

APPEAL PACKAGE

SDAB 2026-002D

HEARING AGENDA

SDAB 2026-002D

Appeal File No. SDAB 2026-002D

Re: Refusal of Development Permit PL260071

Parking Lot with Variance (Hard Surface to Gravel-Surfaced)

Lot: 15PUL; Block: 1; Plan: 8020882

Lot: 54PUL; Block: 1; Plan: 8020882

Lot: 23; Block: 1; Plan: 8020882

9410 92C STREET, GRANDE PRAIRIE, AB T8V 6A3

May 20, 2026

10:00 AM

Council Chambers, City Hall

ATTENDEES

Chair: Linda Murphy

Members: John Croken and Elmer Spilchen

1. SDAB Clerk Introduces the Appeal
2. Open Hearing and Introduction
 - a. Introduction of the Chair
 - b. Introduction of the Members of the Panel
 - c. Preliminary Matters
 - d. Introduction of the Hearing Procedures
3. Presentation: Development Authority
4. Presentation: Appellant
5. Those Speaking in Favour of the Appeal
6. Those Speaking in Opposition of the Appeal
7. Appellant's Rebuttal
8. Final Questions by the SDAB & Responses
9. Closing Remarks: Development Authority
10. Closing Remarks: Appellant
11. Chair confirms all parties have had a fair opportunity to present
12. Close Hearing & Enter Closed Deliberations

**NOTICE OF
DEVELOPMENT APPEAL**

SDAB 2026-002D



Notice of Development Appeal

Appeal Information

Appeal Against: Development Permit Refusal

I/We the: Applicant for a Development Permit

Hereby give Notice of Appeal for the following reasons:

The gravel parking area has been in continuous use and has provided a safe, stable, and practical surface for vehicle parking without causing drainage issues, dust concerns, or negative impacts to neighbouring properties. As a **non-profit charitable religious organization**, we operate with limited financial resources, and imposing a requirement to pave or redevelop the existing gravel parking area would create a **significant financial burden**. The parking lot is used **only once a week on Sundays between 10:00 a.m. and 4:00 p.m.**, with occasional use for **five to six larger events per year**. Given this very limited and intermittent usage, the cost of upgrading the surface would be disproportionate and would negatively affect our ability to continue providing community services and fulfilling our charitable mission

The land affected by the Appeal is (if applicable):

Lot, Block, Plan: 23, 1, 8020882

Municipal Address or Location: 9410 92C Street

Subdivision Application File Number: PL260071

Date of decision of the Subdivision Authority: 2026-04-22

Scheduling Information

Estimated Presentation Time:

Will you be using an agent/legal counsel? No

Agent Name (if applicable):

Agent Email (if applicable):

Do you anticipate any preliminary issues with your appeal? No

If yes, what are the issues?

Do you anticipate bringing witnesses/experts to your hearing? No

If yes, how many will you be bringing?

I understand that a fee of \$404.25 will be collected in order for the appeal process to proceed: ✓



Notice of Development Appeal

True

I have read and understand the FOIP Act Policy: ✓ True

Contact Information

Name: Satbir Baidwan

Email: [Redacted]

Phone: [Redacted]

Address: [Redacted] Grande Prairie, AB



Gursikh Missionary Society



9402 92 C Street Grande Prairie, AB [redacted] ATIA Section
Mailing Address: [redacted] Grande Prairie, AB [redacted] 20(1)
PH: (780) 538-1921 | Email: admin@gpsikhsociety.org

May-08-2026

Re: Appeal of Requirement to Pave Existing Gravel Parking Lot

To the Members of the Sub-Divisional Appeal Board,

We respectfully submit this appeal requesting permission for our organization, a registered non-profit charitable institution, to continue using our existing **gravel parking lot** rather than being required to pave the surface. Our request is based on the principles of **economic hardship, minimal operational impact, strong neighborhood support and fairness**, and our willingness to comply with the City's additional conditions.

1. Significant Financial Hardship for a Non-Profit Charity

As a small charitable organization, we rely entirely on voluntary donations to operate our programs and community services. The cost of paving the parking lot represents a **significant and unsustainable financial burden**.

- Redirecting funds to a major capital project would directly reduce our ability to deliver essential programs.
- Our donors have limited giving capacity; fundraising for paving would inevitably divert contributions away from charitable work that benefits families, youth, and vulnerable individuals.
- For an organization of our size and mandate, the requirement to pave is disproportionate to our actual parking needs and financial reality.

2. Cooperation with the City and Public Utility Lot (PUL) Fee

We acknowledge the City's concerns regarding the Public Utility Lot (PUL) located between the building and the parking area.

- Although the annual PUL fee of [redacted] ATIA Section represents a significant ongoing expense for a small non-profit organization, we have agreed to comply with this requirement should permission for continued gravel parking be granted.
- Our willingness to accept this recurring financial obligation demonstrates our commitment to cooperation, compliance, and responsible use of the property.



Gursikh Missionary Society



9402 92 C Street Grande Prairie, AB ATIA Section
Mailing Address: ATIA Section Grande Prairie, AB 20(1)
PH: (780) 538-1921 | Email: admin@gpsikhsociety.org

- However, the combined financial burden of both annual PUL fees and full paving costs would not be financially sustainable for our organization.

3. Limited and Low-Impact Use of the Parking Lot

The parking lot is used **only once per week**, on Sundays, for approximately **3–4 hours**.

- Outside of these limited periods, the parking area remains largely vacant and inactive. Even during occasional larger events, parking demand is temporary, controlled, and limited in duration.
- Due to the infrequent and short-term nature of use, the gravel parking surface has minimal impact on traffic flow, surrounding infrastructure, noise levels, or the overall neighborhood environment.
- Given this extremely limited use, the environmental, traffic, and operational impacts of a gravel surface are minimal.

4. Public Safety and Community Benefit

The gravel lot plays an important role in maintaining safety in the surrounding area.

