



# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	<b>PRDP20248544</b>
ROLL NO.	03329056
RENEWAL OF	
FEES PAID	\$4375
DATE OF RECEIPT	Dec 4, 2024

## APPLICANT/OWNER

Applicant Name: Luke Waldner	Email: luke@advanceconstructiondemo.ca
Business/Organization Name (if applicable): Advance Construction & Demolition	
Mailing Address: Box 684 Wildwood AB	Postal Code: T0E 2M0
Telephone (Primary): <b>7802336249</b>	Alternative:

Landowner Name(s) per title (if not the Applicant): Prairie Peak Ventures Ltd	
Business/Organization Name (if applicable): Prairie Peak Ventures Ltd	
Mailing Address: Box 490 MacGregor MB	Postal Code: R0H 0R0
Telephone (Primary): <b>204-252-2333</b>	Email: <b>mattwaldner@betterair.ca</b>

## LEGAL LAND DESCRIPTION - Subject site

All/part of: ¼	Section: 29	Township: 23	Range: 28	West of: 04	Meridian	Division:
All parts of Lot(s)/Unit(s): 11	Block: 11	Plan: 2210706	Parcel Size (ac/ha): <b>VS 3.53</b>			
Municipal Address: <b>VS 59 HEATHERGLEN PL</b>				Land Use District: <b>VS DC 161</b>		

## APPLICATION FOR - List use and scope of work

Erect a 30,000sq' commercial building to store and distribute concrete and plastic rebar products.

Variance Rationale included: ☐ YES ☐ NO ☐ N/A

DP Checklist Included: ☒ YES ☐ NO

## SITE INFORMATION

- |   |   |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property<br>(Well Map Viewer: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> ) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway)   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |





✉ admin@advanceconstructiondemo.ca

👤 www.advanceconstructiondemo.ca

☎ +780-915-7899

December 4, 2024

## Rocky View County

262075 Rocky View Point  
Rocky View County, AB

Dear Rocky View County,

On behalf of Prairie Peak Ventures Ltd, Advance Construction is applying for a development permit for a commercial building in Rocky View County. We will be erecting a new commercial building for the purpose of a warehouse. The building will serve as a storage facility and distribution center for plastic rebar chairs for concrete.

Business hours for this warehouse will be standard daytime operating hours. There will only be a small number of employees. Our site plan outlines site access and parking provisions. If any additional information is required, please reach out!

Best Regards,

Luke Waldner

**Advance Construction & Demolition**











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59 HEATHERGLEN PLACE

GENERAL	COVER PAGE
G1.1	
ARCHITECTURAL	
A1.1	BUILDING ASSEMBLY AND CODE SUMMARY
A1.2	GENERAL NOTES AND DETAILS
A1.3	EXTERIOR STOREFRONT WINDOW SCHEDULES
A2.0	SITE PLAN
A2.1	FOUNDATION PLAN
A2.2	MAIN FLOOR PLAN
A2.3	ENLARGED FLOOR PLANS
A2.4	ROOF PLAN
A4.1	REFLECTED CEILING PLAN
A4.2	ENLARGED REFLECTED CEILING PLANS
A5.1	EXTERIOR ELEVATION
A5.2	EXTERIOR ELEVATION
A6.1	BUILDING SECTION
A6.2	BUILDING SECTION
A7.1	WALL SECTIONS
A8.1	BUILDING DETAILS
A8.1	INTERIOR ELEVATIONS
Grand total	15

**Z ARCHITECT INC.**  
Zhi Yong Wang  
PHONE : (204) 293-6314  
EMAIL: zwang@zarchitect.ca

**Notes:**


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2025-03-06 3:43:36 PM

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**BETTER AIR MANUFACTURING LTD, ROCKY VIEW COUNTY, ALBERTA**

**PROJECT ADDRESS:**  
LOT 11, BLOCK 11, PLAN 221  
0706  
59 HEATHERGLEN PLACE

Drawn by: **Z.W**  
Date: **Issue Date**  
Scale:  
Sheet Name: **COVER PAGE** Sheet Number: **G1.1**

