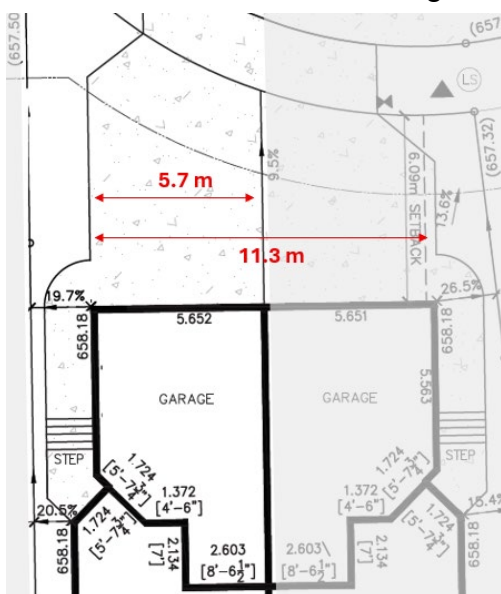


Figure 4A Original Application

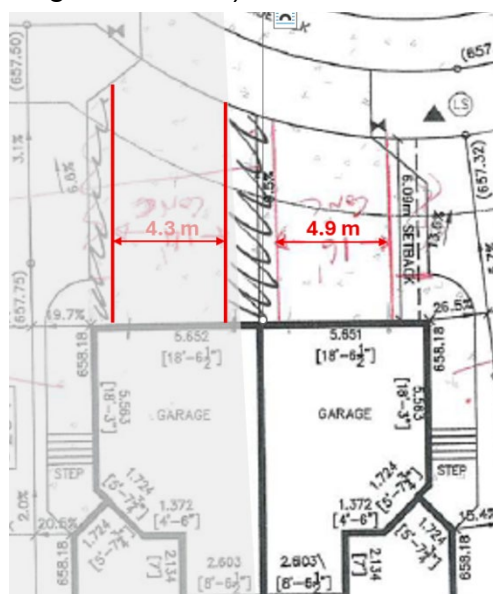


Figure 4B Revised Application

Despite the reduction, the proposal remains non-compliant and results in one driveway that is narrower than the 4.9 metre (16 ft) garage doors shown on the building plans, making it unsuitable

for practical vehicle access and incompatible with the physical layout of the dwellings (See Figure 5 below).

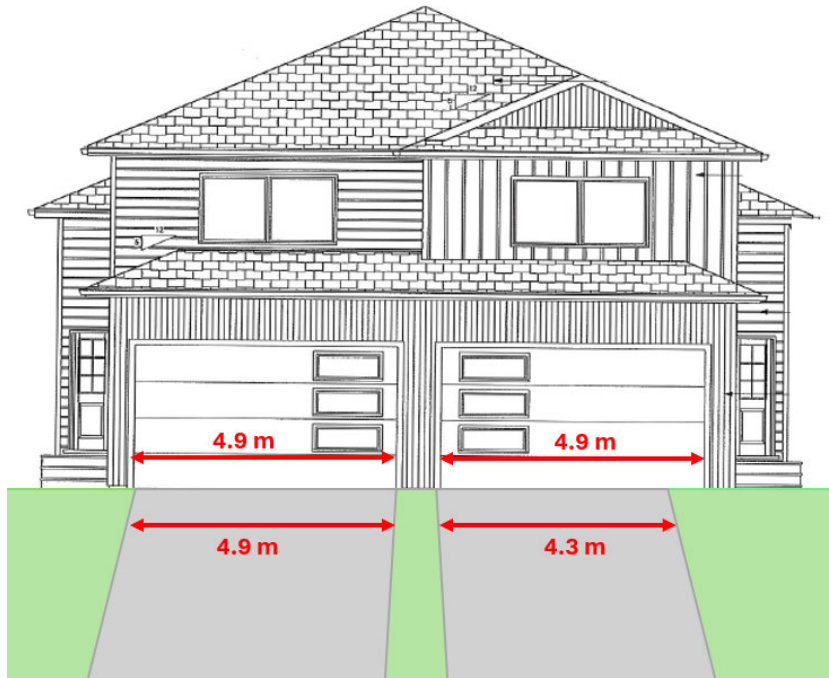


Figure 5 Implications of Narrower Driveways

The Development Authority refused the application and variance on October 14, 2025. A notice of decision was issued the same day with reasons for refusal. **See Attachment 3 - Notice of Refusal.** The applicant subsequently filed an appeal within the legislated period, resulting in this hearing before the Subdivision and Development Appeal Board.

ANALYSIS:

Administration's analysis focused on whether the variance request aligns with the purpose and intent of the Land Use Bylaw and the original planning objectives established for Crystal Landing's narrow-lot development.

The property is one of several 7.6-metre-wide semi-detached lots in the Crystal Landing subdivision. When the subdivision was approved, the City established clear design parameters to ensure narrow-lot properties remained functional, attractive, and compatible with surrounding homes. The 7.6 metre combined driveway limit exists in the Land Use Bylaw to preserve landscaped front yards, maintain drainage capacity, and ensure adequate on-street parking availability. It also requires a restrictive covenant to be registered on title to notify future owners and reinforce the subdivision's design intent.

The following points summarize Administration's key findings from the review of the variance request and its consistency with the Land Use Bylaw and subdivision design intent:

Non-Compliance with Land Use Bylaw C-1260

Section 81.5(c) restricts the combined width of driveways for semi-detached dwellings on 7.6 metre lots to 7.6 meters total (3.8 per lot). The applicant's proposal includes a combined driveway width of 11.3 metres, which exceeds the maximum by 3.7 metres.

Variance is not Justified by Site Conditions

Under Section 687(3)(d) of the *Municipal Government Act*, a variance may only be granted if it does not negatively affect neighbourhood amenities or neighbouring properties. In this case, the proposed 48.7% increase is substantial, and no site-specific conditions or planning rationale have been identified to support relaxing the bylaw to this extent.

Site Function and Streetscape Impact

Increasing the driveway width would reduce landscaping, eliminate snow-storage areas, and limit on-street parking opportunities. The original 7.6 metre limit was established to ensure proper site functionality and consistent neighbourhood design.

Parking Standards and Secondary Suites

The applicant intends to develop a secondary suite, which requires at least one additional on-site parking stall beyond the two required for the principal dwelling. However, the narrow 7.6 metre lot cannot physically accommodate the extra stall without exceeding the permitted driveway width. This lot is not suitable for a secondary suite under current bylaw standards.

Registered Covenant Confirms Awareness and Legal Obligation

A restrictive covenant (Instrument No. 152314858) is registered on title for Lots 59A and 59B, confirming the driveway width restriction. While the City does not enforce private covenants, the Land Use Bylaw requires such covenants to be registered to formally notify future owners of design limitations. Many lots in this subdivision are subject to the same restriction, and property owners have purchased with the expectation that these standards would be upheld.

APPLICABLE LEGISLATION REVIEW:

Municipal Government Act (MGA)

Sections 640 and 685 through 687 empower the Development Authority to make variance decisions and allow appeals to the SDAB. The SDAB may confirm, revoke, or vary the decision of the Development Authority.

Section 687(3)(d) requires that any variance not unduly interfere with the amenities of the neighbourhood or materially affect the use, enjoyment, or value of adjacent properties. Given the magnitude of the proposed variance, it is reasonable to conclude that it would have a negative impact on surrounding properties and the overall character of the neighbourhood.

Municipal Development Plan (Bylaw C-1462)

- Policy 4.3: Council shall give priority to efficient utilization of existing infrastructure.
- Policy 5.2(d): Neighbourhood design should enhance the built environment and promote pedestrian orientation.
- Policy 8(e): Support compact subdivision and building designs that balance vehicle access with high-quality streetscapes.

Land Use Bylaw C-1260

- *Section 81.5(c)*

“Notwithstanding Section 81.4.c the lot width for a semi-detached dwelling unit with a front attached garage may be reduced to 7.6 metres as long as the combined width of the driveways of the two (2) adjoining semi-detached units does not exceed 7.6 metres. A restrictive covenant restricting the width of the driveway is to be registered on the certificate of title of the affected lots.”

- Section 19 – Variance Authority: permits only minor variances that do not unduly interfere with neighbourhood amenities.

STAKEHOLDER ENGAGEMENT:

Land Use Bylaw C-1260 requires that adjacent property owners be notified when a variance is applied for. In compliance with this requirement, Administration provides two notifications: one before the decision, allowing adjacent landowners an opportunity to submit comments, and one after the decision, informing them of their right to appeal. For this application, an information package was sent to three adjacent property owners. Due to a postal strike, we are uncertain whether these pre-decision notices were received; however, the post-decision notices were delivered once mail service resumed. The variance decision was also posted on the City's website. No comments were received in response to the adjacent notifications.

SUMMARY / CONCLUSION:

The appeal was filed regarding the refusal of Development Permit PL250360 for a variance to increase combined driveway width for a semi-detached dwelling from 3.8 metres to 5.7 metres. The Development Authority refused the application on October 14, 2025, determining it did not comply with Section 81.5(c) of the Land Use Bylaw, conflicted with a registered restrictive covenant, and would negatively affect the function and character of the neighbourhood.

The proposed variance is substantial, and no site-specific conditions or planning reasons have been provided to justify relaxing the bylaw. Approving the variance would compromise consistent development standards and could negatively affect neighbouring properties and neighbourhood amenities, contrary to Section 687(3)(d) of the *Municipal Government Act*.

Accordingly, Administration recommends that the Subdivision and Development Appeal Board deny the appeal and uphold the Development Authority's decision to refuse Development Permit PL25035960.

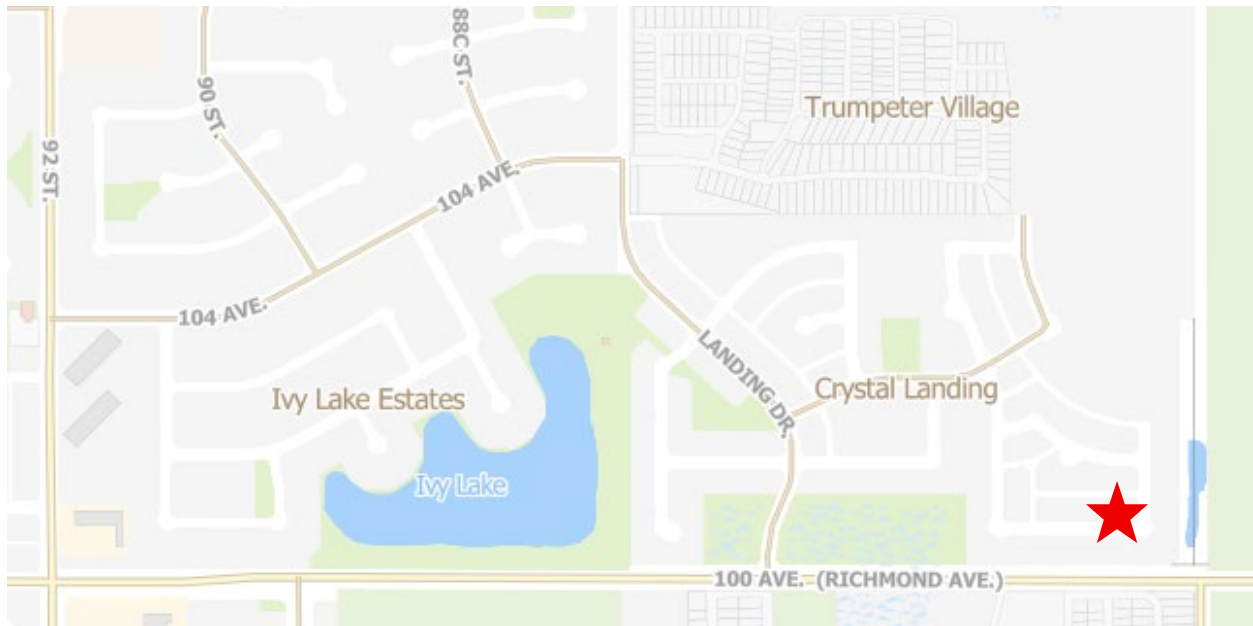
ATTACHMENTS:

Attachment 1: Site Location Maps

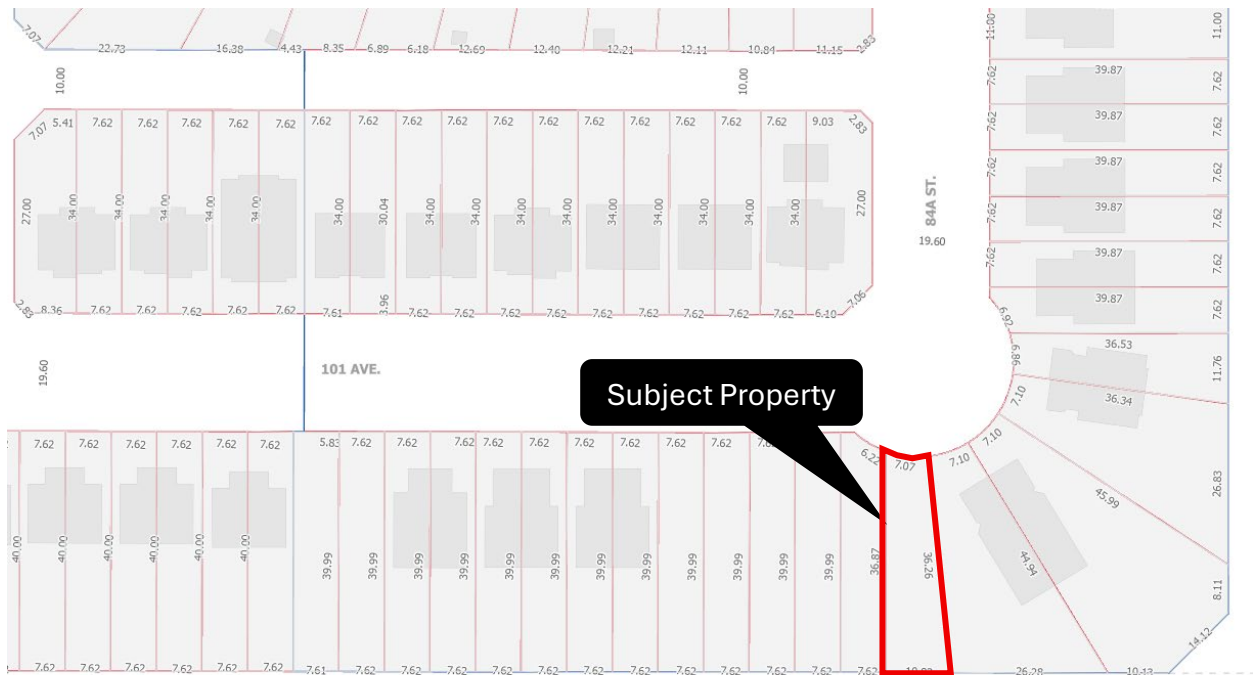
Attachment 2: Restrictive Covenant Instrument 152314858

Attachment 3: Notice of Refusal

Location Map



Subdivision Lot Detail



NOTICE OF REFUSAL

This development application for a:

Project: Semi-detached dwelling with Attached Garage and Deck

Located at:

Legal: Lot: 59B; Block: 5; Plan: 1524594
Address: 8403 101 AVENUE

in the RS Small Lot Residential district has been refused by the Development Authority as per the following section of Land Use Bylaw C-1260.

