



*Town of Stavely - 403-549-3761 - [stavely@platinum.ca](mailto:stavely@platinum.ca)  
Box 249 Stavely, AB T0L 1Z0 - [www.stavely.ca](http://www.stavely.ca)*

**Notice of Decision on  
Application for a Development Permit**

Development Application No. 17-08

Name: 1800905 Alberta Ltd.

Address: 45 Auburn Springs Place, Calgary, AB T3M 1YZ

In the matter of development of property located at: Lot 3, Block 4, Plan 0812160 (5822 – 52<sup>nd</sup> Street)

The development as specified in Application No. 17-08 has been:



Approved



Approved subject to the following conditions:

1. Prior to construction or commencement of the development, the developer/owner shall obtain all necessary permits under the Alberta Safety Codes Act, (including building, electrical, gas, plumbing and private sewage disposal system) as required. Permits must be obtained from Park Enterprises.
2. The owner, applicant or developer shall comply with all legislative requirements of the Safety Codes Act as it applies to building, electrical, gas, plumbing and private sewage permits issued by an accredited agency on behalf of the Town.
3. Prior to becoming operational a Town of Stavely Business License shall be obtained and maintained pursuant to Town Business License Bylaw No. 741.
4. Prior to becoming operational a Fire Inspection shall be conducted and all recommendations shall be adhered to.
5. A Fire Safety Plan outlining fire prevention, mitigation and suppression procedures shall approved by the Fire Chief of the local Fire Department and submitted to and approved by the Town prior to becoming operational.
6. Prior to 1800905 Alberta Ltd. becoming operational, authorization and approvals as a licensed producer of medical marihuana shall be obtained from Health Canada and a copy filed with the Town.



*Town of Stavely - 403-549-3761 - [stavely@platinum.ca](mailto:stavely@platinum.ca)  
Box 249 Stavely, AB T0L 1Z0 - [www.stavely.ca](http://www.stavely.ca)*

7. Health Canada Access to Cannabis for Medical Purposes Regulations (and any amendments thereto), shall be adhered to by the facility.

8. All recommendations from Alberta Health Services shall be adhered to.

9. That, pursuant to Section 650 of the *Municipal Government Act*, the applicant or owner or both enter into a Development Agreement with the Town which may be registered as a caveat under the *Land Titles Act*.

10. The property shall be maintained in a neat and orderly manner.

11. Operating hours will be from 8:30 a.m. to 4:30 p.m. seven (7) days a week (Monday to Sunday).

12. All Federal and Provincial approvals shall be obtained, maintained and filed with the Town.

13. There shall be no development within 25 feet of the front and rear property lines, 10 feet of the north property line and 20 feet from the south property line, unless a development permit is obtained that specifically varies the required setback to allow the development.

14. That the owner adheres to Schedule 7 Section 13 Medical Marihuana Production Facilities of the Land Use Bylaw (unless a variance has been granted with this permit):

13.1 The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with medical marihuana production as issued by Health Canada.

13.2 The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

13.3 The development must be done in a manner where all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste material.

13.4 The development shall not operate in conjunction with another approved use.

13.5 The development shall not include an outdoor area for storage of goods, materials or supplies.

13.6 The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.

13.7 The development must not be within 75.0 metres of a residential or a public institutional district, measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential or a public institutional district.



*Town of Stavely - 403-549-3761 - [stavely@platinum.ca](mailto:stavely@platinum.ca)  
Box 249 Stavely, AB T0L 1Z0 - [www.stavely.ca](http://www.stavely.ca)*

13.8 The Municipal Planning Commission may require, as a condition of a development permit, a public utility waste management plan, completed by a qualified professional that includes details on:

- (a) the incineration of waste products and airborne emission, including smell;
- (b) the quantity and characteristics of liquid and waste material discharged by the facility; and
- (c) the method and location of collection and disposal of liquid and waste material.

13.9 The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Light industry/manufacturing use found in Schedule 5.

15. That an engineered drainage/storm water management plan be submitted and deemed acceptable by the Development Authority, to indicate the drainage patterns, determine pre and post development volumes, how run-off will be managed, and to account for the 1-in-100 year storm.

16. The applicant is responsible for contacting and obtaining any required approvals and/or letter of authorization from Alberta Environment and Parks (AEP) under the Water Act and Environmental Enhancement & Protection Act for the proposed rainwater harvesting/capture and reuse system, and shall provide a copy to the Town. If AEP determines that a Water Act approval or authorization is not required, then the applicant must provide a letter or correspondence from the AEP clearly indicating such, to the satisfaction of the Town.

17. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties; or interfere with the use of adjacent properties; or directed at any public road and provincial highway.

18. That the landscaping indicated in the site plan be installed to the satisfaction of the development authority and where required by the development authority the developer or owner provide security in a form and amount acceptable to the development authority.

### **Variiances:**

1. That the 75.0 metre setback (described in Schedule 7 Section 13.7) from the public institutional land use district to the south of this property be reduced to 16.0 metres.
2. That the 2.4m (8ft) maximum fence height be varied by 0.6m (2ft) to a fence height of 3.0m (10ft).
3. That Section 13.3 of Schedule 7 be clarified to allow garbage pick-up outside the building for all inert waste.



*Town of Stavely - 403-549-3761 - [stavely@platinum.ca](mailto:stavely@platinum.ca)  
Box 249 Stavely, AB T0L 1Z0 - [www.stavely.ca](http://www.stavely.ca)*

Dated: October 16, 2017

Signed: *C. Gillespie*

**Important Notes:**

1. You may appeal this decision by written notice to the Secretary of the Subdivision and Development Appeal Board within **19 days** of the date of the notification of decision. A \$200 non-refundable fee is applicable.
2. A development permit becomes effective 19 days after the date of its issue unless an appeal is lodged pursuant to section 683 of the Act. If an appeal is lodged, then a permit will only become effective upon a Subdivision and Development Appeal Board decision confirming it.
3. Notice of approval in no way removes the need to obtain any permit or approval required under any federal, provincial or municipal legislation, order and/or regulations pertaining to the development including a building permit.