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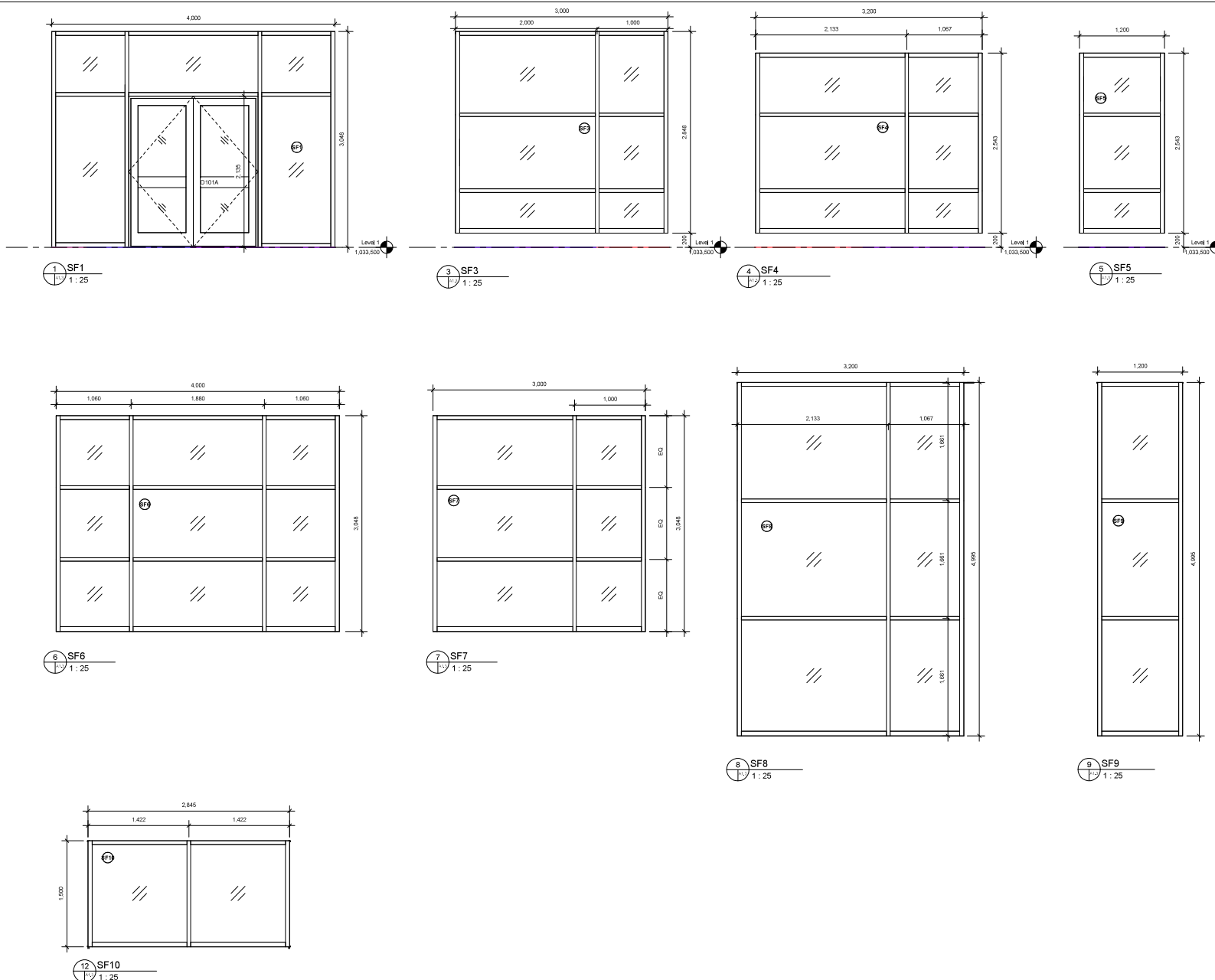








ALL EXTERIOR GLAZE SHALL BE DUAL PANE  
LOWE ARGON FILLED, MAX UFI 1.9



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TREE PLANTING DETAIL  
(TYPICAL) N, T, S