1. Does Not Comply with Section 81.5(c)

Section 81.5(c) limits the combined driveway width for two semi-detached dwellings on 7.6 m lots to 7.6 m. The proposed 11.303 m width represents a 48.7% increase per lot. There is no planning merit to support a variance of this size, as the lots are not unique and a narrower driveway can be reasonably accommodated within the bylaw standard.

2. Registered Covenant Confirms Owner Awareness and Legal Obligation

A restrictive covenant limiting driveway width remains registered on title. While the City does not administer this covenant, it confirms the owner is aware of and legally bound by the restriction under the *Land Titles Act*. Approving a variance that conflicts with this covenant would be inconsistent with both the bylaw and the registered instrument.

3. Site Function Considerations

Increasing the driveway width would reduce available space for snow storage and on-street parking. Maintaining the bylaw standard supports proper site function and ensures consistent streetscape design.

Decision Date: October 14, 2025

Appeal Period End Date: November 4, 2025

Section 20(1)

Tanis Fletcher
Development Officer

Notice of Appeal Procedures:

In accordance with Section 685(2) of the Municipal Government Act, any person affected by this Development Permit may appeal to the Subdivision & Development Appeal Board.

It is highly recommended that you check www.cityofgp.com/sdab for more information on the appeal process (including the fees involved) or contact the Subdivision & Development Appeal Board Clerk at 780-357-4954 or appeals@cityofgp.com for any questions concerning the appeal process.

Anyone wishing to file an appeal must do so on or before by emailing the Notice of Appeal form to appeals@cityofgp.com, mailing the form or submitting the form in person, Monday to Friday between 8:30 am and 4:30 pm at:

City Hall
Attn: Legislative Services Department
10205 98 Street
Grande Prairie, AB T8V 6V3

Please note: The appeal fee and form must both be submitted on or before the deadline above for the Notice of Appeal to be considered.

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

152314858

ORDER NUMBER: 54980620

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE THAT **CRYSTAL LANDING CORP.** of the City of Edmonton, in the Province of Alberta, claims for itself and annexes to and to run with the Lands the benefits, burdens, rights and restrictions as set forth in the Land Use and Development Restrictive Covenant Schedule attached hereto and marked Exhibit I (which forms part hereof) respecting, inter alia, the use and the development of and to the lands described in the Land Schedule annexed hereto and marked as Schedule "A" to Exhibit 1, being lands standing in the register in the name of **CRYSTAL LANDING CORP.**

CRYSTAL LANDING CORP. forbids the registrations of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject to our claim.

WE APPOINT Suite 11504 – 170 Street, Edmonton, Alberta T5S 1J7, as the place at which notices and proceedings relating hereto may be served.

DATED this 1 day of October, 2015.

Section 20(1)

CANADA
PROVINCE OF ALBERTA
TO WIT:

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)
)

I, ROSS YAREMKO
OF THE CITY OF EDMONTON, IN
THE PROVINCE OF ALBERTA,

MAKE OATH AND SAY AS FOLLOWS:

1. I Am agent for the above-named Caveator.
2. I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN BEFORE me at the City of
Edmonton, in the Province of Alberta, this
1 day of October, A.D. 2015.

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A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

CRYSTAL M. DA PONTE
COMMISSIONER FOR OATHS
EXPIRES JUNE 28, 2016

Section 20(1)

EXHIBIT 1**LAND USE AND DEVELOPMENT
RESTRICTIVE COVENANT SCHEDULE**

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

WHEREAS:

1. CRYSTAL LANDING CORP. ("Developer") is the registered owner of the lands situate in the City of Grande Prairie, the Province of Alberta described in the Land Schedule annexed hereto and marked as Schedule "A" ("Lands").
2. The Developer is in the process of developing the Lands as a series of residential lots to be known as "Crystal Landing".
3. In order to provide that the Lands and each and every part thereof will be developed on a well planned and uniform basis of high standards of appearance, it is desirable that the Developer annex to and/or benefit of the Lands and each and every part thereof certain restrictions, covenants and conditions restrictive in nature in respect of the exterior design, use (to the extent that use is a function of design) and development to the Lands and each and every part thereof and the buildings, structures, improvements and premises to be erected on each and every part of the Lands, all as hereinafter set forth, which restrictions, covenants and conditions are not meant to detract or derogate from any Land Use By-laws of the City of Grande Prairie but are in addition and supplementary to, the restrictions, covenants and conditions contained in the said Land Use By-law.
4. Compliance with the Development Guidelines as interpreted by the Design Review Committee and the Land Use and Development Guidelines Caveat shall be a requirement of any Development. The Development Guidelines are intended as a reference and guideline for use by the Developer in evaluating any specific development proposal to ensure compliance with the Development Guidelines.
5. NOW THEREFORE the Developer annexes to and for the benefit of the Lands and each and every part thereof and for the common benefit of the Developer and of any and all purchasers of the Lands and each portion thereto the following restrictions, conditions and covenants restrictive in nature the benefits and burdens of such restrictions, conditions and covenants to run with the Lands.

**ARTICLE I
INCORPORATION OF RECITALS AND DEFINITIONS**

- 1.1 The recitals hereto are incorporated in this Land Use and Development Guidelines Caveat Schedule and shall form part hereof.
- 1.2 For the purpose of this Caveat including the recitals, the terms defined in this Article I shall have the meanings herein specified. The terms:
 - (a) "Development Guidelines" shall mean the Development Guidelines described in Section 5.1 of

- (a) "Development Guidelines" shall mean the Development Guidelines described in Section 5.1 of this Caveat;
- (b) "Development" means carrying out of any permanent construction or any residential building structure, improvement or premise on or excavation of the Lands or any changes or alterations or any such building, structure, improvement or premise constructed on or in the Lands excepting landscaping;
- (c) "Developer" shall mean CRYSTAL LANDING CORP.;
- (d) "Design Review Committee" shall mean that person or persons designated by the Developer in the Development Guidelines;
- (e) "Lands" or "Developers Lands" shall mean the lands legally described in Schedule "A".

ARTICLE II

APPROVAL OF DEVELOPERS REPRESENTATIVE

2.1 No Development shall be commenced or carried out on any portion of all the Lands except following application in writing for approval to the Design Review Committee and then only as approved in writing by the Design Review Committee all as herein required. Application to the Design Review Committee must be made prior to any application for a development permit or building permit from the City of Grande Prairie. The Design Review Committee shall always act reasonably in granting or denying any approval. Approval shall be by the Design Review Committee based, among other things, upon the adequacy of site dimensions, conformity and harmony of external design with neighbouring structures, effect of location and use of improvements on neighbouring structures, effect or location and use of improvements on neighbouring sites, improvements, operations and uses, relation of topography, grade and finished ground elevation of the site being improved to that of neighbouring sites, proper facing of elevations with respect to nearby streets, and conformity of the plans and specifications to the Development Guidelines hereinafter set forth.

2.2 Each and every person proposing Development on the Lands shall provide the Design Review Committee with preliminary plans and specifications and such other information that the Design Review Committee may require in order to approve a proposed Development, which plans and specifications shall be of the scale and detail required by the City of Grande Prairie for development permit application. Each person proposing Development on any portion of all of the Lands shall submit with its application, to the Design Review Committee those items set forth in Paragraph 1 of Schedule "B".

2.3 Wherever the Design Review Committee receives a request for approval the Design Review Committee shall either provide its approval or disapproval in writing, to the address shown in the request for approval. The Design Review Committee shall, within three (3) days from receipt of application, provide their approval, conditional approval or disapproval. No specific approval once given by the Design Review Committee may thereafter be revoked.

2.4 Wherever application for approval for development or any portion of the Lands is required pursuant to the Land Use and Development Guidelines Caveat, such application shall be

made in writing all in accordance with Paragraph 1 of Schedule "B".

2.5 The Design Review Committee shall have the power to obtain the assistance, advice or opinion of such architect, landscape architect, surveyor, engineer or other expert as he may think fit and shall have the discretion to act upon any assistance, advice or opinion so obtained.

2.6 The Design Review Committee shall have the right to reject any complete submissions in their entirety. Approval or rejection of any matter by the Design Review Committee is to be considered approval or rejection by the Developers.

2.7 The Design Review Committee's stamp of approval affixed to the plans, architectural drawings and specifications denotes the approval and acceptance of the technical information contained in such plans, architectural drawings and specifications and approval of the visual design that the plans, and drawings and specifications appear to represent. The stamp of approval may not be construed to mean the Design Review Committee's confirming of dimensions shown of any submission. The applicant shall be responsible for all requirements of this Caveat, Building Codes and Regulations and laws of governing authorities having jurisdiction whether or not shown on the drawings, notwithstanding the Design Review Committee stamp of approval.

ARTICLE III **COMPLIANCE**

3.1 Each person proposing development and carrying out a Development is responsible for ascertaining and complying with:

- (a) The requirement of any Dominion, Provincial or Municipal legislation applicable to such proposed Developments;
- (b) The conditions of any easement or restrictive covenant in respect of the Lands;
- (c) The restrictions, conditions and covenants contained in this instrument.

These restrictions, covenants and conditions are not to detract or derogate from any Land Use By-laws of the City of Grande Prairie, but are in addition to, and supplementary to, the restrictions, covenants and conditions contained in the Land Use By-law of the City of Grande Prairie in force at the time.

3.2 Where reference is made herein to requirements of the Land Use By-law, such references shall mean the Land Use By-law, without relaxation if deviation is made through the exercise of discretion or authorized officials, is through the development permit or building permit process is, through application or appeal to the Development Appeal Board, is through application to other government authority or court of competent jurisdiction or otherwise howsoever.

ARTICLE IV **COMPATIBILITY**

4.1 The Design Review Committee may in its sole discretion, acting reasonably, withhold approval from any proposed Development with a design, use (to the extent that use is a function of design) and development which in their opinion is not in conformance with the Development

Guidelines or is incompatible with other users of other portions of the Lands whose developments have been approved.

ARTICLE IV
DEVELOPMENT GUIDELINES

5.1 The restrictions set out in Schedule "B" annexed hereto and forming part thereof apply to every Development on the Lands.

ARTICLE VI
WAIVER

6.1 The Development Guidelines cannot be varied or waived without the express written consent of the Design Review Committee.

6.2 The Design Review Committee retains the right in their sole discretion, to vary the restrictions, conditions and covenants of this Caveat. The waiver excusing or overlooking any of the restrictions with respect to any Development of the Lands shall not be construed or constituted a waiver in favour of any other Development of the Lands and is not to be construed or constitute a waiver of any other of the restrictions, conditions and covenants contained in this Caveat.

ARTICLE VII
SEVERABILITY

7.1 Should any part, term or provision hereof be declared or decided by any Court to be illegal or in conflict with the laws or jurisdiction where the provisions hereof are to be performed, the validity of the remaining portion, terms, or provisions hereof shall not be affected thereby and said illegal part, term or provision shall be deemed not be a part hereof.

ARTICLE VIII
DISCHARGE OF CAVEAT

8.1 The Design Review Committee retain the right to approve the compatibility of use, development and design of any Development, to vary the terms and conditions of this Caveat provided always that any such varying of the terms and conditions of this Caveat do not detract from the standard of the terms and conditions thereof.

8.2 The Design Review Committee retain the sole right in their discretion to discharge this Caveat as to any portion of the Lands.

DATED this 1 day of October 2015.

CRYSTAL LANDING CORP.

Section 20(1)

(c/s)

SCHEDULE "A"
TO EXHIBIT 1

PLAN 152 4594

BLOCK 5

LOTS 53A, 53B, 54A, 54B, 55A, 55B, 56A, 56B, 57A, 57B, 58A, 58B,
59A, 59B, 60A, 60B, 61A, 61B, 62A, 62B, 63A, 63B, 64A, 64B

BLOCK 13

LOTS 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B

SCHEDULE B TO EXHIBIT 1
CRYSTAL LANDING - PHASE 5B - SEMI-DETACHED
DEVELOPMENT GUIDELINES

Definitions

1. The following definitions shall apply to all parts of these guidelines:
 - (a) "Residence" shall mean a single dwelling separated from another attached dwelling by a common wall.
 - (b) "Building" shall mean two Residences joined together by a common wall
 - (c) "Lot" shall mean the parcel of land to which a single legal Certificate of Title can be obtained.

Semi-Detached Residential Housing

2. Before applying to the City of Grande Prairie for a development permit, the applicant shall submit plans for approval by the Design Review Committee. Applications shall include two sets of the following:
 - (a) Building floor plans;
 - (b) Building elevation of all 4 sides showing materials finishes and colours;
 - (c) Plot plan showing Lot grades, door elevations, setbacks, building location and driveway. This plot plan shall be prepared by an Alberta Land Surveyor designated by the Developer;
 - (d) Completed application form.

The Design Review Committee shall review the plan and recommend approval, modification, or rejection of the application based on the reference of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, the Design Review Committee will send a copy of the application and a marked up set of plans, indicating any required changes to the applicant. After approval, the plans may not be altered without prior approval of the Design Review Committee. The original application and one set of similarly marked prints will be kept for future reference. The Design Review Committee will keep an up to date record of plans showing building types, colours, roof lines and grades, to advise the applicants of how their proposed building will best fit into the existing situation.

The applicant is responsible for notifying the Design Review Committee in writing

that the building is complete and ready for inspection. Construction will be inspected once completed to ensure compliance with these controls. Should there be no damage to municipal improvements, front and side yards landscaped and the building is according to plans, the damage deposit will be returned.

