

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 2
SUBJECT: Development Item: Cannabis Processing
USE: Discretionary use, with no Variances

DATE: November 26, 2020
APPLICATION: PRDP20203390

APPLICATION: Cannabis Processing
(existing building), tenancy.

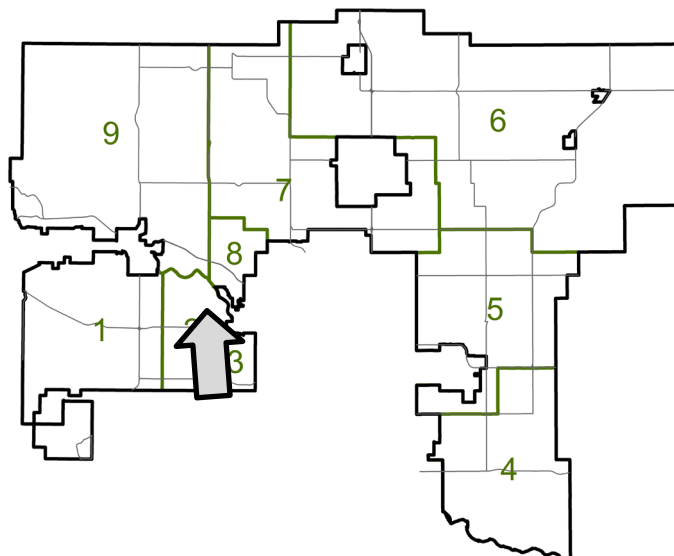
GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 33 and on the north side of Twp. Rd. 250.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRD, h18) under Land Use Bylaw C-8000-2020.

ADMINISTRATION RECOMMENDATION:
Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203390 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203390 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



DEVELOPMENT PERMIT REPORT

Application Date: October 22, 2020	File: 05704069
Application: PRDP20203390	Applicant/Owner: Chris Mayerson
Legal Description: Lot 12, Block R, Plan 0310163, SE-04-25-03-05	General Location: Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 33 and on the north side of Twp. Rd. 250.
Land Use Designation: Commercial, Local Rural District (C-LRD, h18) under Land Use Bylaw C-8000-2020.	Gross Area: ±0.81 hectares (±2.00 acres)
File Manager: Sandra Khouri	Division: 2

PROPOSAL:

The proposal is for the Cannabis Processing (existing building), tenancy.

- Change of Use from existing Automotive, Equipment and Vehicle Service *to Cannabis Processing* in Unit G (vacant) within building 6 (which is the north half of the east building on site.)
 - The shell building Development Permit is PRDP20161075. The building was approved on October 21, 2016 as an Automotive, Equipment and Vehicle Service use building and is predominately vacant. The building contains Personal Services (training studio) and General Industry 1 (landscaping company) uses.
- This application is an expansion of PRDP20201670, which is a change of use for the same use by the same Applicant in the adjacent bay (Unit H). It was issued on September 30, 2020.
 - The description on the permit for Unit H (Cannabis Facility and Cannabis Cultivation) will be slightly different due to the slight naming change under the new Land Use Bylaw C-8000-2020 (Cannabis Processing).
- No relaxations requested.

BUSINESS DETAILS:

Business name	1661132 Alberta Limited
Business description	<ul style="list-style-type: none"> • Applying for “Nursery” license under Cannabis Act with the province that allows for ~50.00 sq. m (~500.00 sq. ft.) of flowering canopy for seed production. • Cultivation/growing within self-contained units (shipping containers) instead of modifying interior walls. Used this approach on Oahu, Hawaii for a state-licensed medical cannabis production facility.

Administration Resources

Sandra Khouri, Planning and Development Services

	<ul style="list-style-type: none"> Producing live plants (clones) and seeds, not finished flower (bud). Use of high intensity lighting will not be required, so the electrical loads and HVAC requirements seen with large scale indoor cultivation will not be an issue per applicant. Includes interior work for walls and electrical
Business area (Unit G)	141.02 sq. m. (1,517.95 sq. ft.) – Main floor 40.33 sq. m (434.00.sq. ft.) – Mezzanine <hr/> 181.35 sq. m. (1,952.04 sq. ft.) – TOTAL AREA
Parking spaces	5 assigned, no customer visits or overflow parking anticipated
Employees	5 full-time/0 part-time
Hours of operation	8:00 am – 4:30 pm
Days of operation	Sunday - Saturday
Outdoor storage	Not requested/proposed
Signage	None proposed - Bay not open to public
Other	Applicant holds RCMP security clearance valid until July 2021.