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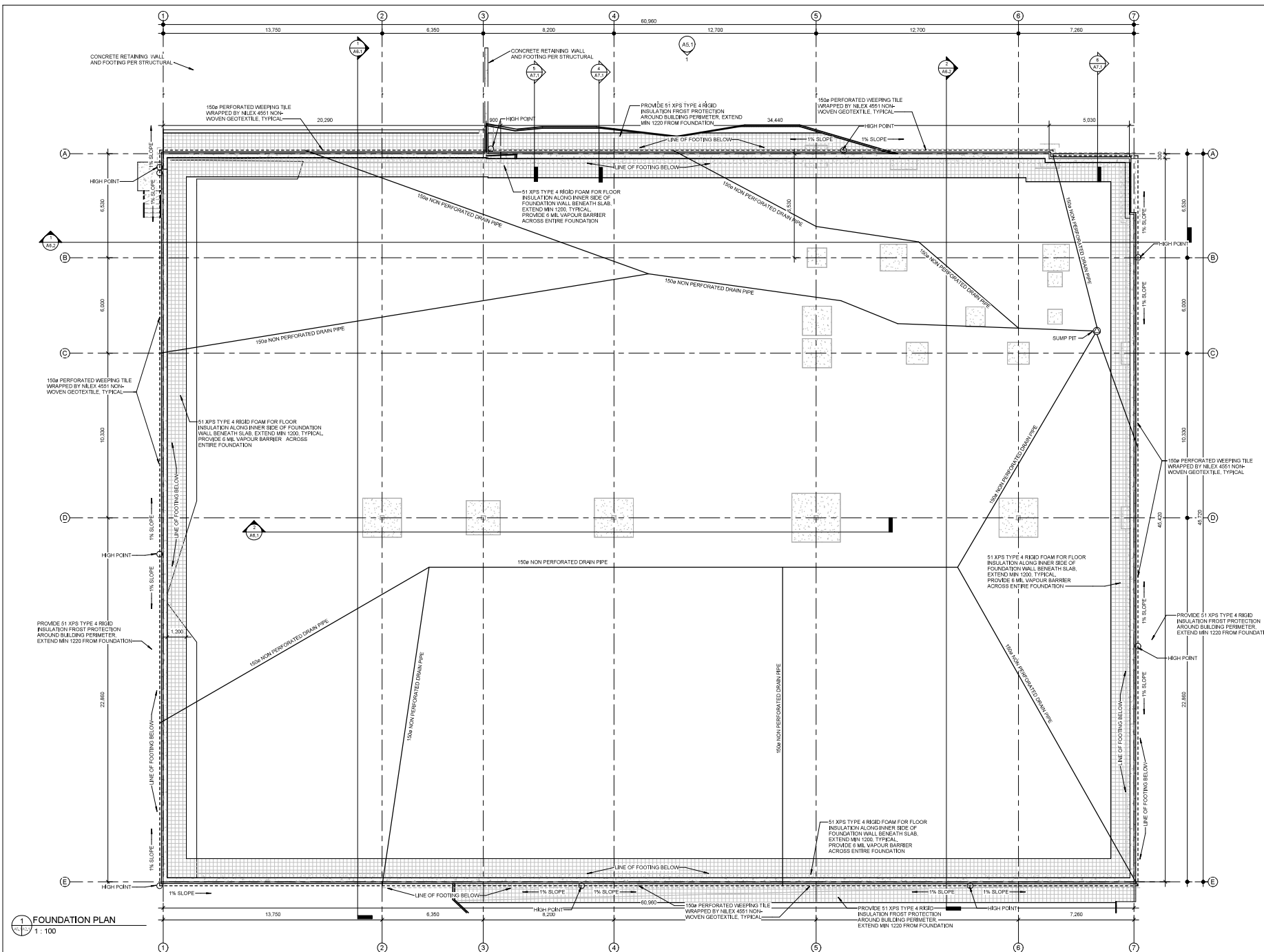
FOUNDATION PLAN