Semi-Detached Residential Housing

3. The following lots are identified as semi-detached: Lots 53A to 64B, Block 5, and 11A to 16B, Block 13. The said lands shall be used for the construction on each lot of a Residence that shall be constructed to the requirements set out in this covenant.

Development Approvals

4. The residence and the siting of the residence shall be constructed in accordance to the standards as approved by the Design Review Committee.

Repetition

5. Similar Building elevations will not be permitted adjacent to each other. i.e. XOX. Similar Residence elevations will not be permitted within 2 residences of each other on either side of the street. i.e. XOYX (X denotes repetition). To be different an alternate elevation must reflect significant change to exterior treatment such as roof design, windows, styling and finish. Whether there is repetition shall be in the sole discretion of the Design Review Committee acting reasonably.

Transition

6. There shall be a gradual transition in Building massing from Lot to Lot with no abrupt changes in height. Whether any requested transition is acceptable shall be within the sole discretion of the Design Review Committee acting reasonably.

Corner Units

7. The use of detailing on both front and flanking streets and avoidance of blank wall planes is strongly encouraged.

Minimum Width

8. The minimum width of any dwelling to be constructed shall be at the discretion of the Design Review Committee. It is encouraged that the entire building pocket frontage is utilized.

Garage and Driveway

9. Concurrent with the construction of the Residence, an entry sidewalk from the street shall be constructed of poured concrete, paver stones or precast concrete slabs. Each Residence shall have its own entry sidewalk. If a parking pad is constructed on the rear of the lot, the parking pad must be constructed to the City of Grande Prairies standards. Dwelling units with 7.6 m lots and front attached garages must not exceed a combined maximum driveway width of 7.6 m for the 2 adjoining units to conform to City of Grande Prairie land use bylaw C-1260, section 81.5c.

High Visibility Lots

10. The following Lots are designated as High Visibility in the subdivision:

Lot(s) 53A to 64B, Block 5
Lot(s) 16B Block 13

The rear elevation of dwellings constructed on these lots shall have roofs sloping towards the rear lot line and shall avoid large expanses of blank wall planes. Whether the rear elevation is acceptable on any of these lots shall be in the sole discretion of the Design Review Committee acting reasonably.

Soil Conditions

11. Certain at present unidentified Lots within the lands will have soil conditions which may require special construction procedures such as, but not limited to, fill compaction or additional or deeper pilings. Therefore, no construction of a dwelling on the lands shall proceed without proof of compliance with the requirements of the City of Grande Prairie and without the approval of the Design Review Committee. It shall be the responsibility of the applicant to ascertain from the Design Review Committee prior to commencement of construction which Lots have such special soil conditions.

Roofing

12. The only roofing materials permitted on dwellings constructed in the subdivision shall be asphalt shingles, pine or cedar shakes, concrete tiles or high-grade interlocking tiles.

Exterior

13. False front walls are not permitted. Masonry and trim details must be returned onto side elevations. Brick, cedar siding, masonite siding, cultured stone, vinyl or aluminum siding, or stucco are acceptable for primary finish and trim materials. Three finish materials will be allowed in addition to brick or stone. Parging must be exposed a minimum of 1'0" up to a maximum of 2'0" on the front elevation. It is encouraged that the front doors to Residences on the same Building face different directions. For example, if the front door on lot 1A faces the front street, the door on lot 1B can face the sideyard.

Colors, finish materials, and trim must be consistent on the entire Building.

Symmetrical Buildings

14. It is encouraged that each Building have different elevations for each Residence. For example, an elevation used on Lot 1A, should be different than the elevation used on Lot 1B. Whether an elevation is too similar to the elevation used on the other side of the Building shall be within the sole discretion of the design review committee acting reasonably.

Exterior Colours

15. The effect should have at least 2 colours for the exterior of a home, preferably 3 (another accent colour). Shingles, parging and feature trim (brick or stone) will not be tallied in this colour count. Strong colours should be limited for accenting the exterior. Whether a colour is too extreme or whether there is enough contrast between Buildings or whether a colour is too deep for primary dwelling application shall be within the sole discretion of the Design Review Committee acting reasonably. Colors, finish materials, and trim must be consistent on the entire Building.

Fence

16. All fence construction on the Lands shall be of chain link or wooden construction which shall follow the general specifications set out in Appendix "A" attached hereto.

Notwithstanding the foregoing, the following lots are to have wooden fence:

Lot(s) 53A to 60B inclusive, Block 5 – along rear property line backing onto 100 Ave.

Lot(s) 60B to 64B inclusive, Block 5 – along the rear property line backing onto the future 84th Street roadway.

Notwithstanding the foregoing, the following lots are to have chain link fence:

n/a

Each and every owner of the Lots shall also ensure that the fencing is in good order and in the case of wooden fencing, painted the colour designated by the Design Review Committee.

Landscaping

17. All front yards shall be either sodded, seeded with lawn grass or completed with decorative techniques such as flower beds, shrubs and maintenance free material within twelve (12) months of occupancy.

Accessory Buildings

18. No accessory buildings shall be built or located on or in the front yard of any dwelling constructed on the Lot.

Quality Subdivision

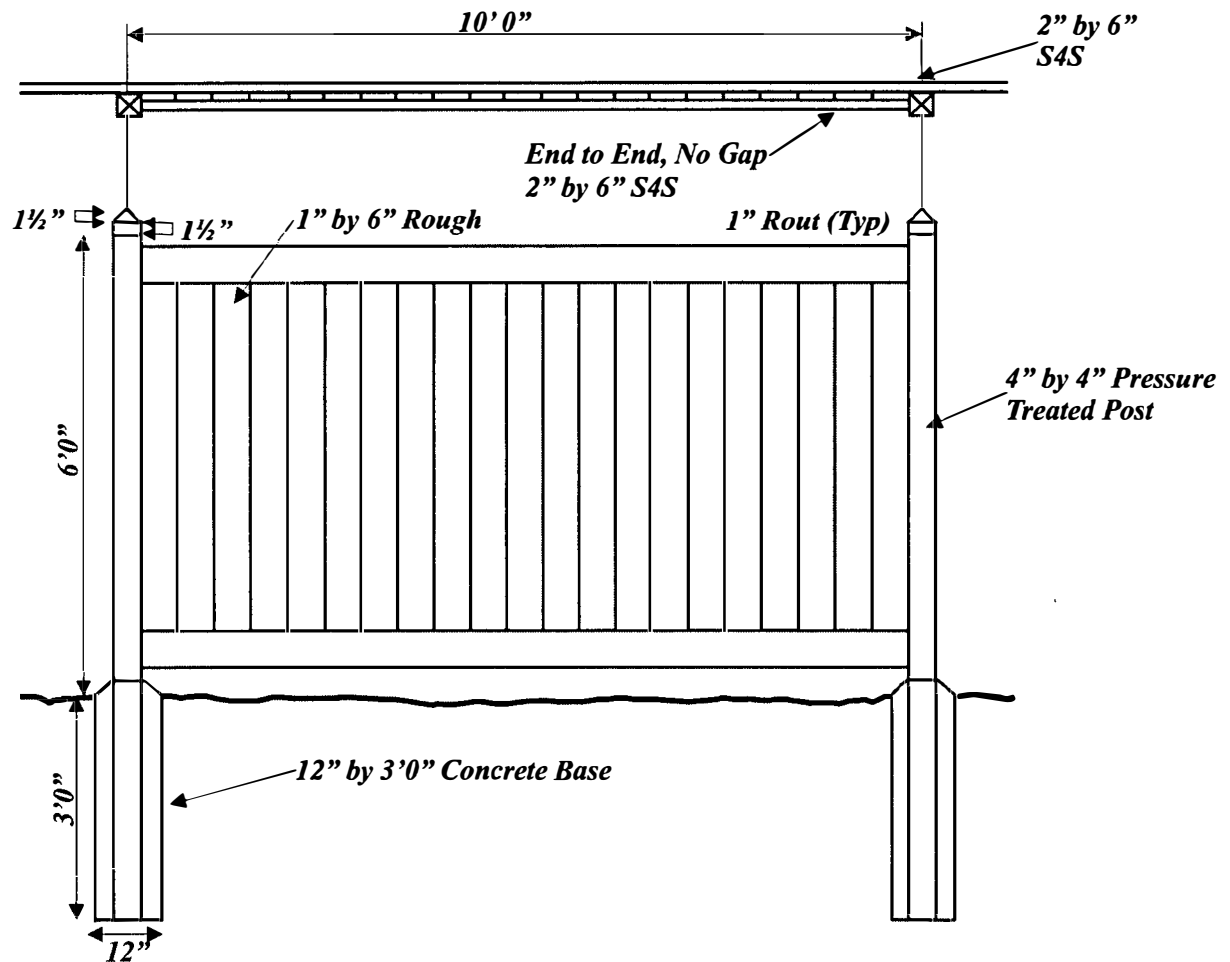
19. These Development Guidelines are to be attached to the certificate of title by way of a Caveat to coordinate the overall physical image and appearance of the Crystal Landing development. The intent is to provide standards to enhance the development so as to maintain a high level of visual appeal to ensure the long term protection of property values. It is the intent of CRYSTAL LANDING CORP. to apply controls to its subsequent stages of development on adjacent lands. These controls are provided above and beyond the requirements of the City's Land Use By-law. Conformity with these controls does not supersede the required approval process of the City of Grande Prairie. In order to ensure compliance with these controls, the Developer will appoint a Design Review Committee to administer the approval of the plans. This may require the posting of a

performance deposit by the applicant, refundable without interest upon final inspection of the building is constructed according to approved plans, there is no damage to municipal improvement such as sidewalks, curbs, and that front and side yards are landscaped.

Breach of Covenant

20. Should any of the covenants herein be breached, the Design Review Committee or any other owner in the subdivision not in breach of the Development Guidelines may but shall not be obligated to take steps to enforce compliance with the requirements contained herein including, without limitation, an application for injunctive relief requiring compliance with the terms hereunder or prohibiting construction without compliance hereunder. No action shall lie against the Developer or the Design Review Committee or the City of Grande Prairie as a result of their exercise of discretion under these Development Guidelines or as a result of them choosing not to exercise their discretion.

APPENDIX "A" to Schedule B: TYPICAL FENCE DETAIL



Crystal Landing Fence Color:
Cloverdale Solid Wood Stain in Beachwood
Available at Rona and Home Hardware



152314858

152314858 REGISTERED 2015 10 06

CAVE - CAVEAT

DOC 9 OF 12 DRR#: C0ED200 ADR/SHAWNREQ

9

**NOTICE OF DEVELOPMENT
APPEAL**

SDAB 2025-003D

Clear Form

Print Form

Applicant Information

Name of Applicant Studio Homes 2021 Inc Application Date _____

Mailing Address Section 20(1) City Grande Prairie

Province Alberta Postal Code Section 20(1)

Phone Section 20(1) Email Section 20(1)

Owner's Information

Name of Owner Crystal Landing Corp

Mailing Address Section 20(1) City Edmonton

Province Alberta Postal Code Section 20(1)

Phone Section 20(1) Email Section 20(1)

To: SDAB Secretary
City of Grande Prairie
Subdivision & Development Appeal Board
City Hall
P.O. Bag 4000,
10205 - 98 Street
Grande Prairie, AB T8V 6V3

I: ☐ / We: ☐

Applicant Status ☒ Applicant for Development Permit ☐ Person affected by an order, decision, or Development Permit

Hereby give Notice of Development Appeal for the following reasons: (If you need more space, attach applicable documentation)

Clear Form

Print Form

The land affected by this Development Appeal is:

Lot(s) 59B Block 5 Plan 152-4594

Municipal Address or Location 8403-101 Avenue

Signature(s) of
Appellant(s)

Section 20(1)

Date

October 1, 2025

For Office Use Only

Application Fee \$367.50

Appeal #

Receipt #

Date Received

Freedom of Information and Protection of Privacy (FOIP) Act

The Personal Information is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act, RSA 2000, chapter F-25*, as amended from time to time, and will be used to manage and administer the Subdivision and Development Appeal Board process. In accordance with the access provisions of the *Municipal Government Act, RSA 2000, chapter M-26, section 686*, as amended from time to time, and the FOIP Act, at the discretion of the Subdivision and Development Appeal Board or the Subdivision and Development Appeal Board-Administration, your submission, or elements from your submission may be made available to the public. If you have any questions about the collection, use, or disclosure of your personal information, please contact the FOIP Coordinator at 780-538-0300.

Reception@StudioHomes.ca

From: Diane Tennant <dtennant@cityofgp.com>
Sent: September 8, 2025 1:35 PM
To: Reception@StudioHomes.ca
Subject: Semi-detached at 8403 and 8405 - 101 Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Lot 59 A/B

Job 1388/89

Good afternoon,

We have discussed these lots in this area with John before. These are the row of RS (Small lot Residential) zoned lots that have the additional requirement in Section 81.5 c) of the Land Use Bylaw. This says that because there is no rear access on these lots, and the lot width is only 7.6m – you are limited to a combined driveway width of 7.6m for both sides of the semi-detached (or 3.8m per lot). This doesn't mean just where the driveway crosses the boulevard – the driveway width restriction goes all the way to the garage. So you can only have single garages on these dwellings.

Because you can only have a single garage and the parking stall on the apron on front of it – that means you cannot have a secondary suite in either of these units because you cannot provide the required parking.

The permits were uploaded into our database already – but I cannot approve what you have submitted. Would you like me to refund all the fees for this project and cancel these permit applications so you can start fresh with a different building plan?



Diane Tennant
Development Officer
Development Services
City of Grande Prairie
O 780-830-5007

This email may contain confidential information. If you are not the intended recipient, please notify the sender and delete this email immediately.



#203– 8439 111A Street
Grande Prairie, AB T8V 5L4
Tel: 780-532-4335 / Fax: 780-539-9053

October 3, 2025

Appeal Officer
City Of Grande Prairie

Dear Sir/Madam

Notice of Appeal Letter

I am submitting this letter to officially appeal the decision made on September on the denial of my zoning permit application for the property at 8403/8405-101 Avenue as well as *for the additional addresses listed.*

8429/8427 101 Avenue
8425/8423 101 Avenue

8409/8407 101 Avenue
8413/8411 101 Avenue

Studio Homes Group developed approximately 700 lots and has constructed more than 1,500 homes.

Studio Homes acquired 15 lots and a 12-acre semi-detached duplex from Daytona Group. It was subsequently found that the zoning of the semi-lots had been modified to permit a single car driveway.