LAND USE BYLAW (C-8000-2020) ASSESSMENT:

Commercial, Local Rural District (C-LRD)

412 Discretionary Uses:

- Cannabis Processing* is listed as a discretionary use within the C-LRD district

Definitions:

CANNABIS PROCESSING means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

- The proposed use meets the definition of Cannabis Processing. The facility will grow and harvest cannabis within shipping containers located in the unit, and further process/store the cannabis to be shipped for wholesale purposes, in accordance with the Nursery License regulations under the *Cannabis Act SOR/2018-144*.

Cannabis Cultivation and Cannabis Processing:

131 Cannabis Cultivation and Cannabis Processing General Requirements:

- Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and
- A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

- The proposed use is located in a multi-bay commercial building.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

- a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:
 - i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),
 - No Development Permits for Care Facility (Clinic) in close proximity to the subject parcel.
 - ii. At least 150.0 m (492.13 ft.) from a parcel with a School,
 - The closest parcel with a school (The Edge School for Athletes at roll 04733005) is approximately 295 m away.
 - iii. At least 150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title,
 - No parcels designated Municipal School Reserve in close proximity to the subject parcel.
- b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:
 - i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or
 - The closest Residential District parcel is zoned R-RUR and is approximately 484 m away.
 - ii. 75.0 m (246.06 ft.) from a Dwelling Unit,
 - The closest Residential District parcel is zoned R-RUR and is approximately 484 m away.
- c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:

- a) A Development Permit application will respond to **Section 131** and **132**, and
- b) The maximum term of a Development Permit issued is ten (10) years.
 - If approved, the time limit on this approval should match the one under Unit H (3 years, expiring September 30, 2023).

STATUTORY PLANS:

North Springbank Area Structure Plan (ASP): The subject site falls within the Airport Land Use area, specifically the Springbank Airport interface of the ASP. The site does not lie within the Highway #1 Interface of the plan.

5.6.2 Springbank Airport Interface

- 5.6.2.3:** Lists commercial based business parks as appropriate land use subject to the provisions of the Plan. The subject site along with adjacent north, east, and south sites are designated Commercial, Local Rural (C-LRD). The airport site to the west is designated DC-165. The proposed Cannabis Processing is considered an appropriate commercial land use as it is a listed discretionary use within the C-LRD district of the

Land Use Bylaw. The business does not require or propose any outdoor storage of goods, materials, or equipment.

5.6.2.6: Requires that any development be fully compatible with the safe operation of the Springbank Airport. The applicant has indicated that proposed business operations will be carried within shipping containers located within the unit. The business does not require outdoor storage of goods.

5.6.2.6(a): Applicant noted that the cultivation and processing of seeds/clones would not create toxic or particular matter. To address concerns of noxious matter, an activated charcoal filtration system/ infrastructure will be installed and operational at all times in accordance with the *Health Canada Cannabis Act* and *CAN/ULC - S4400 - Standard For Safety Of Premises, Buildings And Equipment Utilized For The Cultivation, Processing And Production Of Cannabis*.

5.6.2.6 (c): Potential fire risk is deemed low to none per applicant. To mitigate risks, all electrical work will be completed by a licensed electrician and inspected. No risk of explosive hazards as storage of goods/explosive materials on site are not required/proposed.

5.6.2.6 (d): No potential for the accumulation of any material or waste edible by or attractive to birds. Destruction of cannabis waste is regulated by Health Canada and as such poses no risk to birds per applicant.

5.6.2.6(e): Applicant noted use of extensive artificial lighting for cultivation of cannabis, however 100% of lights will be contained within the unit and self-contained grow areas/containers. No risk of light escaping the facility has been noted.

5.6.2.6(g): There will be no noise exposure forecast areas and no affect to nearby properties per applicant. Cultivation is a quiet process, not requiring heavy duty equipment, with operations fully contained within unit/containers.

5.7.1 General Business Land Use

The policies herein are catered towards to the Commercial Land Use area identified in Figure 3, Future Land Use Concept map. The subject site does not fall within the identified commercial land use area, therefore Section 5.7 is not applicable.