- The adjacent streets are relatively narrow and increased on-street parking during gatherings can create congestion, visibility concerns, winter driving hazards, and reduced accessibility for emergency vehicles.
- The gravel lot keeps vehicles off the roadway, ensuring safer access for residents, pedestrians, and emergency vehicles.
- Maintaining the existing gravel parking area therefore contributes positively to community safety and neighborhood accessibility.

5. Strong Support from Adjacent Neighbors

We have obtained **supporting letters from more than 35 neighboring households, please see attached scanned copies**, all of whom live closest to the property and are directly affected by parking patterns.

- These residents have expressed that they **do not object** to the continued use of the gravel lot.
- Many have noted that the lot reduces congestion and improves safety during peak times.



Gursikh Missionary Society



9402 92 C Street Grande Prairie, AB
Mailing Address: ATIA Section Grande Prairie, AB
PH: (780) 538-1921 | Email: admin@gpsikhsociety.org

6. Snow Removal, Drainage Management, and Property Maintenance

- Our organization remains committed to maintaining the parking area in a safe and responsible manner throughout the year.
- We actively manage snow removal during winter conditions to ensure safe vehicle access and minimize impacts on surrounding streets and sidewalks.
- In addition, the existing gravel surface has functioned effectively for drainage purposes, allowing natural water absorption and reducing excessive surface runoff.
- We will continue regular grading, maintenance, and upkeep of the parking area to ensure safe and orderly operation consistent with community standards.

7. No History of Complaints or Adverse Impacts

- To our knowledge, there has been no significant history of complaints relating to the operation of the gravel parking lot.
- The parking arrangement has existed without causing material disruption to neighboring properties or creating ongoing safety concerns.
- The absence of recurring complaints demonstrates that the current arrangement has functioned responsibly and harmoniously within the surrounding residential area.

8. Strong Support from Neighboring Residents

- We have obtained letters of support from more than 35 neighboring households located closest to the property. Copies of these letters are attached for the Board's consideration.
- These residents, who are most directly affected by parking activity in the area, have expressed support for the continued use of the gravel parking lot.
- Several neighbors have specifically noted that the parking lot reduces street congestion and improves overall safety during periods of higher attendance.
- This strong local support reflects the positive relationship our organization maintains within the surrounding community.

9. Community Religious, Cultural, and Charitable Benefit

- Gursikh Missionary Society provides important religious, cultural, educational, and charitable services to the local community.
- Our facility serves as a gathering place for families, youth, seniors, and community members participating in spiritual services, cultural education, volunteer activities, and charitable programs.
- The continued availability of practical and affordable parking directly supports these valuable community functions.



Gursikh Missionary Society



9402 92 C Street Grande Prairie, AB ATIA Section
Mailing Address: ATIA Section Grande Prairie, AB 20(1)
PH: (780) 538-1921 | Email: admin@gpsikhsociety.org

- Requiring costly paving improvements would divert limited charitable resources away from programs that directly benefit the public and the broader community.

Request for Variance or Exemption Based on Unique Circumstances

- Considering the non-profit nature of our organization, the limited use of the parking area, the absence of neighborhood opposition, and the significant financial hardship involved, we respectfully request that the Board exercise its discretion to grant relief from the paving requirement.
- We respectfully submit that allowing the continued use of the existing gravel parking lot represents a reasonable and balanced solution that appropriately addresses both community interests and the operational realities of a small charitable organization

Conclusion

For the reasons outlined above, we respectfully request that the Sub-Divisional Appeal Board approve our appeal and permit Gursikh Missionary Society to continue using the existing gravel parking lot without the requirement for paving.

We remain committed to operating responsibly, maintaining the property appropriately, cooperating fully with the City, and continuing to serve the community in a safe and respectful manner.

We sincerely appreciate the Board's time, consideration, and thoughtful review of this matter.

Respectfully submitted By,

Gursikh Missionary Society



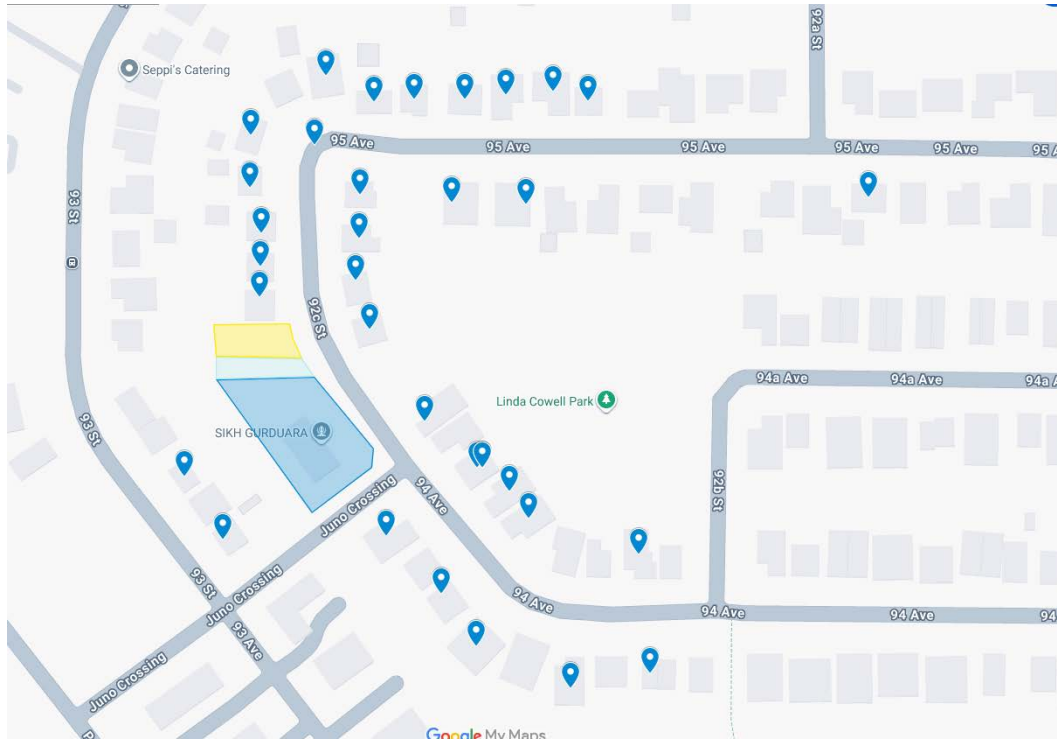
Gursikh Missionary Society



9402 92 C Street Grande Prairie, AB ATIA Section 20(1)
Mailing Address: ATIA Section 20(1) Grande Prairie, AB
PH: (780) 538-1921 | Email: admin@gpsikhsociety.org

Map Representation Of All Close Neighbors Who Signed In Support of our Gravel Parking Lot

To get a better idea we plotted all our supporting neighbors on the map as below.