Over the past six months, I have observed that the overall environment is extremely crowded and that the street conditions are highly unsafe, making it difficult to cross without risking serious harm. The situation is a complete disaster. Give a chance to allow young children to play in the open air for some outdoor enjoyment. I am unsure

why this bylaw was enacted, as it has resulted in a significantly negative impact on the environment.

Each individual lot could have accommodated a driveway of at least 16-18 feet in length at the front. That would not have caused any harm and easily would accommodate 2 parking stalls. If, snow removal was the issue's?? storage will not result in any adverse effects, as there are no front driveways connected to the properties on the opposite side of the street.

Your assistance in creating a friendly and safe neighbourhood or street for living and playing would be greatly valued.

Please refer to the enclosed proposal to rectify the overcrowding parking solution.

I appreciate you taking the time to consider this. I eagerly await your reply.

Sincerely

Section 20(1)

John Nagra
CEO, Studio Homes Group

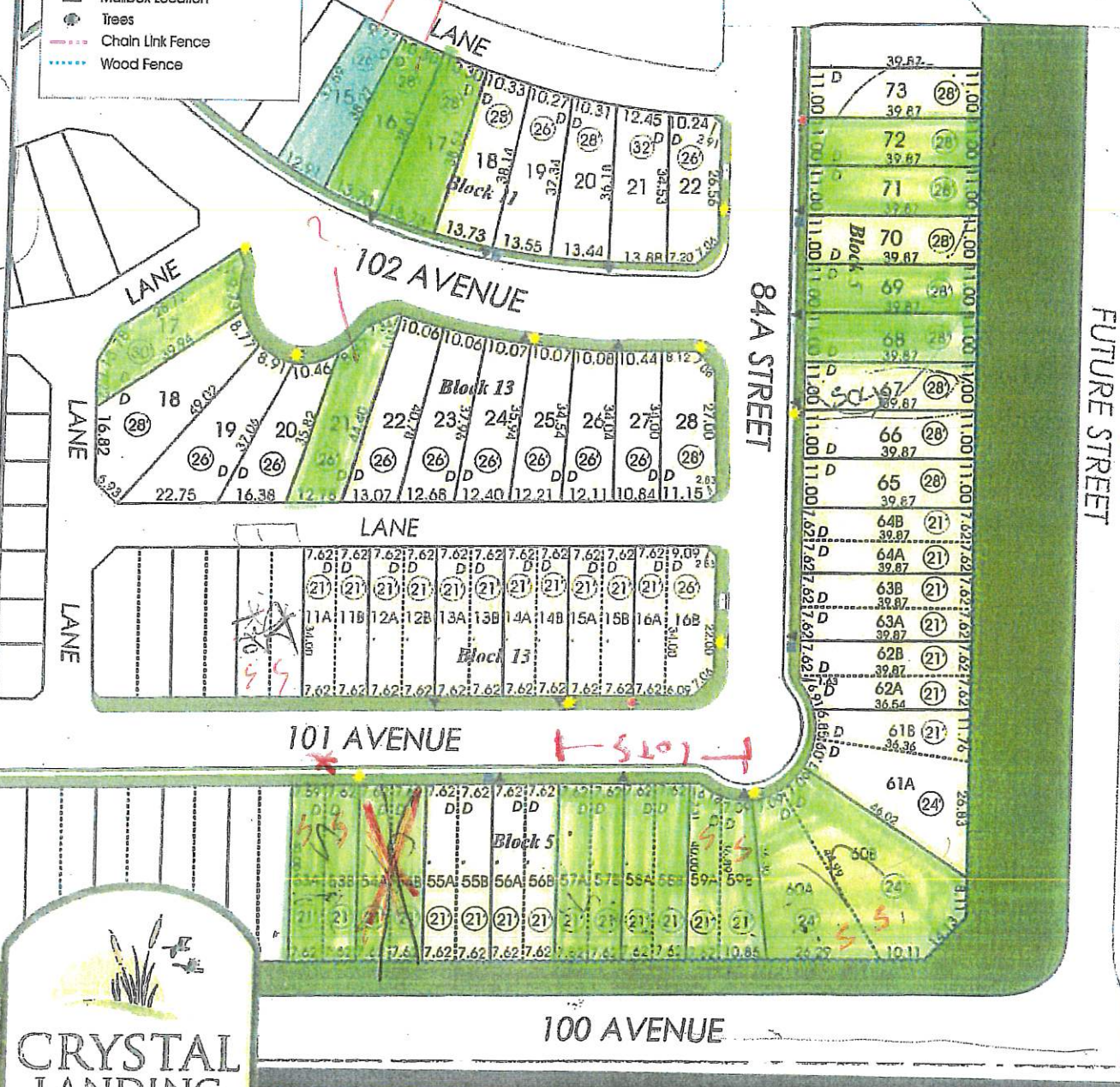
Lot Information Plan

Phase 5B

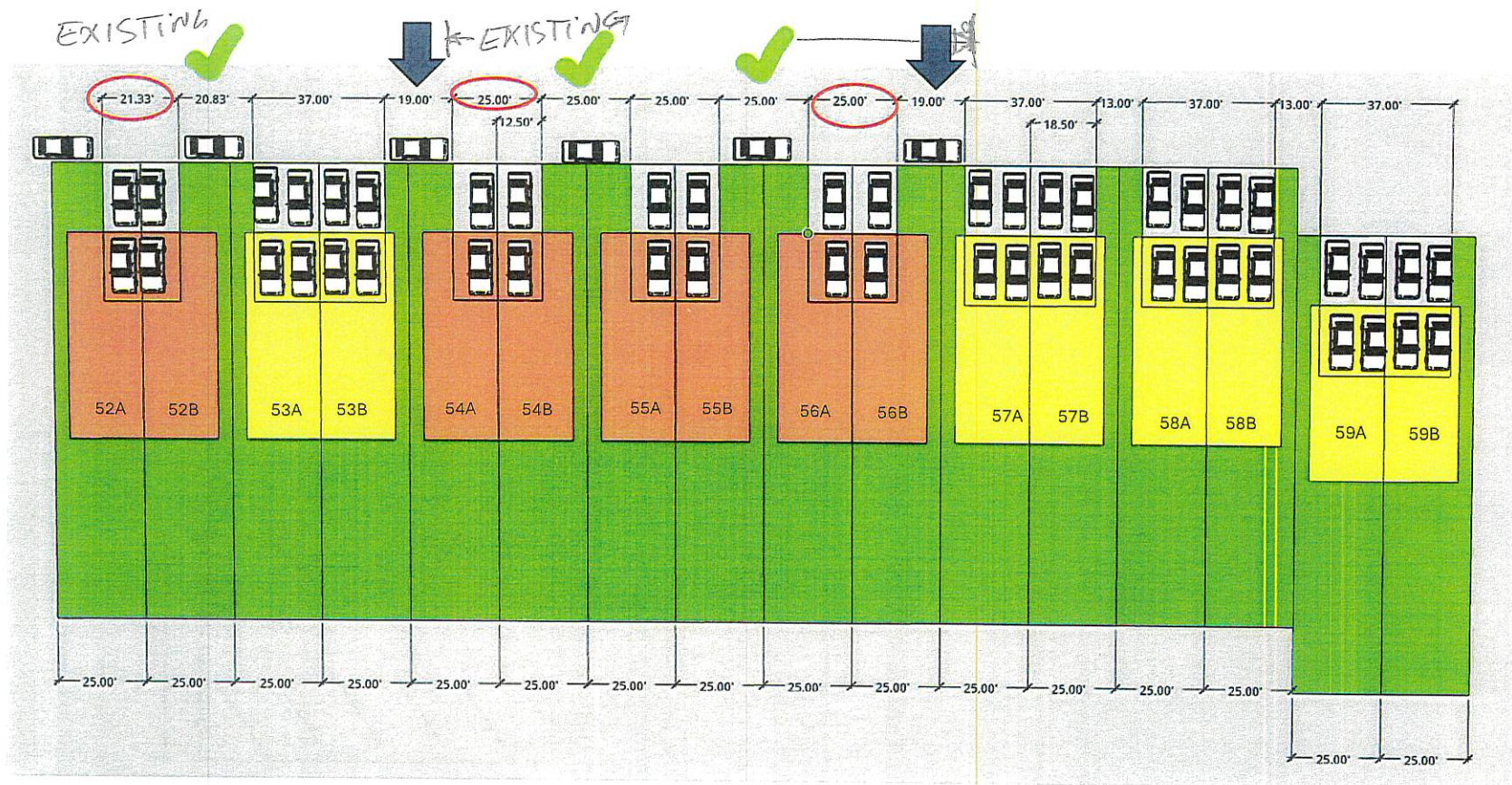
Legend

- (32) Suggested House Width (feet)
- 12.22 Lot Frontage (meters)
- Fire Hydrant
- Light Standard
- Pedestal
- Transformer
- D Driveway Location
- M Mailbox Location
- Trees
- Chain Link Fence
- Wood Fence

Future Development



EAS



Proposed/Yellow Units - **4 parking spaces per lot**, no stalls on-street

Existing/Brown Units - **2.5 parking spaces per lot**, 0.5 stalls on-street

City bylaw has minimum parking depth of 5.8m (19.02 feet)

○ Can we confirm width of what is actually constructed on these?

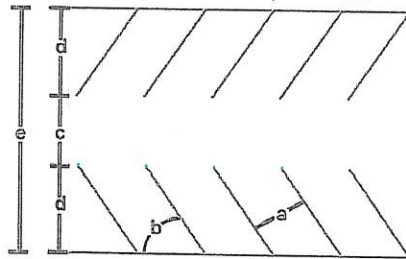
↓ Does not meet minimum stall requirement of 5.8M (19.02 feet)

Table 71-1 - Parking Stall Design Standards

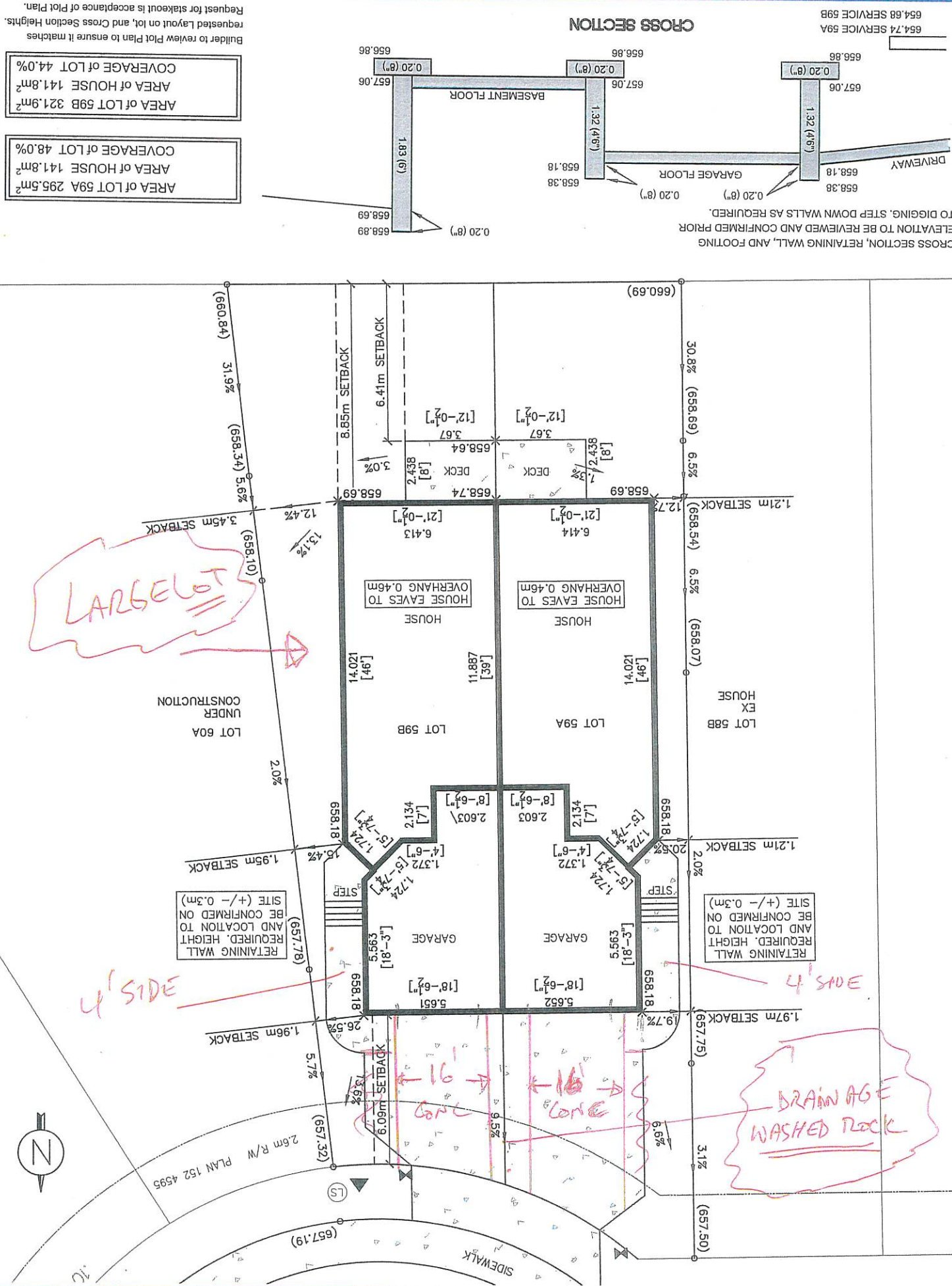
Stall Width a	Parking Angle (in Degrees) b	Aisle Width c	Stall Depth Perpendicular to Aisle d	Parking Unit Depth e
7.0m	0°(Parallel)	3.5m (One Way) 7.0m (Two Way)	2.9m	6.4 m (One Way, one-sided) 9.3m (One Way, two-sided) 12.8 m (Two Way)
2.7m 2.9m 3.05m	45°	4.0m 3.8m 3.7m	6.1m	16.0m 15.8m 15.7m
2.7m 2.9m 3.05m	60°	5.5m 5.3m 5.2m	6.4m	18.3m 18.1m 18.0m
2.7m 2.9m 3.05m	90°	7.3m 7.0m 6.7m	5.8m	18.9m 18.6m 18.3m

(Bylaw C-1260-4 - December 9, 2013)

Figure 71-1 - Illustration of Parking Standard Dimensions (relate to column headings above)



COMPONENT	PROPOSED	EXISTING
PROPERTY LINE		
SETBACK LINE		
EASEMENT LINE		
SPOT ELEVATIONS	$\times$ 100.00	100.00 (100.00)
SLOPE		
CURS COCK VALVE		
LIGHT STANDARDS		
POWER PEDSTAL		



RESIDENTIAL DEVELOPMENT PACKAGE

SDAB 2025-003D

Description

Successful completion of this package, and meeting all submission requirements, will result in a complete application for a Lot Grading, Development and all related Inspection Services Permits. When applying for more than one dwelling unit (with the exception of a secondary suite), and upon approval, each address will result in a permit, therefore the fees identified below and submission requirements will also apply to each address.