FOUNDATION PLAN A2.1

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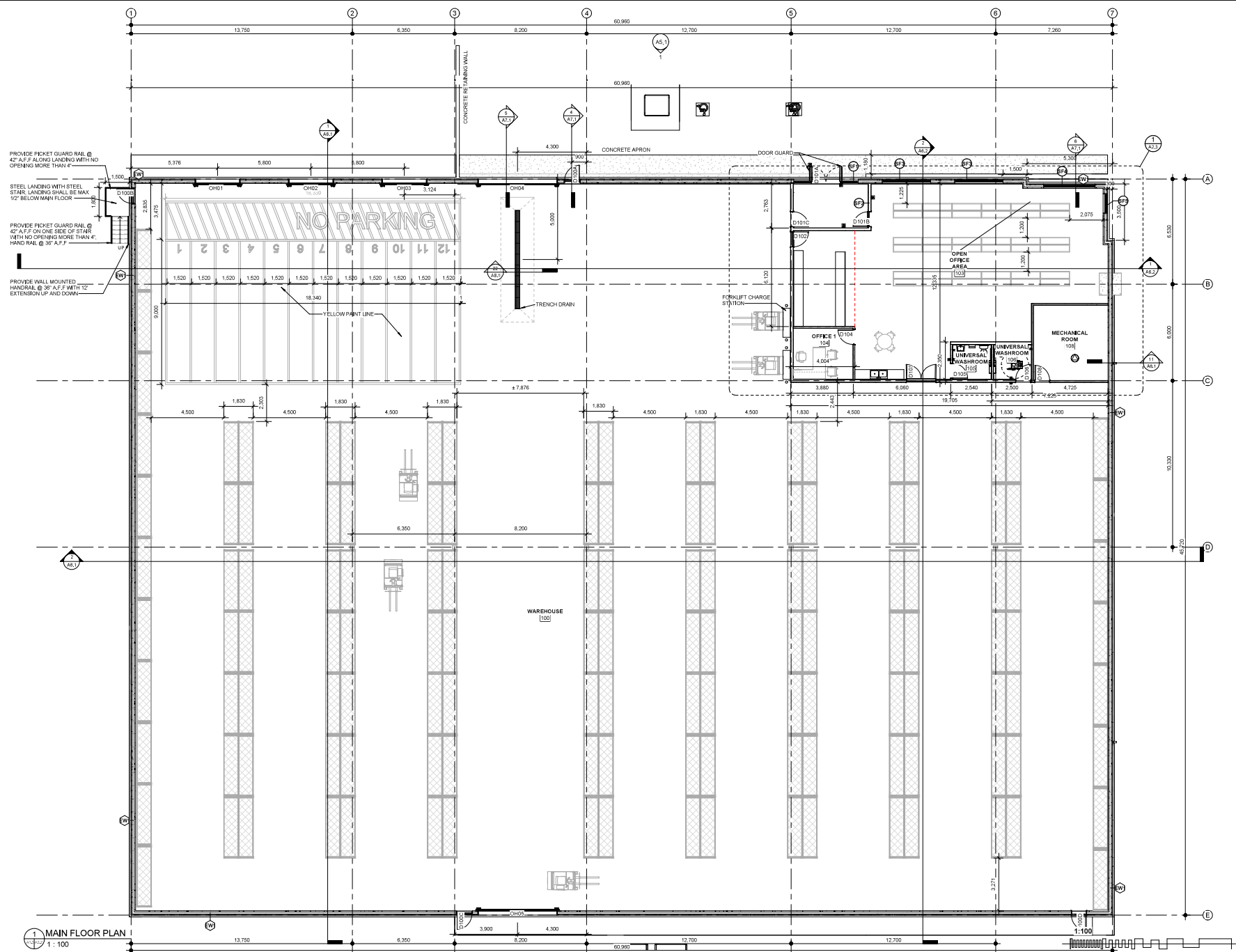
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**Z ARCHITECT**

**Z ARCHITECT INC.**  
Zhi Yong Wang  
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EMAIL: zwang@zarchitect.ca

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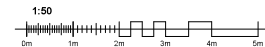
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**MAIN FLOOR PLAN** A2.2