A live interactive version of this map can be accessed on your phone by scanning below QR Code



Neighbour Support Signature Sheet

Support for Gravel Parking Lot – Sub-Divisional Appeal Board Hearing

I, the undersigned, confirm that I am a resident in the surrounding area and that I **do not object** to the continued use of the gravel parking lot under the following conditions:

- Parking lot is used **only on Sundays between 10:00 a.m. and 3:00 p.m** and **5-6 major events in the year.**
- Purpose is to **reduce congestion** during weekly services and occasional major events
- Narrow roads in the area create **safety risks** when vehicles park on both sides
- Winter conditions make roadside parking **more hazardous**
- The gravel lot helps maintain safer access for residents, pedestrians, and emergency vehicles

My signature indicates support for the organization's request to continue using the gravel parking lot as described.

Name	Address	Signature	Date
Gary Shmyr	ATIA Section 20(1)	ATIA Section 20(1)	April 30/26
JB	ATIA Section 20(1)	ATIA Section 20(1)	April 30/26
Arshif	ATIA Section 20(1)	ATIA Section 20(1)	APRIL 30
Cathy Dela Pena	ATIA Section 20(1)	ATIA Section 20(1)	April 30, 26
Tyla Kodman	ATIA Section 20(1)	ATIA Section 20(1)	April 30, 26

Nicole Girouard

ATIA Section 20(1)

ATIA Section 20(1)

April 30, 2026

TERRY WILLIAMS

ATIA Section 20(1)

ATIA Section 20(1)

APRIL 30 2026

Troy Meldrum
Renee Seible

ATIA Section 20(1)

ATIA
Section

04/30/2026

04/30/2026

Neighbour Support Signature Sheet

Support for Gravel Parking Lot – Sub-Divisional Appeal Board Hearing

I, the undersigned, confirm that I am a resident in the surrounding area and that I **do not object** to the continued use of the gravel parking lot under the following conditions:

- Parking lot is used **only on Sundays between 10:00 a.m. and 3:00 p.m** and **5-6 major events in the year.**
- Purpose is to **reduce congestion** during weekly services and occasional major events
- Narrow roads in the area create **safety risks** when vehicles park on both sides
- Winter conditions make roadside parking **more hazardous**
- The gravel lot helps maintain safer access for residents, pedestrians, and emergency vehicles

My signature indicates support for the organization's request to continue using the gravel parking lot as described.

Name	Address	Signature	Date
Tomy Letourneau	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30/26
Dallas Schison	ATIA Section 20(1)	ATIA Section 20(1)	April 30/26
Melodie Borg	ATIA Section 20(1)	ATIA Section 20(1)	Apr. 30/26
BRENDA HENEY	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30/26
K. Peterson	ATIA Section 20(1)	ATIA Section 20(1)	APR 30/26

Michael Sieva

ATIA Section 20(1)

April / 3/26

~~Sjoerd~~

Sjoerd

ATIA Section 20(1)

April / 30/26

Rosemary Hussey

ATIA Section 20(1)

Apr. 30/26

Neighbour Support Signature Sheet

Support for Gravel Parking Lot – Sub-Divisional Appeal Board Hearing

I, the undersigned, confirm that I am a resident in the surrounding area and that I **do not object** to the continued use of the gravel parking lot under the following conditions:

- Parking lot is used **only on Sundays between 10:00 a.m. and 3:00 p.m** and **5-6 major events in the year.**
- Purpose is to **reduce congestion** during weekly services and occasional major events
- Narrow roads in the area create **safety risks** when vehicles park on both sides
- Winter conditions make roadside parking **more hazardous**
- The gravel lot helps maintain safer access for residents, pedestrians, and emergency vehicles

My signature indicates support for the organization's request to continue using the gravel parking lot as described.

Name	Address	Signature	Date
Brian Malcolm	ATIA Section 20(1)	ATIA Section 20(1)	April 30/2026
Juanee Kennedy	ATIA Section 20(1)	ATIA Section 20(1)	April 30/26
Lindsay Ledytt	ATIA Section 20(1)	ATIA Section 20(1)	April 30/26
Kathy Ledytt	ATIA Section 20(1)	ATIA Section 20(1)	April 30/26
Donna van der Voort	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30/26

Neighbour Support Signature Sheet

Support for Gravel Parking Lot – Sub-Divisional Appeal Board Hearing

I, the undersigned, confirm that I am a resident in the surrounding area and that I **do not object** to the continued use of the gravel parking lot under the following conditions:

- Parking lot is used **only on Sundays between 10:00 a.m. and 3:00 p.m** and **5-6 major events in the year.**
- Purpose is to **reduce congestion** during weekly services and occasional major events
- Narrow roads in the area create **safety risks** when vehicles park on both sides
- Winter conditions make roadside parking **more hazardous**
- The gravel lot helps maintain safer access for residents, pedestrians, and emergency vehicles

My signature indicates support for the organization's request to continue using the gravel parking lot as described.

