



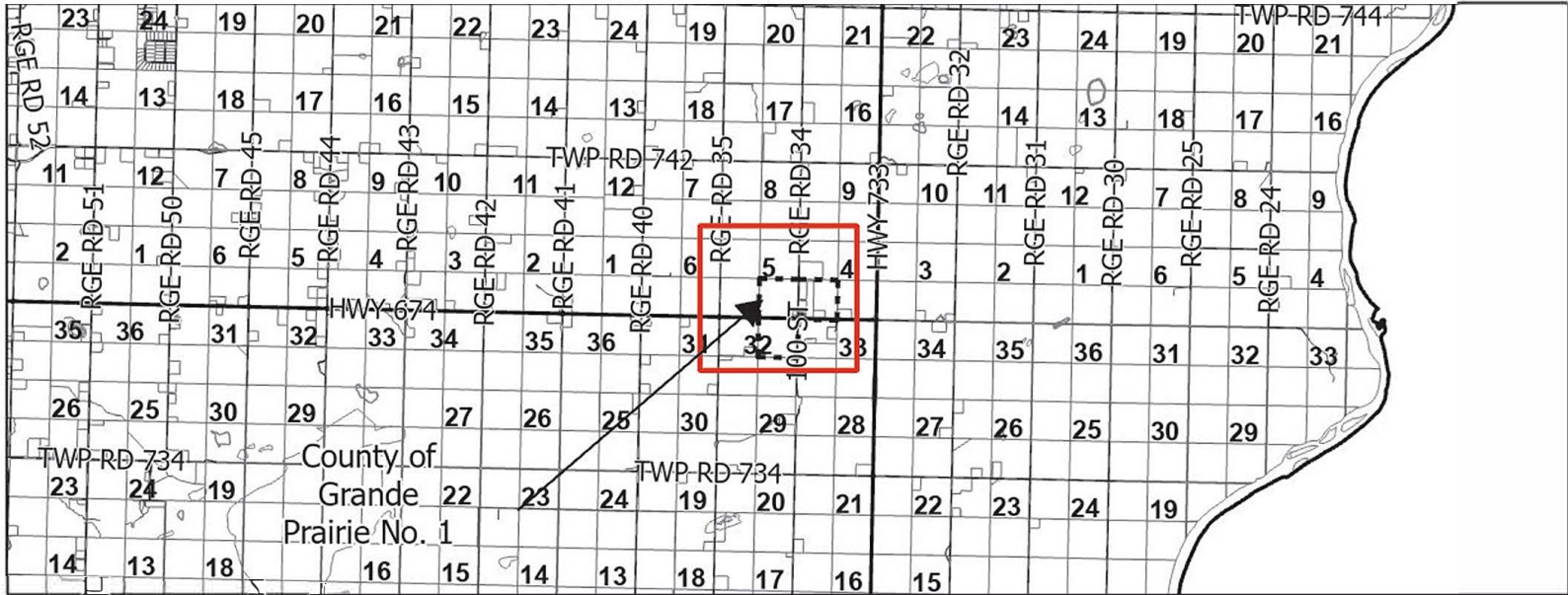
File No.: PLLUB20250499

Legal Description:

SE-5-74-3-W6

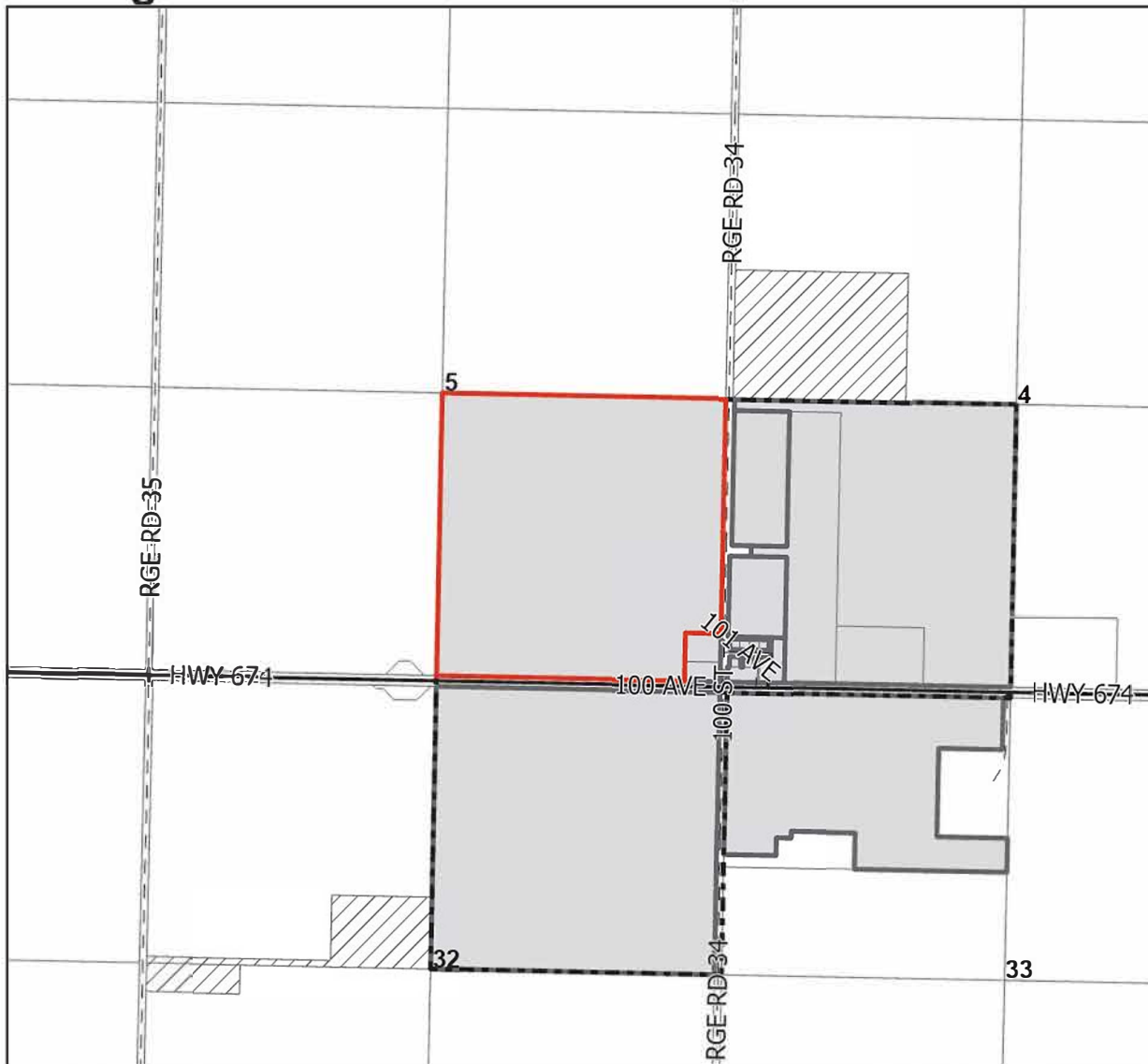
COUNCIL DIVISION: 9

### Location



Scale: 1:154,669

### Zoning



#### Local Area Map Information

Parcel of Interest

#### Zoning

Agricultural

Country Residential

Industrial

Other

Named Subdivisions

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Scale: 1:20,000

**COUNTY OF GRANDE PRAIRIE NO. 1**

10001 - 84 Avenue  
Clairmont, AB T0H 0W0  
Phone: (780) 513-3950  
Fax: (780) 539-7686



**FORM H**

**LAND USE BYLAW AMENDMENT**

PLLUB20250499

I/We hereby make application to amend the Land Use Bylaw.

Applicant:

Name: Helix Surveys Ltd. Telephone: 780-532-5731  
Address: 202, 10514 67 Ave Postal Code: T8W 0K8

Owner of Land:

Name: Fianna Capital Managemnet Group Ltd. Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

Land Description: SE Section 5 Township 74 Range 3 W6M  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan No. \_\_\_\_\_  
Certificate of Title: 242 015 829

Amendment Proposed

FROM UR TO GC

Reasons in support of Application for Amendment (use another sheet of paper, if necessary):

To support subdivision of commercial property from quarter section  
\_\_\_\_\_  
\_\_\_\_\_

If applying for a text amendment, please provide the proposed text, the relevant Section if any, and an explanation of, and reason for the proposed text amendment (these can be provided separately, if necessary):