Submittal Requirements

☒ 1. Certificate of Title	☒ 7. Heat Loss Calculations: a sample is located at cityofgp.com/development-plans/specifications-standards-and-guidelines .
☒ 2. Plot/Lot Grading Plan: ensure requirements listed on page 5 are included on plan.	☒ 8. Proof of New Home Warranty
☒ 3. Building Plans: ensure requirements listed on page 5 are included on plans.	☒ 9. 9.36 Energy Efficiency Summary
☒ 4. Floor Joist Layout: shall include telepost location and engineering for loading.	☐ 10. Addressing Application: required for secondary suites as well as triplex and fourplex application available at cityofgp.com/city-government/bylaws-policies-procedures/policies-procedures/assigning-address-application-form .
☒ 5. Roof Truss Layout: shall provide individual detail sheet for each truss.	
☒ 6. Engineered Piling Documentation	Please Note: Upon a thorough review of your application, a Development officer will establish if a Variance or additional documentation is required.

Fees

Lot Grading Permit Fee: \$80.00	Electrical Permit Fee: \$244.40* If a secondary suite or basement is applied for an additional \$89.50.
Development Permit Fee: \$200.00 If a secondary suite is applied for, add an additional \$200.00.	Plumbing Permit Fee: \$182* If a secondary suite or basement is applied for an additional permit fee applies.
☐ Variance Required: \$400.00 If required, submit variance application as a submittal. Application available: cityofgp.com/city-services/permits-licenses-forms/developmentpermit-variance-application .	Gas Permit Fee: \$156.00* If a secondary suite or basement is applied for an additional permit fee applies.
Building Permit Fee: Calculated as follows: Total Floor Area (excluding basement and garage) Cost of Construction: Total floor area (sq.ft.) x 180 Building Permit Fee: Cost of Construction / 1000 x \$4.75	Occupancy Certificate: \$50.00 If a secondary suite is applied for, two Occupancy Certificates are required.

*A 4% Safety Codes Levy is included in this price. If a secondary suite is applied for an additional permit fee applies.

Submission Information

Complete applications and all submittal requirements may be submitted electronically to inspections@cityofgp.com.

- If applying for only one lot grading permit, submit Lot Grading Plan and this application with the following sections complete: A, B, D, E1, G, H, I
- If applying for only a development permit, submit #1 plot/lot grading plan, #2 certificate of title, #3 building plans and this application with the following sections complete: A, B, D, E1 & 2, G, H, I
- If applying only for a building permit, submit all submittal noted on page 1, with the exception of #2 certificate of title and if the permit is for a secondary suite #10 addressing application.

Questions

- For questions on Lot Grading requirements, contact 780-538-0417 or email lotgrading@cityofgp.com
- For questions on Development requirements, contact 780-538-0325 or email devpermits@cityofgp.com
- For questions on Inspection Services requirements, contact 780-538-0421 or email inspections@cityofgp.com

FOIP Act Policy

The personal information on this form is being collected under the authority of the City of Grande Prairie Lot Grading Bylaw, Land Use Bylaw and Building Bylaw and amendments thereto, as well as Section 33(c) of the Freedom of Information and Protection of Privacy Act, RSA 2000, c. F-25, as amended from time to time. The personal information being collected in this application package, including name and contact information, will be used to process the application. This information may also be used for statistical data. The information is protected by the provisions of the FOIP Act. If you have any questions about the collection, use or disclosure of your personal information, please contact the City of Grande Prairie FOIP Coordinator at FOIP@cityofgp.com.

Section A: Project Address(es)

Civic: 8403-101 AVENUE

Legal: Lot: 59B Block: 5 Plan: 152-4594

Section B: Owner Information

Owner Name: CRYSTAL LANDING CORP

Address: Section 20(1) City: EDMONTON

Province: AB Postal Code: Section 20(1)

Email: Section 20(1) Phone Number: Section 20(1)

Section C: Sub-Contractor Information (leave section blank if sub contractors will be applying for their own permits)

Builder Contractor:

Plumbing Contractor: Journeyman Certificate #:

Gas Contractor: Journeyman Certificate #:

Electrical Contractor: Master Certificate #:

HVAC Contractor: Journeyman Certificate #:

Section D: Applicant Information (if different from ownership information)

Job Number:

Applicant / Company: STUDIO HOMES 2021 INC

Applicant Address: Section 20(1) City: Grande Prairie

Province: AB Postal Code: Section 20(1)

Contact Name: Marcia Burrell Contact Phone: Section 20(1)

Contact Email: Section 20(1) Master / Journeyman Certificate #:

Section E: Proposed Development

1. Check one of the following and indicate the amount of square footage:

- ☐ Single Detached ☐ Duplex (Up and Down) ☐ Manufactured Home ☐ Garage Suite
☐ Triplex ☐ Fourplex ☒ Semi Detached (Side-by-Side)
☐ Row House: _____ # of units ☐ Secondary Suite

2. What is included in the development? Check all that apply:

- ☐ Select this box to confirm all related work below will be ready for inspection at the same time.
☐ Attached Carport ☒ Deck 88 sq.ft. ☐ Covered ☐ Enclosed
☒ Attached Garage ☐ Secondary Suite* _____ sq.ft. of suite
☐ Hot Tub ☒ Basement Development* _____ sq.ft. of basement

*Additional fees will apply and a second Building Permit will be issued.

Required Cost of Construction: _____

Section F: Required Inspections

For more information, visit: cityofgfp.com/business-development/inspection-process-single-family-dwellings

- ☒ I'd like to receive all inspections offered by Inspection Services
☐ I'd like to receive the minimum number of inspections as required by the Municipal Quality Management Plan

Section G: Details of Work

Plumbing: _____ # of Fixtures: _____

Gas: _____ BTU's: _____ ☐ Fireplace

Electrical: ☐ New Panel ☐ Overhead ☐ Underground

Amps: _____ Volts: _____ Cost of Electrical Installation: _____

Description of Work: _____

Section H: As the Applicant, I affirm (check all that apply)

- ☐ I/We am/are the registered Owner(s) of noted property on which the work identified in this application will be conducted.
- ☐ I have entered into a binding agreement to purchase the noted property on which the work identified in this application will be conducted.
- ☒ I have permission of the registered Owner(s) of noted property to act as an Applicant on which the work identified in this application will be conducted.
- ☐ I/We grant Right of Entry and ensure the work identified in this application will be conducted in accordance to the plans submitted, and upon approval will adhere to the conditions and terms of the Lot Grading Bylaw, Land Use Bylaw and Building Bylaw. I/We will notify the appropriate authority of any proposed changes to the plans submitted with this application.

By authorizing Right of Entry, you are authorizing the City of Grande Prairie to enter upon the subject lands for the purpose of site inspection(s), to evaluate the proposed development, and to ensure compliance with any subsequent conditions in the event the Development Permit application is approved.

Signature: Section 20(1) Date: August 29, 2025

Landowner Signature/
Authorized Agent:
(if different from applicant) Date:

Section I: Fees

Development Permit:	Lot Grading Permit:
Building Permit:	
Electrical:	Plumbing:
Gas:	Total:

PLEASE NOTE

THIS APPLICATION DOES NOT PERMIT YOU TO COMMENCE CONSTRUCTION

You will be contacted for payment. An application that covers more than one lot will have to be calculated by the City.

Office Use Only

4% Safety Codes Levy:

Addressing Required?

☐ Yes

☐ No

Payment Type:

☐ MC

☐ Visa

☐ AMEX

☐ Debit

☐ Cheque

☐ Other

Plot/Lot Grading Plan Requirements

A plan scaled no less than 1:100, printed on 11" x 17" paper, designed and prepared by a surveyor, engineer or architect (submitted on paper or as a digital copy) with the following information:

- **Basic:** Municipal address; legal description; development phase; datum information; north arrow; scale; legend; date of survey; date drawn; sanitary invert; storm invert (if applicable); home builder.
- **Plot/Lot Grading and Drainage:** Drainage pattern with arrows; slope percentages (along property line and from foundation to property line); proposed elevations at lot corners, house, garage, and break points; existing elevations (sidewalks, curb); status of adjacent parcel; building dimensions (projections where applicable) and offsets from property line; foundation elevations (top of foundation; bottom of footing; final grade at foundation).
- **Drainage Easements** (if applicable): Drainage pattern with arrows; slope percentage; proposed elevations; registered plan number; existing elevations.
- **Development:** Dimensions of all eaves and minimum distance(s) proposed to the nearest adjacent property line(s); location of lot access including dimensions, existing sidewalk(s) and curb(s) distances to property line; conformance to the pre-approved access locations or a copy of plan stamped by Engineering Services showing the proposed access location is approved; location and measurement of any registered utility right-of-way (RW) including the RW plan number; lot lines shown with dimensions, lot area, building area and percentage of lot coverage by all structures; location of utility service connection to the building (gas, power, water, sanitary). This is available from the appropriate subdivision's engineering firm or the individual utility company.

Secondary Suite

If applying for a secondary suite ensure site plan indicates parking stalls for the secondary suite and the principal dwelling. The floor plan is also required to indicate the total square footage of the proposed suite. For more information on these requirements visit:

cityofgfp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw

Secondary Suites are addressed in section 57 of the Land Use Bylaw

Building Plans

A plan scaled no less than 1:100, printed on 11" x 17" paper (submitted on paper or as a digital copy) with the following information:

- **Scale and dimensions of exterior walls and interior rooms** (including cantilevers/projections).
- **Foundation Plan:** Pad size, location and construction specifications; indicate location of columns and beams.
- **Floor Plans:** Provide square footage for all floor levels, garages and decks complete with proposed use; indicate all rough openings for door and window sizes complete with U or ER value.
- **Building Elevations:** All sides of the house; side elevations to illustrate unprotected openings shown as a percentage to building face (Note: a cantilever is a separate building face); building height; finished ground level; wall height (finished grade to eaves), roofing material and roof pitch; exterior finishing materials; assemblies of materials forming floors, walls, roofs, decks, etc.
- **Sections and Details:** Provide fully-labeled sections of all assemblies forming floors, walls, roofs, decks, etc. (Note: tall wall framing details required when an exterior wall exceeds 11'9"); window installation detail.
- **Energy Compliance:**
 - **Prescriptive Path:** Designed as per 9.36.2 to 9.36.4
 - **Performance Path:** Designed as per 9.36.5
- **Engineered Piling Documents:**
 - An engineered design of the deck being supported with point loads identified.
 - An engineered design of the steel pile.
 - The name and contact of the certified installer that will be utilized.

VARIANCE APPLICATION

SDAB 2025-003D

Municipal Address 8403-101 Avenue			
Legal Description	Lot: 59 B	Block: 5	Plan: 152-4594
Name Studio Home 2021	Email	Section 20(1)	
Mailing Address Section 20(1)	Postal Code	Section 20(1)	
Phone (Primary) Section 20(1)	Phone (Secondary)	Section 20(1)	

What is a variance?

A variance means an alteration or change to a standard prescribed by the Land Use Bylaw. A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character of situation of land or building which is not generally common to other land in the same district. (As per section 19.11 of the Land Use Bylaw).

What is a hardship

A hardship is the reason why it is difficult to comply with the regulations of the Land Use Bylaw. This may be because of some unique aspect of the property itself. A hardship does not relate to the personal needs of the landowner and cannot be "self-created".

1. What is your hardship? (What is the unique circumstance for your property that warrants a variance?)

Drive way width INCREASED TO ACCOMMODATE
2 VEHICLE PARKING STALLS, AVOID
PARKING ON STREET.

2. Have you considered revising the proposed project to eliminate/reduce the variance request?

YES, BUT BEST OPTION IS # 1

3. How have you minimized the potential impact the variance will have on the adjacent property owners?

N/A

Section 20(1)

Signature

Date

SEP 18/2025

NOTE: This information is being collected under the authority of the City of Grande Prairie Land Use Bylaw and will be used to process the application. The information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information please contact the City of Grande Prairie F.O.I.P. Coordinator at 780-538-0300.