Name	Address	Signature	Date
Emily Kerr	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30
Kaitlind Bay	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30
James Brown	ATIA Section 20(1)	ATIA Section 20(1)	Apr. 30
Sam Dadd	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30
K. York	ATIA Section 20(1)	ATIA Section 20(1)	Apr 30
M. Bachinsky	ATIA Section 20(1)	ATIA Section 20(1)	Apr. 30

Neighbour Support Signature Sheet

Support for Gravel Parking Lot – Sub-Divisional Appeal Board Hearing

I, the undersigned, confirm that I am a resident in the surrounding area and that I **do not object** to the continued use of the gravel parking lot under the following conditions:

- Parking lot is used **only on Sundays between 10:00 a.m. and 3:00 p.m and 5-6 major events in the year.**
- Purpose is to **reduce congestion** during weekly services and occasional major events
- Narrow roads in the area create **safety risks** when vehicles park on both sides
- Winter conditions make roadside parking **more hazardous**
- The gravel lot helps maintain safer access for residents, pedestrians, and emergency vehicles

My signature indicates support for the organization’s request to continue using the gravel parking lot as described.

Name	Address	Signature	Date
Manpreet Singh	ATIA Section 20(1)		Apr 30, 2026
Ramandeep Kaur	ATIA Section 20(1)		Apr 30, 2026
Robert Tomkins	ATIA Section 20(1)		April 30, 2026
Ashtin Davies	ATIA Section 20(1)		April 30, 2026
Bradley Mastel	ATIA Section 20(1)		April 30th 2026

John Girdy
John Johnson

ATIA Section 20(1)

April 30th
2026
April 30 2026

ATIA Section 20(1)

Eurtis Creer

ATIA Section 20(1)

Jesika White

ATIA Section 20(1)

ATIA Section 20(1)

Wayne Taylor

April 30/26

BACKGROUND

DEVELOPMENT PERMIT

APPLICATION

SDAB 2026-002D

Section 1: Project Address(es)

Civic:			
Legal:	Lot:	Block:	Plan:

Section 2: Property Owner Information (listed on title)

Owner Name:			
Address:	City:		
Province:	Postal Code:		
Email:	Phone Number:		

Section 3: General Contractor Information

Builder Contractor:	ATIA Section 20(1)	Business License:	
Site Contact:	ATIA Section 20(1)	Contact Phone:	

Section 4: Applicant Information (if different from above)

Applicant / Company:			
Applicant Address:	City:		
Province:	Postal Code:		
Contact Name:	Contact Phone:		
Contact Email:			

Section 5: Project Details

A. Please select development type:

Commercial
 Industrial
 Institutional
 Multi-Family: _____ # of units

Section 5: Project Details

B. Please select applicable details:

<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Change of Use	<input type="checkbox"/> New Construction
<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Storage Yard	<input type="checkbox"/> Temporary (max. 180 days)	<input type="checkbox"/> Other:

Company Name Proposing to Occupation Space:			
Current Use of Space:		Anticipated Start Date:	Anticipated Completion Date:
Number of Stories:		Number of Units:	Square Footage:
Description of Work:			

Section 6: Project Declaration of Cost (including labour and material costs) Fill in applicable lines only

Design Costs (include all designs and consulting cost, including site review work)	
Site Work (driveways, pavement, sidewalks, curbs, etc.)	
Building Construction Cost (includes all costs associated with the erection of the building including interior partitioning work and project management fees)	
Electrical Work (including the electrical service, yard lightning, fire alarm, all fixtures and components, and design, etc.)	
Plumbing and Gas Installation (storm water management, services, fixtures, components, appliances and design)	
Sprinkler System (including hydrants, standpipe and hose systems, installation cost and design)	
Heating and Ventilation Installation (including all heating / ventilation's units, components and design)	
Elevator / Escalator (total installation cost)	
Total Construction Cost:	

Section 7: 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 Owners 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 Land Use 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:	ATIA Section 20(1)	Date:	March 16, 2026
Landowner Signature/ Authorized Agent: (if different from applicant)		Date:	

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.

BACKGROUND

VARIANCE APPLICATION

SDAB 2026-002D

Municipal Address	9410 92C Street Grande Prairie AB T8V 6A3		
Legal Description	Lot: 23	Block: 1	Plan: 8020882
Name	Gursikh Missionary Society	Email	admin@gpsikhsociety.org
Mailing Address	ATIA Section 20(1)	Postal Code	ATIA Section 20(1)
Phone (Primary)		Phone (Secondary)	

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?)

- We are registered non profit (charity) organization and using this space for additional parking for patrons for weekend services and other major events
- Due to Federal and Provincial immigration programs after COVID there is a sudden increase in the community population and we are seeing more people than expected
- We tell all the patrons to avoid parking on the street to minimize the congestion on the adjacent streets
- We lost some parking space due to recent construction of 8 plexes nearby

All redacted information in this document is in compliance with the *Access to Information Act*. If you have any questions regarding this, please contact the SDAB Clerk at 780-538-0331.

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

Yes, We have looked at other options but are out of parking space nearby to accommodate sudden increase in the community population

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

- The plot is adjacent to PUL on two sides and road on third side and there is only 1 adjacent neighbor.
- We use this parking only for weekend services and a few major events during the year (8-10) .
- We tell our patrons to try not to park too close to the neighbors property.

All redacted information in this document is in compliance with the Access to Information Act. If you have any questions regarding this, please contact the SDAB Clerk at 780-538-0331.

Signature **Satbir Baidwan** Digitally signed by Satbir Baidwan **ATIA Section 20(1)** Date **Nov 26, 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 <small>(Determined by Development Officer)</small>

For Office Use Only			
Application Fee	Receipt #	Application #	PL
Date			

BACKGROUND

VARIANCE – INPUT REQUEST
ADJACENT PROPERTY OWNERS

PL260071

SDAB 2026-002D

March 23, 2026

Adjacent Property Owner

Dear Sir / Madam:

RE: City of Grande Prairie File #: PL260071
Municipal Address: 9410 92C STREET, GRANDE PRAIRIE, AB T8V6A3

The City of Grande Prairie has received a Development Permit Application for a Parking Lot, to be located at the address indicated above (see attached map). The applicant is proposing to develop a parking lot on the subject site, including the use of the adjacent Public Utility Lots (PULs).