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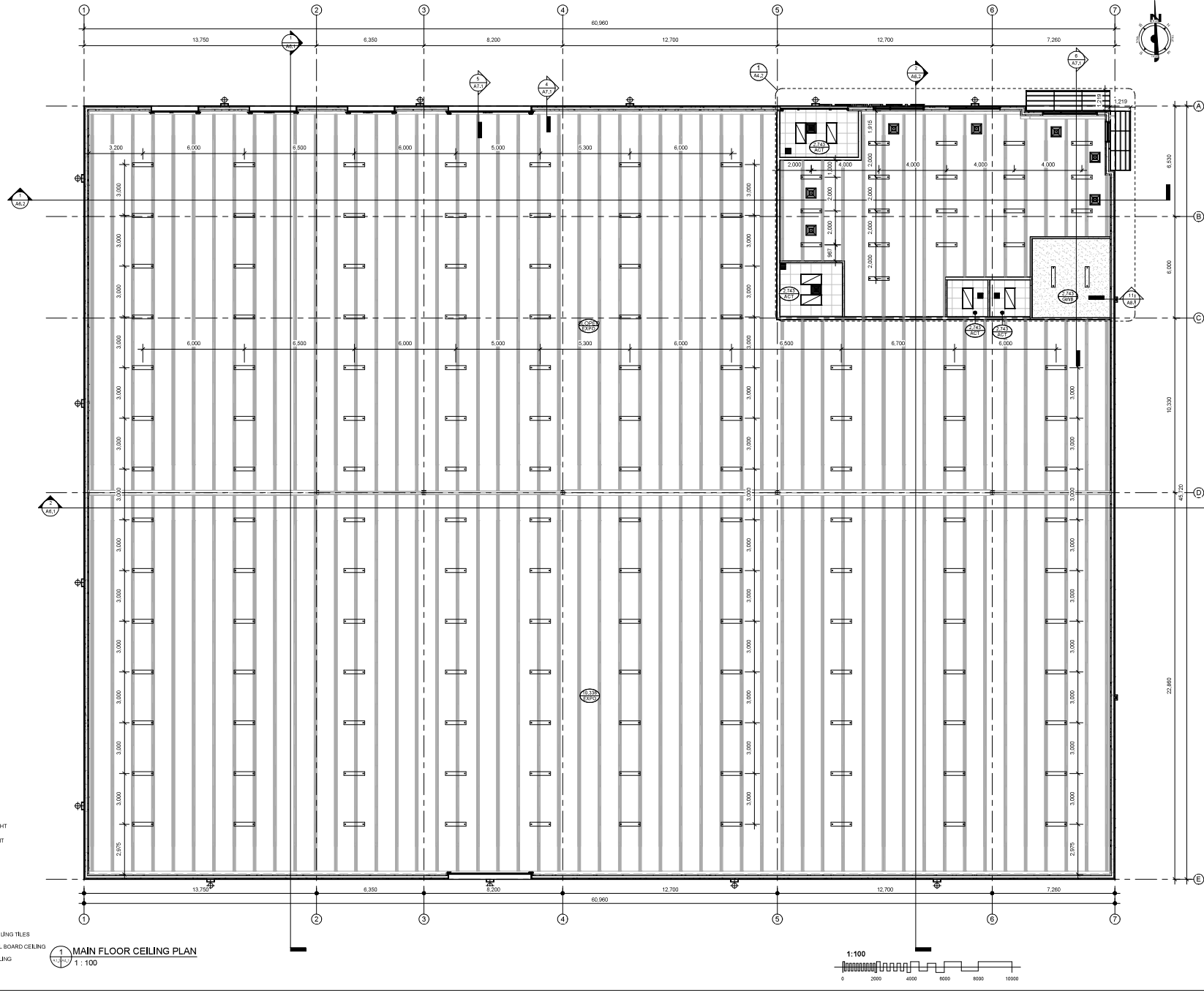
ENLARGED FLOOR PLANS	A2.3
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**Drawn by:** Z.W  
**Date:** Issue Date  
**Scale:** 1 : 100  
**Sheet Number:** A4.1