For Office Use Only

(A) Land Use Bylaw Section	(B) Requirement to be Varied	(C) Requested Variance	Variance Percentage (Determined by Development Officer)

For Office Use Only

Application Fee	Receipt #	Application #	PL
Date			

BUILDING PLAN

SDAB 2025-003D



CITY OF GRANDE PRAIRIE
PLANNING AND DEVELOPMENT

REFUSED

PL250360 10/14/2025
PERMIT # DATE

DEVELOPMENT AUTHORITY



FRONT ELEVATION



REAR ELEVATION

PROPOSED NEW DUPLEX FOR: STUDIO HOMES LTD. GRANDE PRAIRIE, AB.	EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER AND CORRECTIONS WILL BE MADE TO THE DRAWINGS. ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL STANDARDS OF NATIONAL BUILDING CODE OF CANADA AND SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. WINDOW SUPPLIER SHALL PROVIDE THE COPYRIGHT OF THESE DRAWINGS IS HELD BY NOR-TECH DESIGN SERVICES. ANY DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.	
	PROJECT " NEW MODIFIED BI-LEVEL DUPLEX - THE GREYSON "	
PROPOSED NEW DUPLEX FOR: STUDIO HOMES LTD. GRANDE PRAIRIE, AB.		SIZE 2782 SQ. FT.
PROJECT " NEW MODIFIED BI-LEVEL DUPLEX - THE GREYSON "		DATE JANL.... 2025
PROJECT " NEW MODIFIED BI-LEVEL DUPLEX - THE GREYSON "		DRAWN BY: W.P.N.
PROJECT " NEW MODIFIED BI-LEVEL DUPLEX - THE GREYSON "		SCALE: 5/32" = 1'-0"
PROPOSED NEW DUPLEX FOR: STUDIO HOMES LTD. GRANDE PRAIRIE, AB.		NOR-TECH DESIGN SERVICES 8226 - 102 A. STREET, GRANDE PRAIRIE , ALBERTA T8W1-1Z4 PHONE & FAX 780-539-7720 DWG: BUILDING ELEVATIONS

REFUSED

PL250360 10/14/2025

PERMIT # DATE DEVELOPMENT AUTHORITY

FASCIA, EAVES, AND DOWNSPOUTS

TOP OF PLATE

DOUBLE 5" HORIZONTAL
VINYL SIDING
ALUMINUM RAILINGS

TOP OF SUBFLOOR
TOP OF PLATE

8'-1 1/8"

TOP OF FOUNDATION

4'-0"

TOP OF FOOTING

LEFT ELEVATION

TOP OF PLATE

8'-1 1/8"

TOP OF SUBFLOOR
TOP OF PLATE

9'-7 1/2"

TOP OF FOUNDATION

4'-0"

TOP OF FOOTING

UNPROTECTED
OPENINGS = 6.5%

12
5

12
5

TOP OF PLATE

8'-1 1/8"

TOP OF SUBFLOOR
TOP OF PLATE

9'-7 1/2"

TOP OF FOUNDATION

4'-0"

TOP OF FOOTING

RIGHT ELEVATION

ASPHALT SHINGLES

PREFINISHED ALUMINUM SOFFIT,
FASCIA, EAVES, AND DOWNSPOUTS

TOP OF PLATE

8'-1 1/8"

TOP OF SUBFLOOR
TOP OF PLATE

5'-0"

TOP OF FOUNDATION

TOP OF FOOTING

UNPROTECTED
OPENINGS = 6.5%

12
5

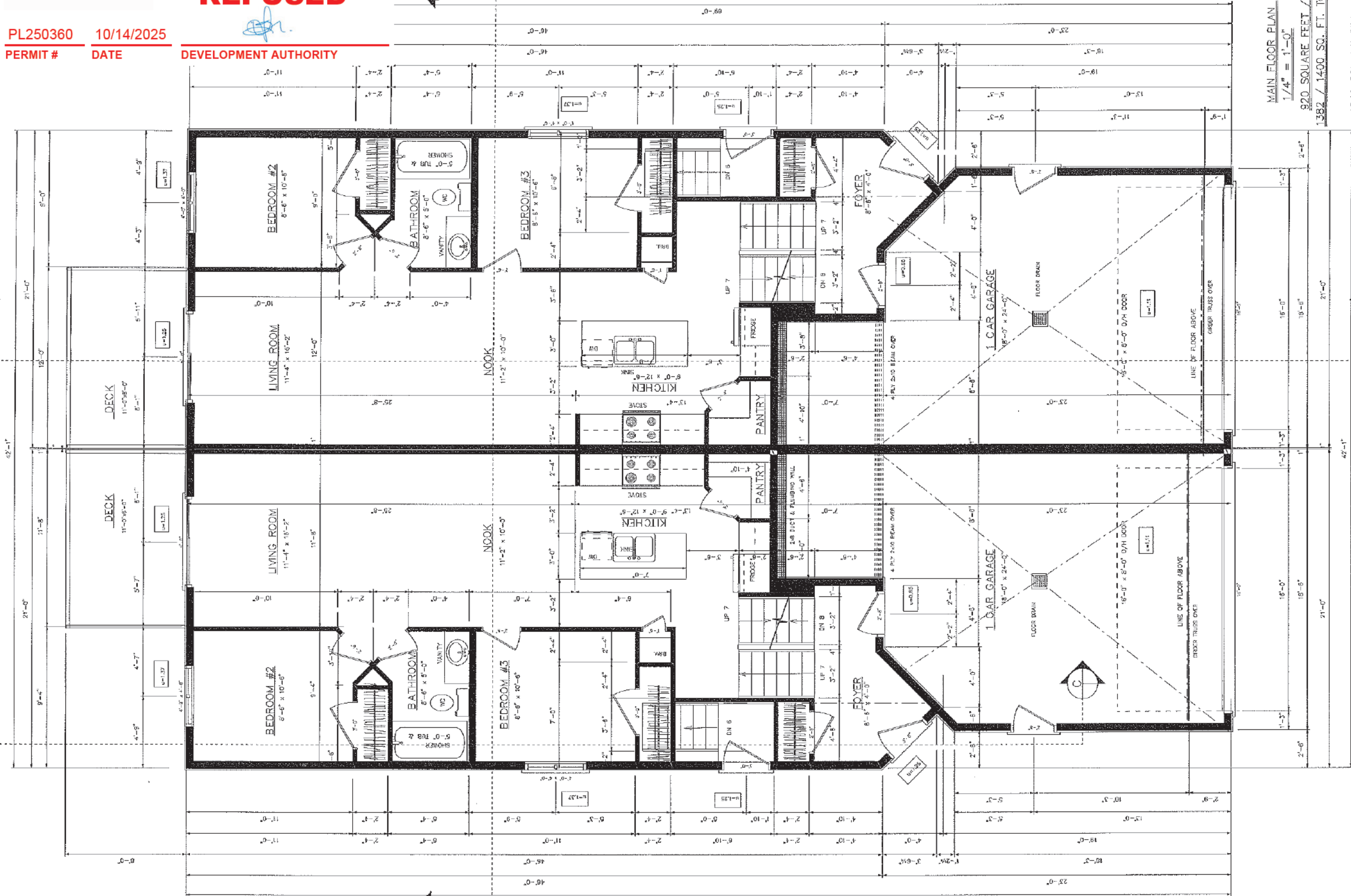


CITY OF GRANDE PRAIRIE
PLANNING AND DEVELOPMENT

REFUSED

PL250360 10/14/2025
PERMIT # DATE

DEVELOPMENT AUTHORITY



MAIN FLOOR PLAN

1/4" = 1'-0"

920 SQUARE FEET / UNIT

1382 / 1400 SQ. FT. TOTAL / UNIT

1840 SQUARE FEET TOTAL MFP



EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE PLANS, HOWEVER THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE CORRECTED BY THE BUILDER PRIOR TO CONSTRUCTION. THE BUILDER SHALL PROVIDE ACTUAL ROUGH OPENINGS. THE COPYRIGHT OF THESE DRAWINGS IS HELD BY NOR-TECH DESIGN SERVICES. ANY DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

NOR-TECH DESIGN SERVICES		SIZE	2782 SQ. FT.
2000 - 100 A STREET	DATE:	DATE:	W.P.N.
DWG:	SCALE:	SCALE:	5/32" = 1'-0"
MAIN FLOOR PLAN			

PROCESSED NEW ADDITIONS FOR:
STUDIO HOMES LTD.
GRANDE PRAIRIE, AB.
"NEW MODIFIED BI-LEVEL
DUPLEX - THE GREYSON"

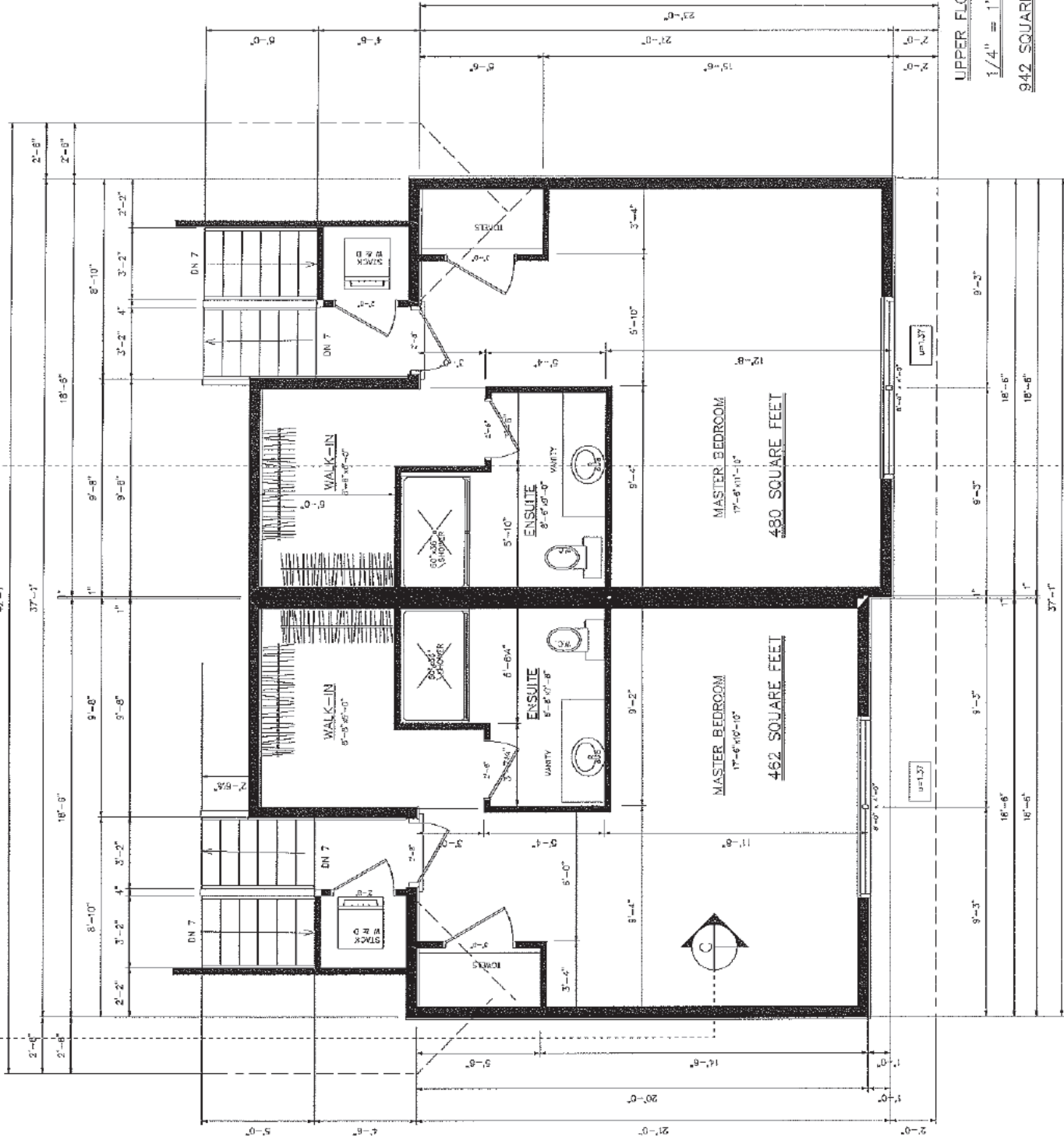


CITY OF GRANDE PRAIRIE
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PL250360 10/14/2025
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SIZE 2782 SQ. FT.
DATE: 10/14/2025
SCALE: 5/32" = 1'-0"