The proposed development includes a request to construct and maintain the parking area with a gravel surface rather than a paved surface. The Land Use Bylaw requires parking lots to be hard surfaced, and as such, the applicant is requesting a variance to allow the parking lot to remain gravel.

The public notification process allows the public including adjacent or nearby property owners, the opportunity to review a proposed development and provide their comments or concerns about the proposal to administration prior to a decision being made.

Please submit, in writing, any comments you may have regarding this application on or before **April 7, 2026**. If we do not receive a written submission by this date, City Administration will assume you have no comments or concerns to the proposed development. Please quote "File # PL260071" on all correspondence submitted.

You may submit your correspondence in one of the following three ways:

In person: City Service Centre, 9505 - 112 Street. Monday to Friday, 8:30AM - 4:30PM

Via E-mail to: kbrock@cityofgp.com

Via mail to: Kimberly Brock, Development Officer II
City Service Centre
Development Services
9505 - 112 Street
Grande Prairie, AB T8V 6H8

Any personal information submitted in any written comments in response to this notification are collected for the purpose of assessing the comments and processing the development permit application, including but not limited to the verification that you are an adjacent landowner, and such personal information may be disclosed to the applicant of the development permit in administrative reports to and/or public agendas for Council or Council Committee.

The City is authorized to collect personal information submitted in any written comments in response to this notification pursuant to Section 33(a) and 33(c) of the Freedom of Information and Protection of Privacy Act, RSA 2000, c. F-25 as amended from time to time, in connection with Sections 19.2 and 21.2 of the City's Land Use Bylaw.



City Service Centre
Development Services
9505 - 112 Street
Grande Prairie, AB T8V 6H8
Phone: (780) 538-0325

Any personal information submitted in any written comments in response to this notification are collected for the purpose of assessing the comments and processing the development permit application, including but not limited to the verification that you are an adjacent landowner, and such personal information may be disclosed to the applicant of the development permit in administrative reports to and/or public agendas for Council or Council Committee. If you have questions regarding the collection and use of your personal information or any other questions, please contact Kimberly Brock at 780-830-5008 or kbrock@cityofgp.com.

A letter regarding the decision on this application will be sent out to the adjacent property owners, a sign may be posted on the property and a notice of approval will be posted on the City of Grande Prairie website. Should anyone wish to appeal the decision for this application, the appeal expiry date and information will be included in all notices.

Regards,

ATIA Section 20(1)

A large black rectangular redaction box covers the signature area of the letter.

Kimberly Brock
Development Officer II

BACKGROUND

NOTICE OF REFUSAL

PL260071

SDAB 2026-002D

NOTICE OF REFUSAL

This development application for a:

Project: Parking Lot

Located at:

Legal: Lot: 15PUL; Block: 1; Plan: 8020882, Lot: 54PUL; Block: 1; Plan: 8020882
& Lot: 23; Block: 1; Plan: 8020882
Address: 9410 92C STREET, GRANDE PRAIRIE, AB T8V 6A3

in the RG General 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 71 - Hard Surfacing Requirement

Section 71.1 of Land Use Bylaw C-1260 requires that all parking spaces, loading spaces, manoeuvring aisles and driveways shall be hard surfaced and maintained to the satisfaction of the Development Authority. The proposed development includes a request to vary this requirement to permit a gravel-surfaced parking area. The proposed development does not comply with Section 71.1 and no sufficient planning rationale has been provided to support the requested variance to the hard surfacing requirement.

2. Variance Criteria Not Met - Section 19.11

Section 19.11 sets out the criteria that must be satisfied for a variance to be considered. The proposed variance has not demonstrated compliance with these requirements.

It has not been demonstrated that there are site-specific conditions that make compliance with Section 71.1 practically difficult, as no physical, environmental, or dimensional constraints have been identified that would prevent compliance with the hard surfacing requirement.

In addition, the proposed variance does not demonstrate that impacts to surrounding properties will be avoided. The use of gravel surfacing introduces a lower standard of surface treatment than required by the Land Use Bylaw and does not demonstrate how potential effects on adjacent properties and roadways will be mitigated, including issues related to surface stability and material migration.

Further, the proposed variance does not demonstrate that the development will maintain a consistent standard of development or avoid altering the character of the surrounding area, as contemplated under Section 19.11.

Date of Decision: April 22, 2026

Appeal Expiry Date: May 13, 2026

ATIA Section 20(1)