**REFLECTED  
CEILING PLAN**

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59 HEATHERGLEN PLACE  
Drawn by: Z W

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ENLARGED REFLECTED CEILING PLANS	A4.2
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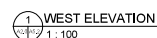
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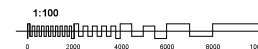


**Notes:**



- M1** CONCRETE PANEL ROUGHCAST PARAN  
(PAINTED TO LIGHT GRAY)
- M2** CONCRETE PANEL ROUGHCAST PARAN  
(PAINTED TO BLACK)
- M3** CONCRETE PANEL 281 PLAFOUND  
(PAINTED TO WHITE)
- M4** CONCRETE PANEL 281 PLAFOUND  
(PAINTED TO BLUE)

FINISH TYPE

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59 HEATHERGLEN PLACE  
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Date: \_\_\_\_\_ Issue Date: \_\_\_\_\_

As indicated

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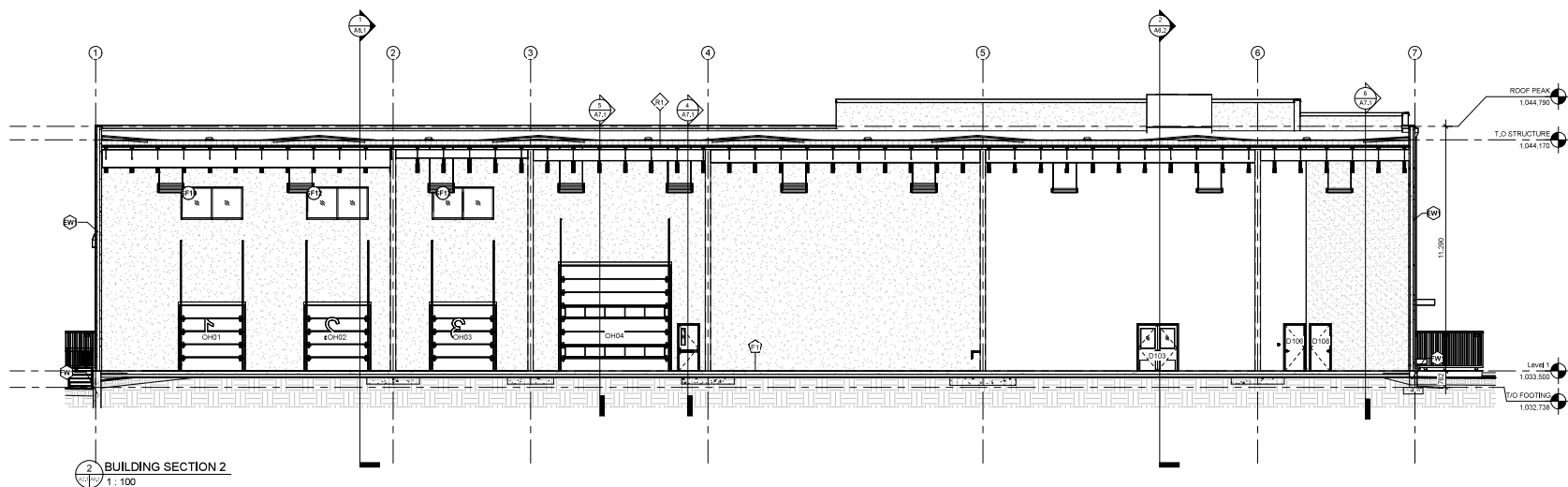
EXTERIOR

ELEVATION	A5.2
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59 HEATHERGLEN PLACE  
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Date:

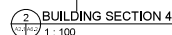
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Sheet Name: **BUILDING SECTION**

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PROJECT ADDRESS:  
LOT 11, BLOCK 11, PLAN 221  
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59 HEATHERGLEN PLACE

Z.W.