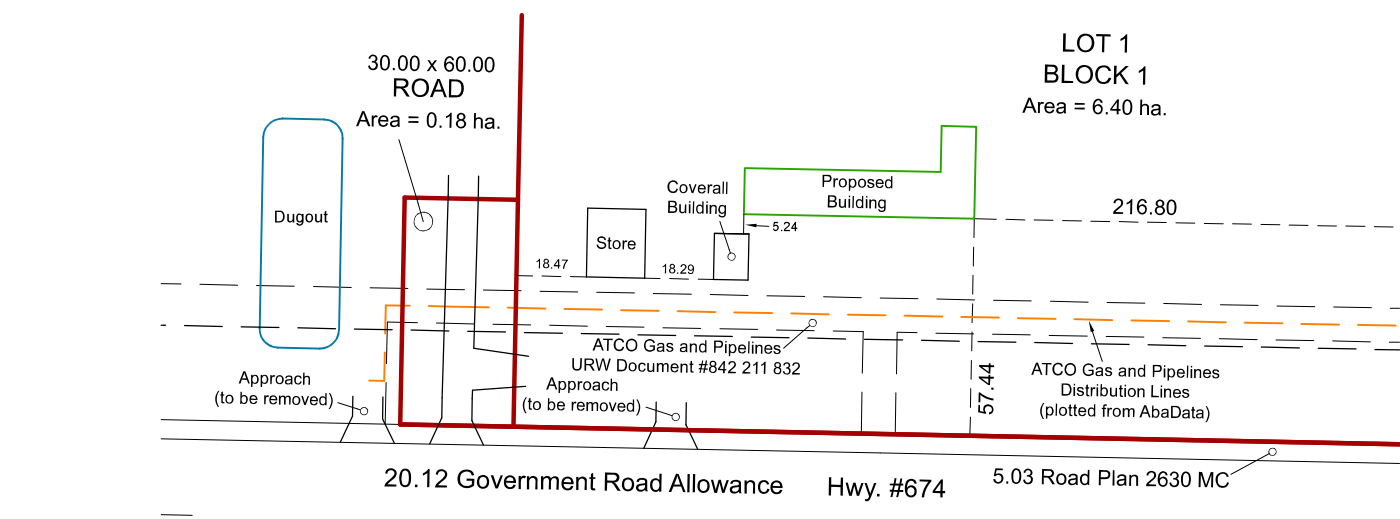
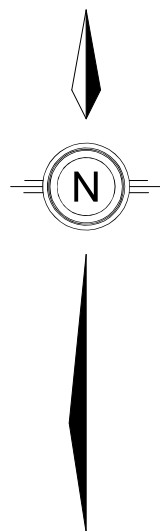
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/We enclose \$ 1200.00 being the application fee.

DATE: September 3, 2025 SIGNED: \_\_\_\_\_

*The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (780) 532-9722.*

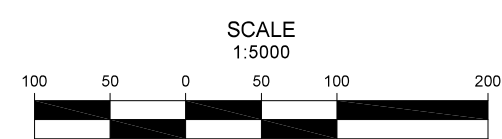




Detail  
Scale 1:2000

PLAN SHOWING PROPOSED  
**LAND USE BYLAW AMENDMENT**  
 OF PART OF  
**S.E. 1/4 SEC.5 TWP.74 RGE.3 W.6 M.**  
**UR TO GC**


COUNTY OF GRANDE PRAIRIE NO.1  
 ALBERTA



**SUBDIVISION AUTHORITY**  
 County of Grande Prairie No.1

**OWNER**  
 Fianna Capital Management Group Ltd.

**LEGEND**

Area to be rezoned shown outlined thus  and contains 6.58 ha.  
 Distances shown on the plan are ground and are in meters and decimals thereof

**NOTES**

Boundaries are based on existing Land Title Office records and are subject to change upon legal survey.  
 Land is currently zoned UR District.

**ABBREVIATIONS**

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

SCALE: 1:5000

FILE No.: 5737-001

DWG.: 5737-001-LUB

DRAWN BY: HLR / TA  
 CHECKED BY: VL / HLR

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 Grande Prairie, AB.  
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 F: 780.532.5824