Kimberly Brock
Development Officer II

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

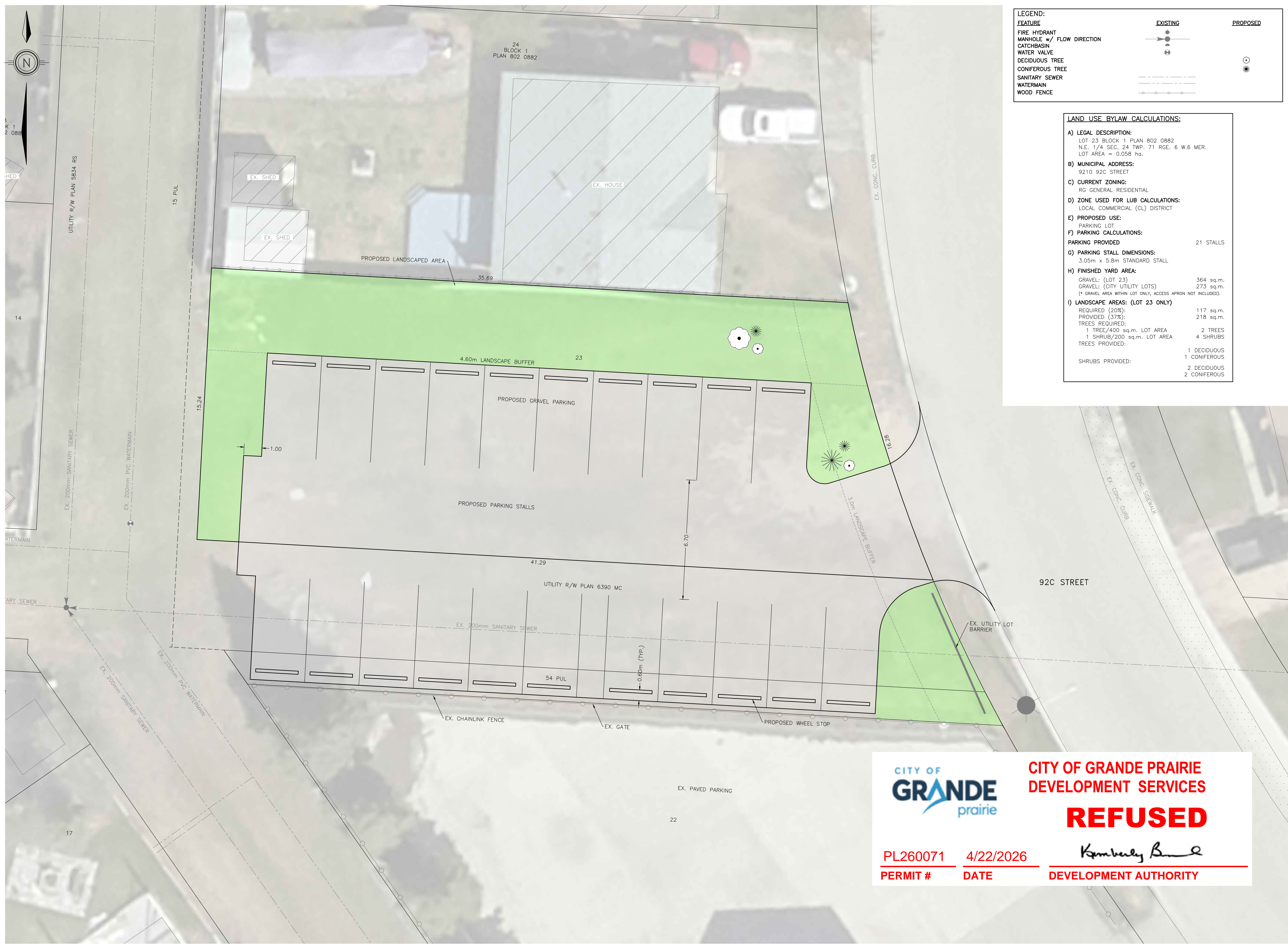
Please note: The appeal fee and form must both be submitted on or before the deadline above for the Notice of Appeal to be considered.

BACKGROUND

NOTICE OF REFUSAL
SITE PLAN (STAMPED)

PL260071

SDAB 2026-002D



LEGEND:

FEATURE

FIRE HYDRANT
 MANHOLE w/ FLOW DIRECTION
 CATCHBASIN
 WATER VALVE
 DECIDUOUS TREE
 CONIFEROUS TREE
 SANITARY SEWER
 WATERMAIN
 WOOD FENCE

EXISTING **PROPOSED**

LAND USE BYLAW CALCULATIONS:

A) LEGAL DESCRIPTION:
 LOT 23 BLOCK 1 PLAN 802 0882
 N.E. 1/4 SEC. 24 TWP. 71 RGE. 6 W.6 MER.
 LOT AREA = 0.058 ha.

B) MUNICIPAL ADDRESS:
 9210 92C STREET

C) CURRENT ZONING:
 RG GENERAL RESIDENTIAL

D) ZONE USED FOR LUB CALCULATIONS:
 LOCAL COMMERCIAL (CL) DISTRICT

E) PROPOSED USE:
 PARKING LOT

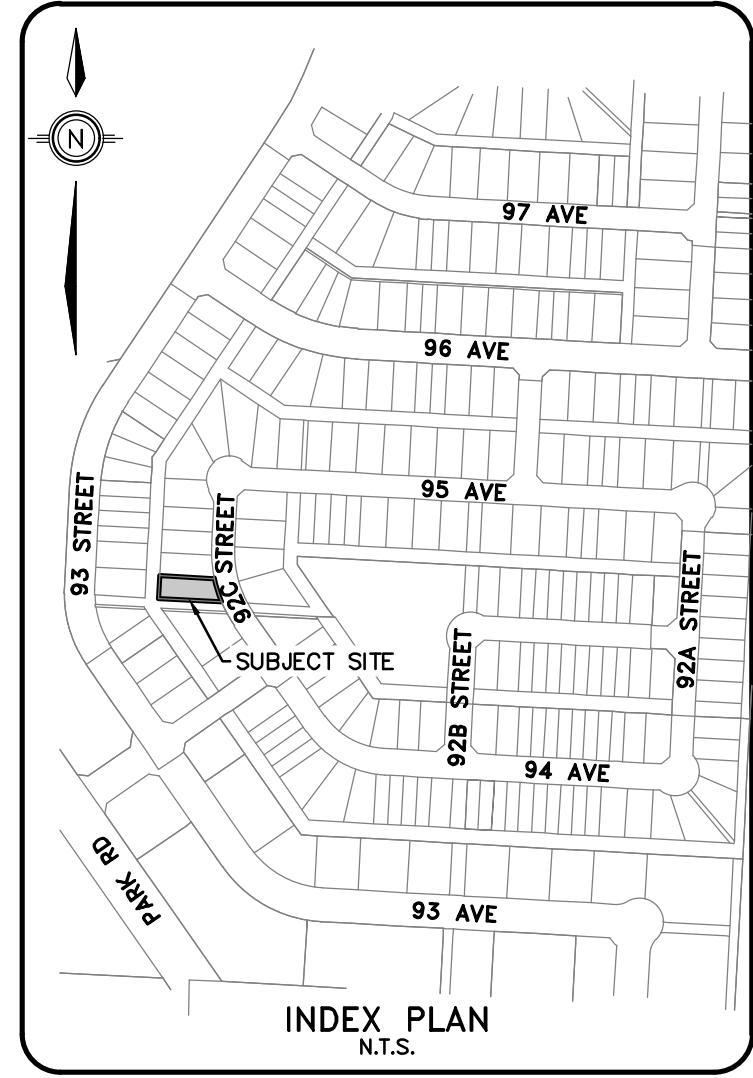
F) PARKING CALCULATIONS:
 PARKING PROVIDED: 21 STALLS

G) PARKING STALL DIMENSIONS:
 3.05m x 5.8m STANDARD STALL

H) FINISHED YARD AREA:
 GRAVEL: (LOT 23) 364 sq.m.
 GRAVEL: (CITY UTILITY LOTS) 273 sq.m.
 (* GRAVEL AREA WITHIN LOT ONLY, ACCESS APRON NOT INCLUDED).