Issue Date	
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Sheet Name	Sheet Number:
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BUILDING SECTION 462

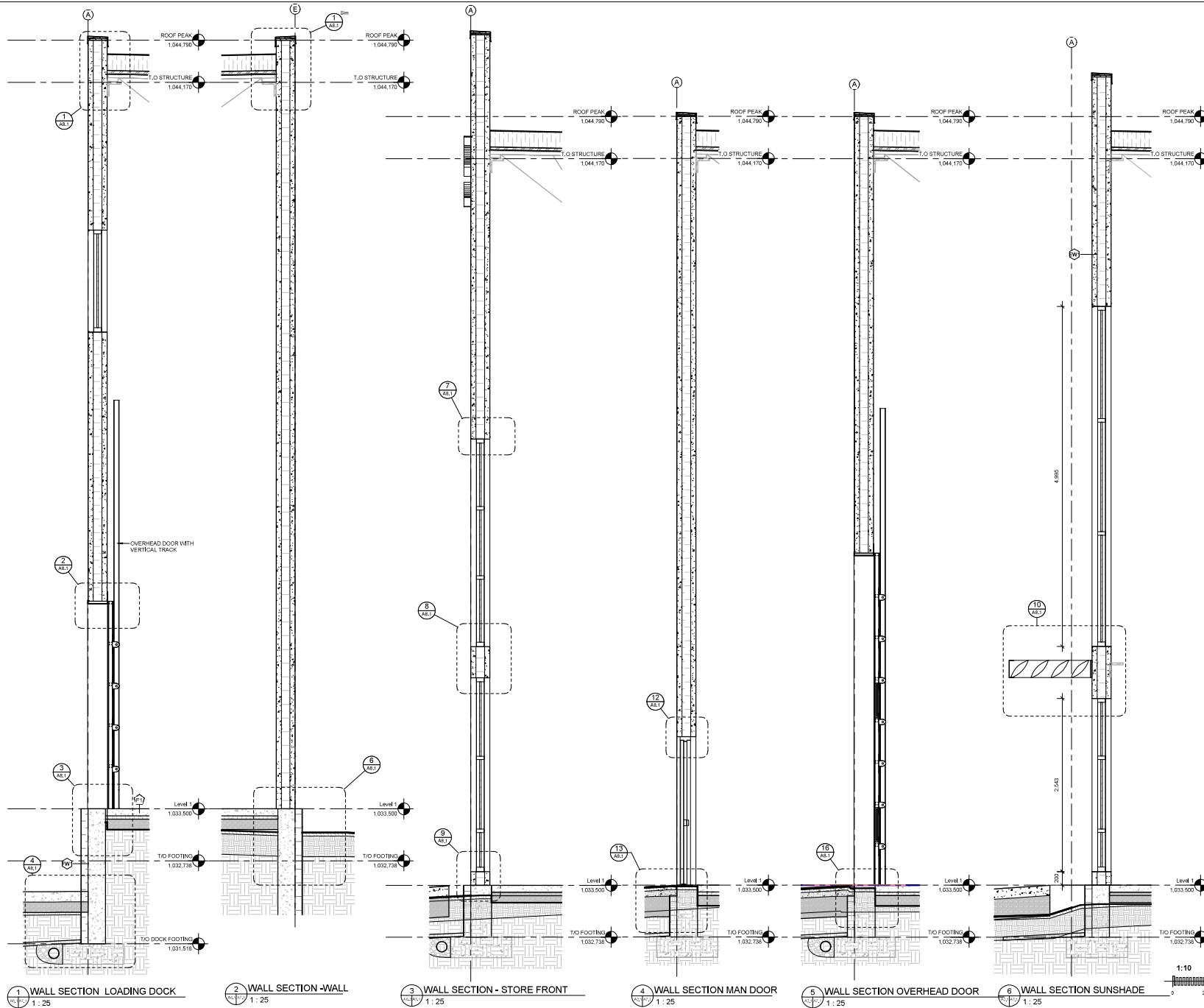
	AG.2
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Notes:


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PROJECT ADDRESS:  
LOT 11, BLOCK 11, PLAN 221  
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Drawn by: Z.W

Date: Issue Date

Scale: 1:25

Sheet Name: Sheet Number:

WALL SECTIONS A7.1

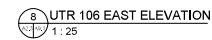
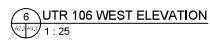
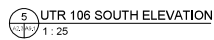
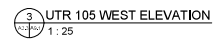
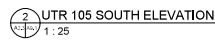
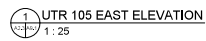
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The drawings illustrate the following details:

- 1 PARAPET DETAIL** (1:10): Shows the roof edge with a continuous roofing membrane, roof peak at 1,044,750, and roof V.B. extending to the concrete panel.
- 2 OVERHEAD DOOR HEAD/JAMB DETAIL** (1:10): Details the overhead door panel with a weather strip, prefinished loading dock threshold, and concrete edge to 5% slope.
- 3 OVERHEAD DOOR @ LOADING DOCK DETAIL** (1:10): Shows the loading dock slab per G.W. and 51 XPS Type 4 rigid insulation along the perimeter.
- 4 LOADING DOCK FOOTING DETAIL** (1:10): Details the 150x perforated weeping tile at the bottom of the footing, back fill by pea gravel.
- 5 PARAPET COPPING DETAIL** (1:5): Shows the parapet coping with a 9% slope, roof peak at 1,044,750, and prefinished metal flashing.
- 6 TYPICAL FOOTING DETAIL** (1:10): Shows the footing with 150x perforated weeping tile and pea gravel back fill.
- 7 STOREFRONT WINDOW HEAD** (1:10): Details the window head with prefinished sunshade, sunshade arbor blade, and foam rod and caulking.
- 8 STOREFRONT WINDOW TRANSOM DETAIL** (1:10): Shows the transom with prefinished metal flashing and foam rod and caulking.
- 9 STOREFRONT WINDOW SILL** (1:10): Details the window sill with prefinished metal flashing and foam rod and caulking.
- 10 SUNSHADE DETAIL** (1:10): Shows the sunshade with prefinished sunshade steel structure fasten to concrete.
- 11 OVERFLOW SCUPPER DETAIL** (1:10): Details the overflow scupper with prefinished metal flashing and foam rod and caulking.
- 12 MAN DOOR HEAD/JAMB** (1:10): Shows the man door head with prefinished metal flashing and foam rod and caulking.
- 13 MAN DOOR SILL DETAIL** (1:10): Details the man door sill with prefinished metal flashing and foam rod and caulking.
- 14 CEILING BULKHEAD DETAIL** (1:10): Shows the ceiling bulkhead with prefinished metal flashing and foam rod and caulking.
- 15 ROOF RECEPTACLE DETAIL** (1:10): Details the roof receptacle with prefinished metal flashing and foam rod and caulking.
- 16 OVERHEAD DOOR SILL DETAIL** (1:10): Shows the overhead door sill with prefinished metal flashing and foam rod and caulking.
- 17 PIPE SUPPORT ON ROOF DETAIL** (1:10): Details the pipe support on the roof with prefinished metal flashing and foam rod and caulking.
- 18 ROOF DRAIN DETAIL** (1:10): Shows the roof drain with prefinished metal flashing and foam rod and caulking.
- 19 ROOF PENETRATION DETAIL** (1:10): Details the roof penetration with prefinished metal flashing and foam rod and caulking.
- 20 MECHANICAL UNIT CURB SECTION** (1:20): Shows the mechanical unit curb section with prefinished metal flashing and foam rod and caulking.
- 21 MECHANICAL UNIT CURB DETAIL** (1:5): Shows the mechanical unit curb detail with prefinished metal flashing and foam rod and caulking.
- 22 TRENCH DRAWIN DETAIL** (1:10): Shows the trench drawin detail with prefinished metal flashing and foam rod and caulking.





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BETTER AIR MANUFACTURING  
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PROJECT ADDRESS:  
LOT 11, BLOCK 11, PLAN 221  
0706

59 HEATHERGLEN PLACE  
Drawn by: Z.W

Date:	Issue Date
Scale:	1 : 25

Sheet Name:	Sheet Number:
INTERIOR ELEVATIONS	A9.1