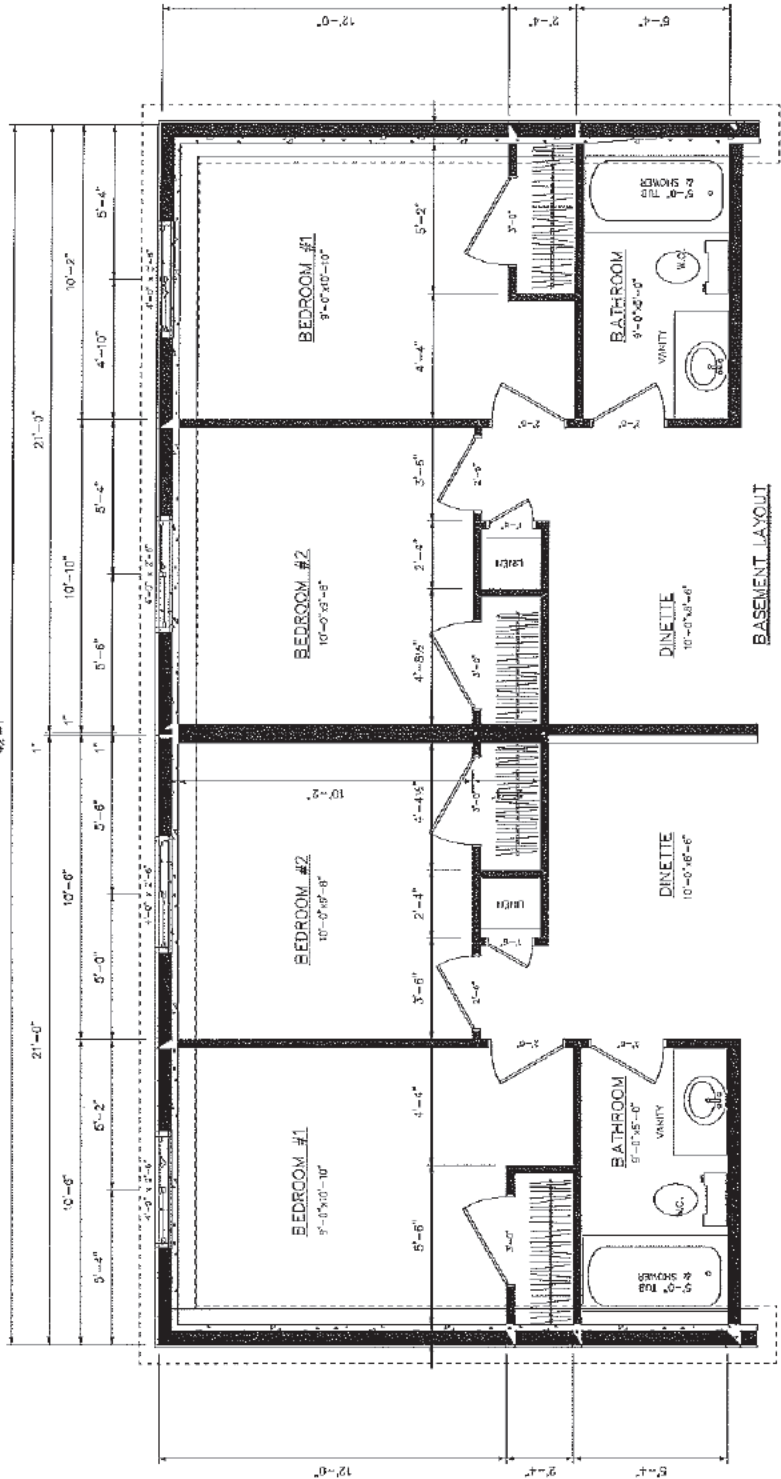
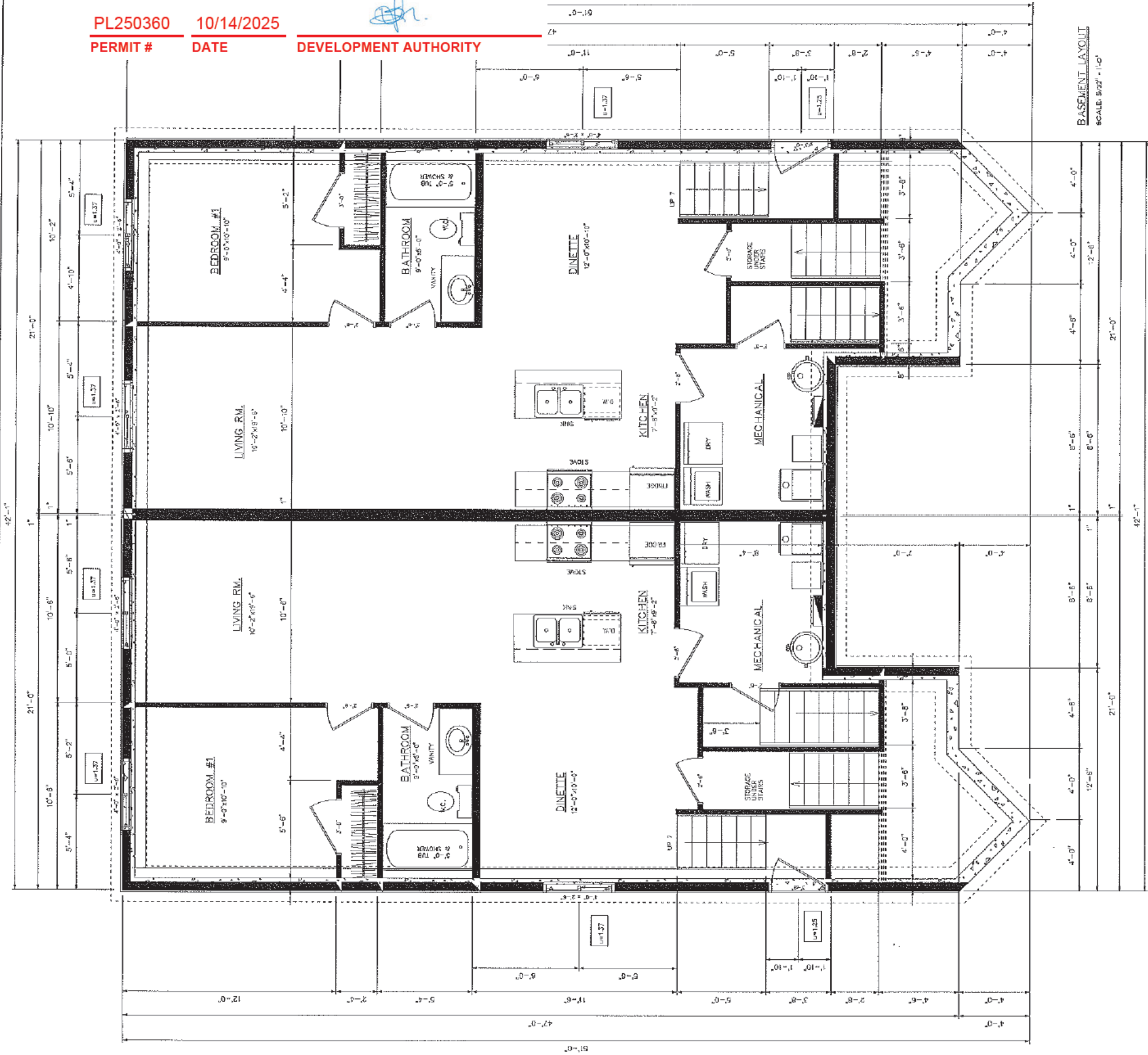
NOR-TECH DESIGN SERVICES
8226 - 102 A. STREET.
DWG: UPPER FLOOR PLAN

PROPOSED NEW ADDITIONS FOR:
STUDIO HOMES LTD.
GRANDE PRAIRIE, AB.
"NEW MODIFIED BI-LEVEL"
DUPLEX - THE GREYSON "

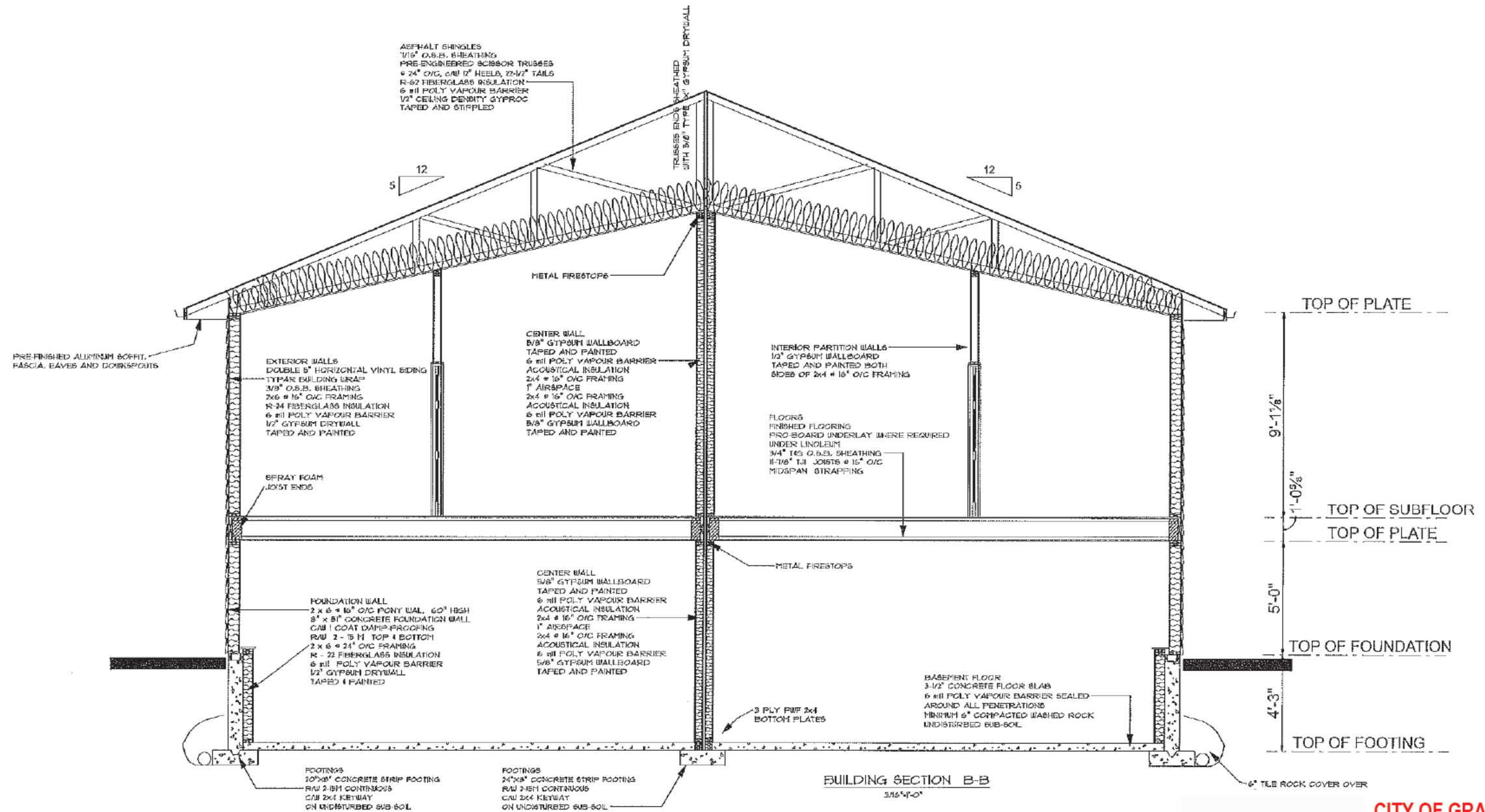


CITY OF GRANDE PRAIRIE
PLANNING AND DEVELOPMENT
REFUSED

PL250360 10/14/2025
PERMIT # DATE DEVELOPMENT AUTHORITY



PROPOSED NEW ADDITIONS FOR: STUDIO HOMES LTD. GRANDE PRAIRIE, AB. " NEW MODIFIED BI-LEVEL" DUPLEX- THE GREYSON "	NOR-TECH DESIGN SERVICES		EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE PLANS, HOWEVER THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER AND CORRECTIONS WILL BE MADE TO THE PRECEDENCE OVER SCALED DRAWINGS. WINDOW SUPPLIER SHALL PROVIDE ACTUAL ROUGH OPENINGS. THE COPYRIGHT OF THESE DRAWINGS IS HELD BY NOR-TECH DESIGN SERVICES. ANY DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.
	8226 - 102 A. STREET,		
	DWG: BASEMENT PLAN		
	SIZE	2782 SQ. FT.	
	DATE: 1 A 1	2025.	
SCALE: 5/32" = 1'-0"			



GRANDE
prairie

**CITY OF GRANDE PRAIRIE
PLANNING AND DEVELOPMENT**

REFUSED

[Signature]

PL250360
PERMIT #

10/14/2025
DATE

DEVELOPMENT AUTHORITY

NR-TECH DESIGN SERVICES

102 A. STREET, GRANDE PRAIRIE, AB. T8W-1Z4 PHONE & FAX 780-539-7720

PROPOSED NEW DUPLEX FOR:

STUDIO HOMES LTD.

GRANDE PRAIRIE, AB.

EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE PLANS, HOWEVER THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER AND CORRECTIONS WILL BE MADE TO THE DRAWINGS.

ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL STANDARDS OF NATIONAL BUILDING CODE OF CANADA AND SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. WINDOW SUPPLIER SHALL PROVIDE ACTUAL ROUGH OPENINGS. THE COPYRIGHT OF THESE DRAWINGS IS HELD BY NR-TECH DESIGN SERVICES. ANY DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

DATE . 2025

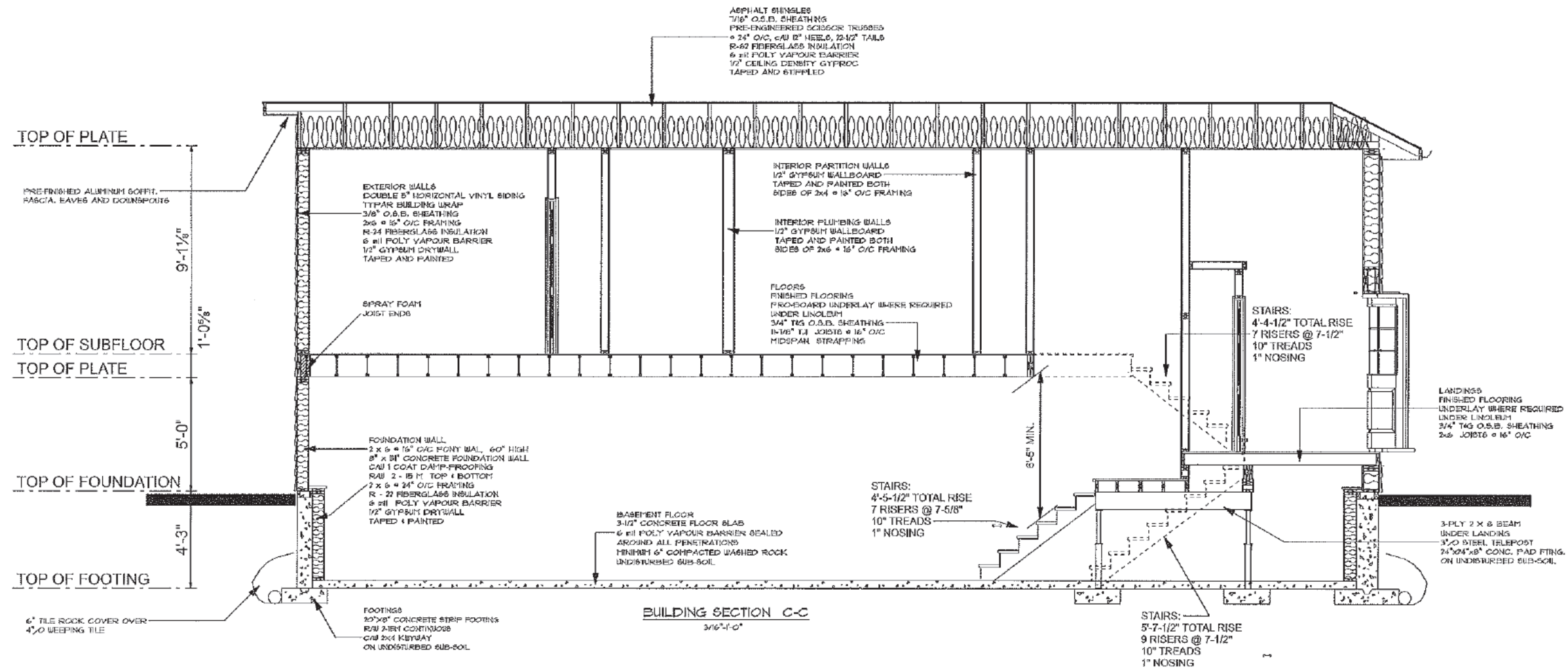
SCALE 3/16"=1'-0"

DRAWN BY WPN

SIZE 2782 SQ. FT.

DWG: BUILDING SECTIONS

PROJECT "NEW MOD. BI DUPLEX - THE GREYSON"



GRANDE
prairie

**CITY OF GRANDE PRAIRIE
PLANNING AND DEVELOPMENT**

REFUSED

[Signature]

PL250360
PERMIT #

10/14/2025
DATE

DEVELOPMENT AUTHORITY

NR-TECH DESIGN SERVICES

102 A. STREET, GRANDE PRAIRIE, AB. T8W-1Z4 PHONE & FAX 780-539-7720

PROPOSED NEW DUPLEX FOR:

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GRANDE PRAIRIE, AB.

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DATE .. 2025

SCALE 3/16"=1'-0"

DRAWN BY WPN

SIZE 2782 SQ. FT.

DWG: BUILDING SECTIONS

PROJECT " NEW MOD. BI DUPLEX - THE GREYSON "

PLOT PLAN

SDAB 2025-003D

UPDATED LOWER LEVEL FLOOR PLANS

SDAB 2025-003D



CITY OF GRANDE PRAIRIE
PLANNING AND DEVELOPMENT

REFUSED

PL250360 10/14/2025
PERMIT # DATE

DEVELOPMENT AUTHORITY

PROPOSED NEW ADDITIONS FOR:

STUDIO HOMES LTD.