I) LANDSCAPE AREAS: (LOT 23 ONLY)

REQUIRED (20%):	117 sq.m.
PROVIDED (37%):	218 sq.m.
TREES REQUIRED:	2 TREES
1 TREE/400 sq.m. LOT AREA	4 SHRUBS
1 SHRUB/200 sq.m. LOT AREA	
TREES PROVIDED:	1 DECIDUOUS 1 CONIFEROUS
SHRUBS PROVIDED:	2 DECIDUOUS 2 CONIFEROUS



HELIX
 Engineering Ltd.

#202, 10514 67 AVENUE P: 780.532.5731
 GRANDE PRAIRIE, AB. F: 780.532.5824
 TBW OKS www.helixeng.ca

NOTE: CONTRACTOR TO VERIFY DIMENSIONS SHOWN. THIS DRAWING IS NOT TO BE SCALED. IF ANY DISCREPANCIES ARE FOUND CONTACT HELIX ENGINEERING LTD. PRIOR TO COMMENCEMENT OF ANY WORK. DRAWINGS ARE COPYRIGHT AND ANY USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM HELIX ENGINEERING LTD.

NOT FOR CONSTRUCTION

ENGINEERS STAMP

APPROVAL STAMP

REVISION				
REV.	DESC.	DATE	BY	APPD.
0	ISSUED FOR REVIEW	MAR. 12/26	MS	SK
1	ISSUED FOR DP	MAR. 17/26	MB	MB

CLIENT:
GURSIKH MISSIONARY SOCIETY

PROJECT:
PARKING LOT SITE PLAN

LOCATION:
 N.E.1/4 SEC.24 TWP.71 RGE.6 W.6 M.

PROJECT NO.: 2725-001

DESIGN: - DRAWN: MS CHK'D: SK

DATE: MAR 12/26 BM: ASCM XXXXXX

SCALE 1:100

DRAWING: 2725-001-DD

PAGE: 01 OF 01

CITY OF GRANDE prairie

CITY OF GRANDE PRAIRIE DEVELOPMENT SERVICES

REFUSED

Kimberly B...

PL260071 4/22/2026

PERMIT # DATE DEVELOPMENT AUTHORITY

v3.0 23.09.29 2725-001-DD.DWG Mar. 17, 2026 1:09 PM

BACKGROUND

NOTICE OF REFUSAL - VARIANCE
ADJACENT PROPERTY OWNERS

PL260071

SDAB 2026-002D

April 22, 2026

Adjacent Property Owner

RE: City of Grande Prairie File #: PL260071
Legal: Lot: 15PUL; Block: 1; Plan: 8020882, Lot: 54PUL; Block: 1; Plan: 8020882 & Lot: 23;
Block: 1; Plan: 8020882
Municipal Address: 9410 92C STREET, GRANDE PRAIRIE, AB T8V6A3

The City of Grande Prairie has refused Development Permit PL260071 for a parking lot, which proposed to construct and maintain the parking area with a gravel surface rather than a paved surface.

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
10205 98 Street
Grande Prairie, AB T8V 6V3
ATTENTION: Legislative Services Department

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.

If you have any questions, you can contact me at kbrock@cityofgp.com or by phone at 780-830-5008.

Regards,

ATIA Section 20(1)



Kimberly Brock
Development Officer II

IN OPPOSITION OF THE APPEAL

SUBMISSION FROM THE
DEVELOPMENT AUTHORITY
SDAB 2026-002D

SUBDIVISION AND DEVELOPMENT APPEAL

BOARD HEARING # 2026-002D

Wednesday, May 20, 2026. Council Chambers

APPELLANT: Gursikh Missionary Society, Grande Prairie,
Alberta/Satbir Baidwan

DEVELOPMENT APPLICATION: PL260071 – Parking Lot

DEVELOPMENT ADDRESS: 9410 92C Street

LAND USE DESIGNATION: RG – General Residential

RECOMMENDATION:

It is recommended that the Subdivision and Development Appeal Board deny the appeal and uphold the decision of the Development Officer to refuse Development Permit PL260071 as proposed, due to the requested variance to permit a gravel parking surface, at 9410 92C Street for the following reasons:

1. The proposed development does not comply with Section 71.1 of Land Use Bylaw C-1260, which requires all parking areas and associated drive aisles to be hard surfaced to the satisfaction of the Development Authority.
2. The applicant has not provided sufficient planning rationale to support a variance to permit a gravel parking surface.
3. The variance criteria under Section 19.11 of Land Use Bylaw C-1260 have not been satisfied, as no site-specific constraints have been demonstrated that would make compliance with the hard surfacing requirement impractical.
4. The proposed gravel surface represents a reduced standard of development and may result in adverse impacts to surrounding properties, including concerns related to dust, debris migration, and long-term surface stability.
5. The proposal does not demonstrate that the proposed gravel surface treatment will maintain the character of the surrounding area or avoid undue impact on adjacent properties.

BACKGROUND AND COMMENTS:

Development Permit Application PL260071 was received to allow for the development of a Parking Lot at 9410 92C Street, legally described as Lot 23; Block 1; Plan 8020882. The proposed parking lot is intended to provide accessory parking for a religious assembly use operated by the Gursikh Missionary Society. The application included the use of the adjacent Public Utility Lots legally described as Lot 15PUL; Block 1; Plan 8020882 and Lot 54PUL; Block 1; Plan 8020882. The religious assembly site and the proposed parking area are separated by Public Utility Lots, which necessitates the use of these lands to facilitate parking access. The property is located within the RG – General Residential District.