GRANDE PRAIRIE, AB.

**"NEW MODIFIED B-LEVEL
DUPLEX - THE GREYSON"**

NOR-TECH DESIGN SERVICES

8226 - 102 A. STREET.

DWG:

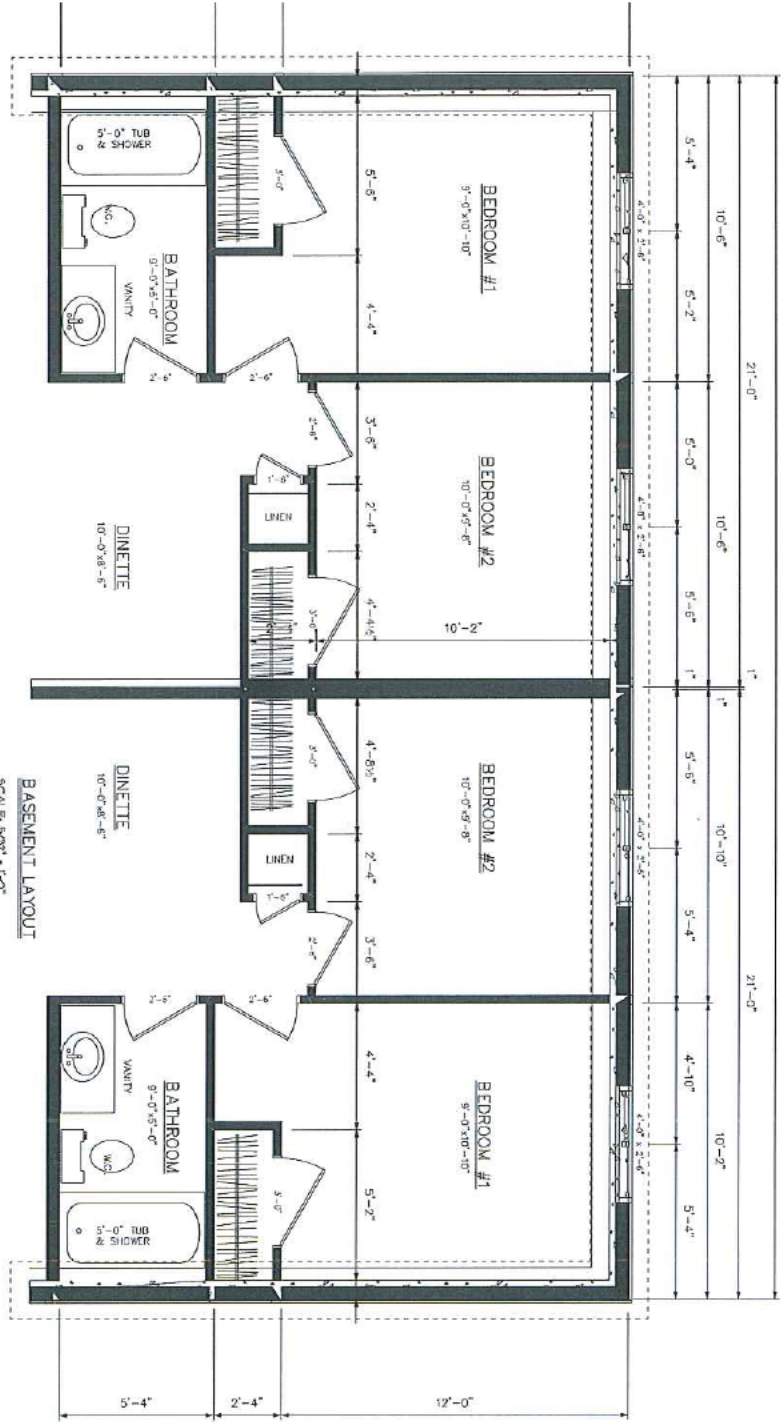
BASEMENT PLAN

SIZE
2782 SQ. FT.

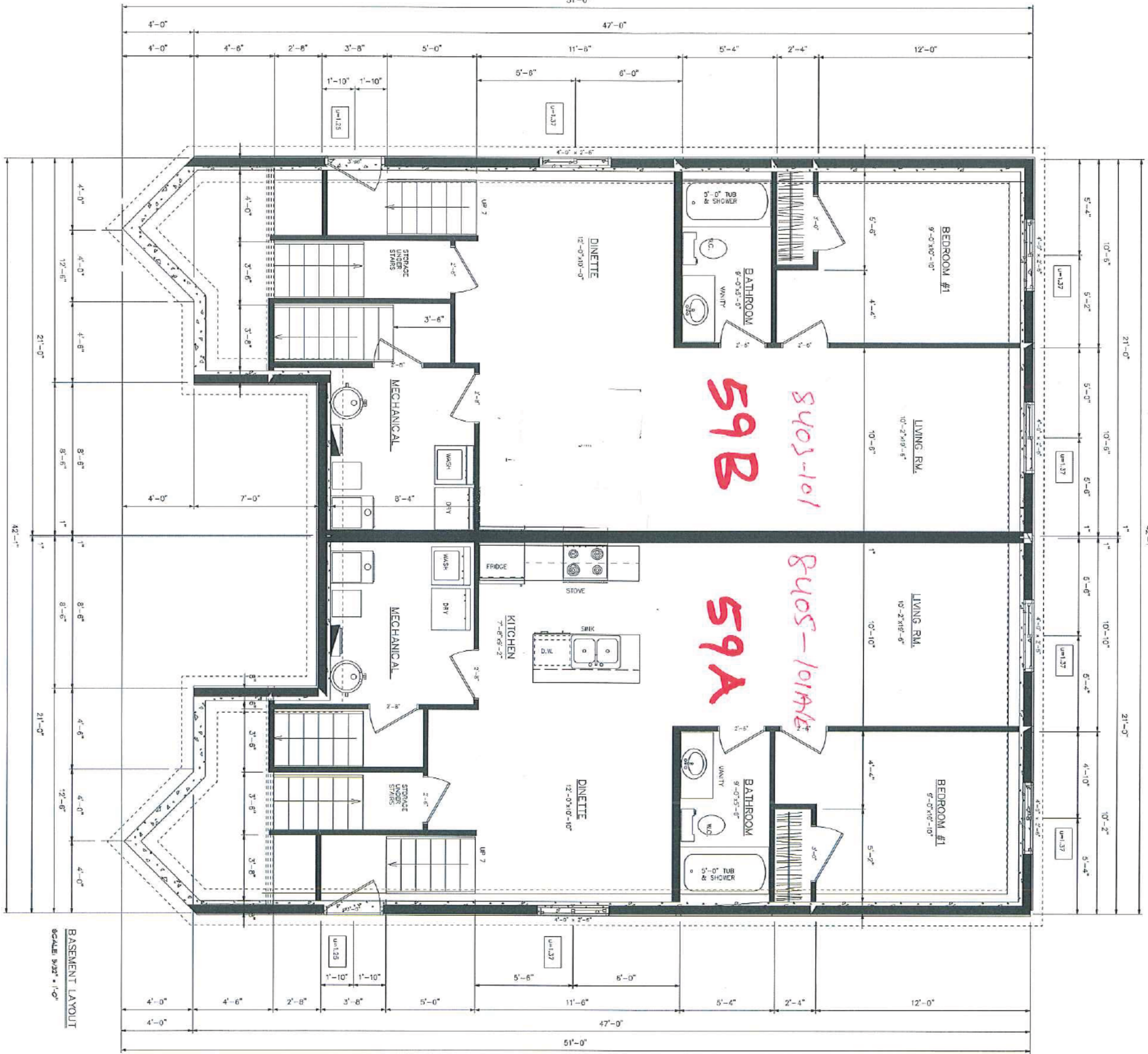
DATE:
1 AUG 2025

SCALE:
5/32" = 1'-0"

BASEMENT LAYOUT
SCALE: 5/32" = 1'-0"
2 BED ROOM OPTION



BASEMENT LAYOUT
SCALE: 5/32" = 1'-0"



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NOTICE OF REFUSAL

SDAB 2025-003D

NOTICE OF REFUSAL

This development application for a:

Project: Semi-detached dwelling with Attached Garage and Deck

Located at:

Legal: Lot: 59B; Block: 5; Plan: 1524594
Address: 8403 101 AVENUE

in the RS Small Lot Residential district has been refused by the Development Authority as per the following section of Land Use Bylaw C-1260.

1. Does Not Comply with Section 81.5(c)

Section 81.5(c) limits the combined driveway width for two semi-detached dwellings on 7.6 m lots to 7.6 m. The proposed 11.303 m width represents a 48.7% increase per lot. There is no planning merit to support a variance of this size, as the lots are not unique and a narrower driveway can be reasonably accommodated within the bylaw standard.

2. Registered Covenant Confirms Owner Awareness and Legal Obligation

A restrictive covenant limiting driveway width remains registered on title. While the City does not administer this covenant, it confirms the owner is aware of and legally bound by the restriction under the *Land Titles Act*. Approving a variance that conflicts with this covenant would be inconsistent with both the bylaw and the registered instrument.

3. Site Function Considerations

Increasing the driveway width would reduce available space for snow storage and on-street parking. Maintaining the bylaw standard supports proper site function and ensures consistent streetscape design.

Decision Date: October 14, 2025

Appeal Period End Date: November 4, 2025

Section 20(1)

Tanis Fletcher
Development Officer

Notice of Appeal Procedures:

In accordance with Section 685(2) of the Municipal Government Act, any person affected by this Development Permit may appeal to the Subdivision & Development Appeal Board.

It is highly recommended that you check www.cityofgp.com/sdab for more information on the appeal process (including the fees involved) or contact the Subdivision & Development Appeal Board Clerk at 780-357-4954 or appeals@cityofgp.com for any questions concerning the appeal process.

Anyone wishing to file an appeal must do so on or before by emailing the Notice of Appeal form to appeals@cityofgp.com, mailing the form or submitting the form in person, Monday to Friday between 8:30 am and 4:30 pm at:

City Hall
Attn: Legislative Services Department
10205 98 Street
Grande Prairie, AB T8V 6V3

Please note: The appeal fee and form must both be submitted on or before the deadline above for the Notice of Appeal to be considered.

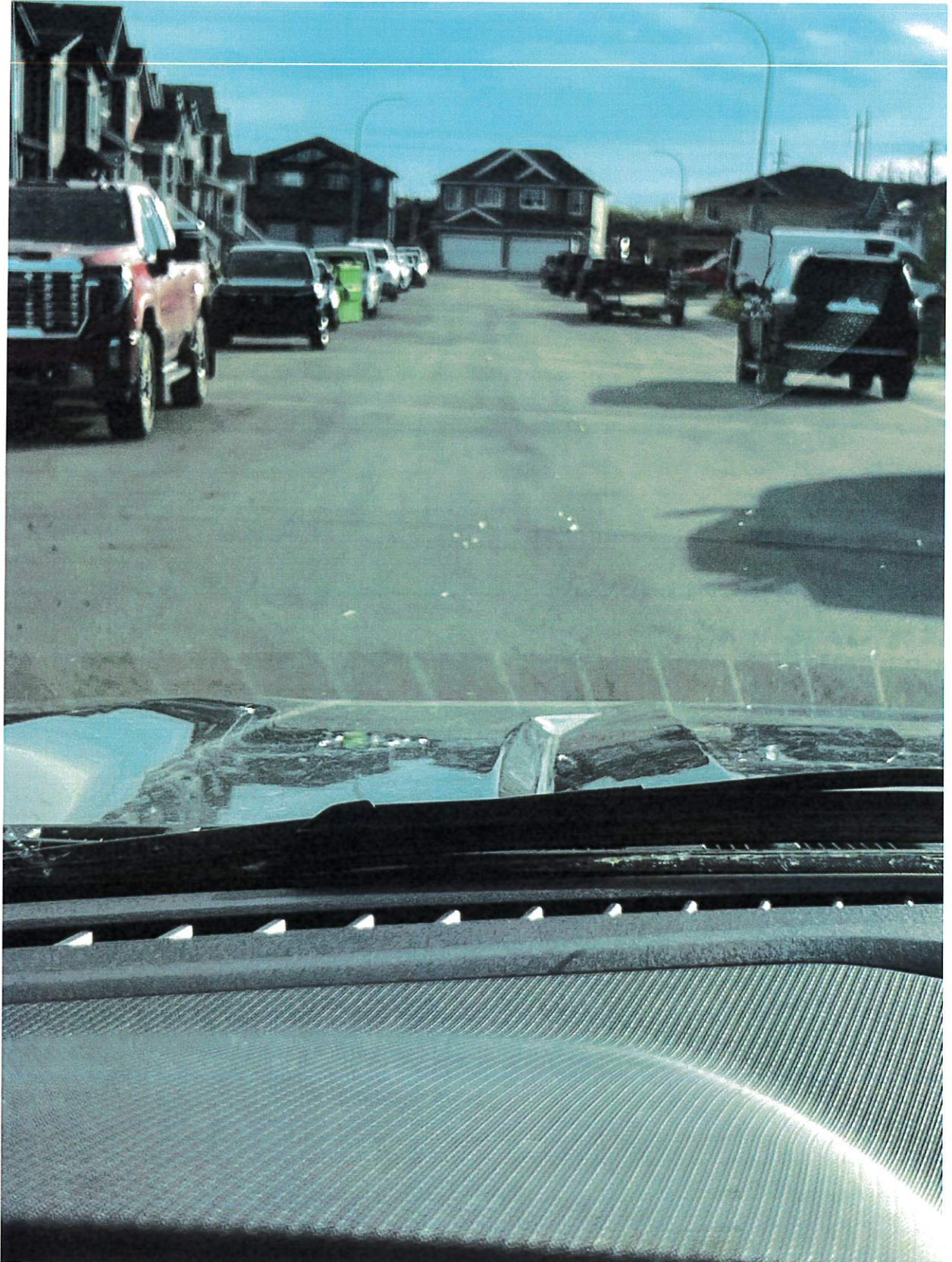
ADDITIONAL SUBMISSIONS

APPELLANT

SDAB 2025-003D

8403 101 Area

The traffic conditions deteriorate as the evening advances.



8403 101 Area

The traffic conditions deteriorate as the evening advances.