The proposed parking lot is dependent on the use of the adjacent Public Utility Lots, which would be addressed separately through a Licence Agreement with the City. Administration notes that portions of the site and adjacent Public Utility Lots had previously been gravelled and utilized for parking purposes without obtaining the required development approvals and authorization from the City.

The proposal is to construct and maintain the parking area with a gravel surface.

Section 71.1 of Land Use Bylaw C-1260 requires that all parking spaces, loading spaces, manoeuvring aisles and driveways shall be hard surfaced and maintained to the satisfaction of the Development Authority. The application included a request to vary this requirement.

The Development Permit was refused by the Development Officer on April 22, 2026. An appeal was filed within the legislated appeal period.

ANALYSIS:

Land Use and District Intent

The subject property is located in the RG – General Residential District. This district is intended to accommodate residential development and compatible uses while maintaining a consistent standard of development.

While parking areas may be accessory to permitted or discretionary uses, including the Religious Assembly use, within the district, they are expected to comply with the requirements of the Land Use Bylaw, including hard surfacing standards that support orderly development and minimize impacts to adjacent properties.

The proposed gravel parking lot does not align with the intended standard of development within the district.

Hard Surfacing Requirement

Section 71.1 establishes a clear requirement for hard surfacing of parking and circulation areas. This requirement is intended to ensure durability, reduce dust and debris, and maintain safe and functional site conditions, particularly where parking areas are intended to serve periods of higher-intensity use. The proposed development does not meet this requirement, as it relies on a gravel surface. No supporting information was provided to demonstrate how the gravel surface would function equivalently to a hard surface or mitigate potential impacts.

Variance Criteria

Section 19.11 sets out the criteria that must be satisfied for a variance to be considered.

In evaluating the variance, the Development Officer considered the following:

- No site-specific physical, environmental, or dimensional constraints have been identified that would prevent compliance with Section 71.1.
- The request does not demonstrate that impacts to surrounding properties will be avoided, including potential concerns related to dust, rutting, and material migration.

- The proposal represents a reduced standard of development compared to what is required under the Land Use Bylaw.
- The variance does not demonstrate that the development will maintain the character of the surrounding area.

Based on these considerations, the Development Officer determined that the variance criteria were not met.

APPLICABLE LEGISLATION REVIEW:

Land Use Bylaw C-1260

The subject property is located in the RG – General Residential District.

Section 71.1 requires that all parking spaces, loading spaces, manoeuvring aisles and driveways be hard surfaced.

Section 19.11 outlines the criteria for evaluating variance requests.

Administration determined that:

- The proposal does not comply with the hard surfacing requirement.
- No site-specific constraints have been identified to justify the variance.
- The proposal does not demonstrate that impacts to adjacent properties will be mitigated.
- The variance would result in a reduced standard of development and does not maintain the intent of the Land Use Bylaw.

STAKEHOLDER ENGAGEMENT:

Land Use Bylaw C-1260 requires notification of adjacent property owners for applications that contain a variance. Administration sent an information package to a total of seventeen adjacent property owner. One written response was received expressing concerns regarding:

1. Increased traffic within the neighbourhood, particularly during weekends and special events associated with religious assembly activities.
2. Existing congestion and vehicles obstructing driveways in the area.
3. Potential for additional dust associated with the proposed gravel parking surface, particularly during summer months.
4. The suitability of the site to accommodate the intensity of use, with concerns that the development may have outgrown the surrounding residential area.

These concerns are noted and were considered as part of the Development Authority's evaluation of the application. No additional comments were received.

SUMMARY / CONCLUSION:

An appeal has been filed regarding the refusal of Development Permit PL260071 for a Parking Lot at 9410 92C Street.

The proposed development does not comply with the hard surfacing requirements of the Land Use Bylaw, and the requested variance does not meet the criteria outlined in Section 19.11. No site-specific constraints or sufficient planning rationale have been provided to support the variance.

The proposed gravel surface represents a reduced standard of development and may result in adverse impacts to surrounding properties and the character of the area.

Administration also notes that the proposed parking arrangement is dependent on separate Licence to Occupy Agreements for the use of the Public Utility Lots, and that portions of the parking area had previously been established without the required approvals or authorization.

For these reasons, it is recommended that the Subdivision and Development Appeal Board deny the appeal and uphold the Development Officer's decision.

ATTACHMENTS:

Attachment #1 – Site Location Map

Attachment #2 – Circulation Map

Attachment #3 – Comments Received from Stakeholder Engagement

Attachment #1 – Site Location Map



Attachment #2 – Circulation Map



Attachment #3 – Comments Received from Stakeholder Engagement

City of Grande Prairie File #PL260071 Municipal Address 9410 92C St. GP T8V 63



Rosemary Hussey [Redacted]
To Kimberly Brock

Reply Reply All Forward

Mon 2026-04-06 9:14 AM

You forwarded this message on 2026-04-08 7:48 AM.

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

This email originated from outside of the organization! Do not click links, open attachments, or reply unless you recognize the sender's email address and know the content is safe!

Hi Ms Brock,

Thank you for sharing the information about the proposed development in our neighborhood. We appreciate the opportunity to be informed and involved in the discussions regarding changes that may impact our community.

The proposed development that includes a request to construct and maintain a parking area with a gravel surface will continue to accumulate unnecessary traffic and dust in our area during summer months which will be horrible to say the least. As it is, our streets here in the neighborhood are already clogged with vehicles and most of the time even blocking our driveways. These incidents happen every weekend and if they have special events or occasions. I think the structure already outgrown the neighborhood and they should elect to look for a more spacious place to accommodate the traffic.

In short, my family is opposed to the proposed request for permit.

--
Rosemary Hussey :)