6.2 Municipal Roads

Township Road 250 is identified as a major collector road within the ASP to facilitate movement of all vehicular types. Applicant has noted minimal impact of the business on the existing transportation network, as follows:

- Anticipated traffic volumes - No more than 3 or 4 light passenger vehicles coming and going from the facility per day (staff vehicles only);
- Vehicle types - Light passenger vehicles and occasional delivery truck. Semi-trucks not required for deliveries. Medium sized commercial vehicles will accommodate small amount of materials required for cultivation, e.g., ¾ ton cube van or flat-bed truck;
- Turning movements - In and out of the parking lot and hours of usage are regular business hours Monday to Friday, 8:00am to 4:30pm; and
- Pick-up/drop-off - Negligible activity due to relatively low production volumes within facility. No more than one truck once per week is anticipated for this purpose. Trucks will be parked in front of loading bay door for a short period of time for each pick-up and drop-off.

Other Plans: The site is located outside of the City of Calgary Intermunicipal Development Plan (IDP) study area and does not lie within an existing/proposed Conceptual Scheme.

INSPECTOR'S COMMENTS:

No inspection completed at the time this report was written.

RECOMMENDATION:

Certain cannabis operations are regulated provincially/federally and not addressed at the municipal level, including but not limited, Odour, Site Design Waste, and Sale of products under the *Cannabis Regulations SOR/2018-144 (Cannabis Act)*. Applicant will be required to meet all regulations under the Act prior to commencing operations.

The proposed Cannabis Processing was evaluated in accordance with the relevant sections of the Land Use Bylaw and North Springbank ASP policies. Development Authority finds that the business/use will not significantly impact nearby uses, parcels, or airport operations, therefore, recommends **APPROVAL** of the application:

- The proposed use meets the minimum separation distance requirement of 75.00 m to nearest residential site(s), is fully operational indoors without requirement of outdoor storage, does not include Cannabis Retail, not open to the general public, and has little to no impact to surrounding uses/parcels based on the operational details.
- The operational details provided by the applicant satisfy policy requirements of the North Springbank ASP and the regulations of the land use bylaw.
- Site inspection noted a vacant large bay, low activity in the area, and no concerns with the location. There is no enforcement history for this site.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, for the following reasons:

Description:

1. That *Cannabis Processing* may operate within 181.35 sq. m. (1,952.04 sq. ft.) of Unit G (existing Building #6) on the subject lands in accordance with the submitted application, operational details, site plan and conditions noted below.

Permanent:

2. That this approval does not include a *Cannabis Retail Store*.
3. That all conditions of PRDP20161075 shall remain in effect.
4. That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
5. That no signage shall be placed on the subject property, related to the approved *Cannabis Processing* use. Any future signage related to the development shall require separate development permit approval.
6. That any future change in use of the building, including any exterior changes, additions, or change in tenants, shall require a Development Permit for the use and signage.
7. That no outdoor storage shall be allowed at any time for business use.

8. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
9. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
10. That this development permit, once issued, shall be valid until **September 30, 2023**.

Advisory:

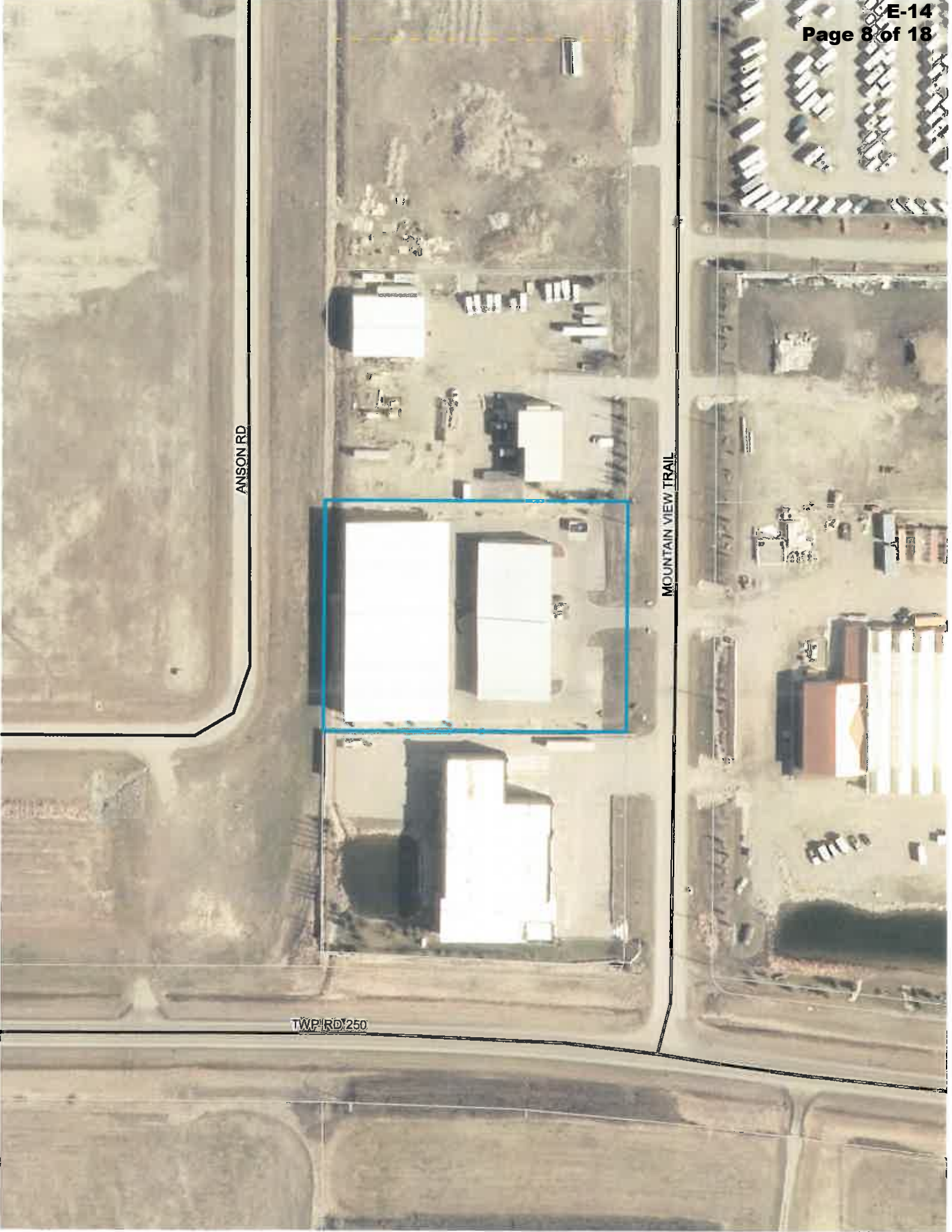
11. That the Applicant/Owner will be required to obtain a commercial water license from Alberta Environment and Parks (AEP) if a groundwater well is proposed to service the development.
12. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
13. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
14. That a Building Permit and applicable sub trade permits, for the change of use, shall be obtained through Building Services at the building permit stage.
 - i. That the development shall comply with an occupancy requirements under the National Building Code.
15. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required Health Canada and Alberta Health Services approval(s).
 - ii. That all cannabis waste shall be managed in accordance with Alberta Cannabis Waste Management Fact Sheet.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals/compensation if any wetland is impacted by the development on the said land.

Option 2: (this would not allow the proposed development)

REFUSAL, for the following reasons:

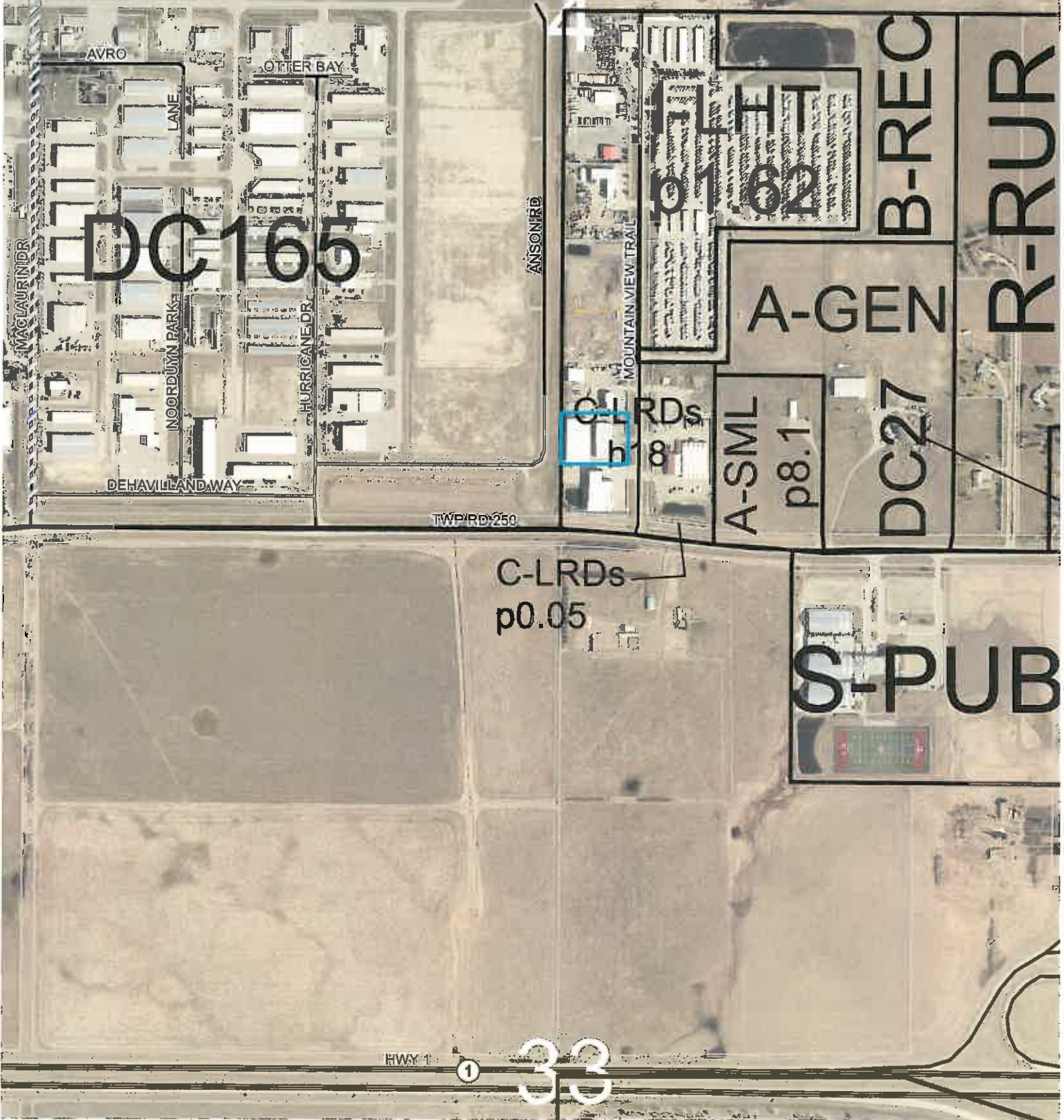
1. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



ANSON RD

MOUNTAIN VIEW TRAIL

TWP RD 250





ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	20203390
ROLL NO.	05704069
RENEWAL OF	
FEES PAID	\$545.00
DATE OF RECEIPT	OCT 22, 2020

APPLICANT/OWNER

Applicant Name: Chris Mayerson

Email: [REDACTED]

Business/Organization Name (if applicable): tbd

Landowner Name(s) per title (if not the Applicant): Dale Berkan

Business/Organization Name (if applicable): Berking Industries Ltd.

LEGAL LAND DESCRIPTION - Subject site

All/part of: SE ¼	Section: 04	Township: 25	Range: 03	West of: 05	Meridian	Division: 2
All parts of Lot(s)/Unit(s): Lot 12		Block: R	Plan: 0310163	Parcel Size (ac/ha): 2 acres		
Municipal Address: 250021 Mountain View Trail				Land Use District: C-LRD		

APPLICATION FOR - List use and scope of work

Micro Cannabis Processing License as per the Cannabis Act

Variance Rationale included: ☐ YES ☐ NO ☒ N/ADP 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
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/index.html) | <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 |

AUTHORIZATIONI, CHRIS MAYERSON (Full name in Block Capitals), hereby certify (initial below):

- ☐ That I am the registered owner OR ☒ That I am authorized to act on the owner's behalf.
- ☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- ☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- ☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature Date October 16, 2020

Landowner Signature _____

Date _____



ROCKY VIEW COUNTY

CANNABIS

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

DETAILS		USE TYPE
Building/Unit total floor area	1989.21 (m ² ft. ²)	<input type="checkbox"/> Cannabis Cultivation
Height of building	22 (m ft.)	<input checked="" type="checkbox"/> Cannabis Processing
New or existing building?	existing	<input type="checkbox"/> Cannabis Retail
BUSINESS DESCRIPTION		
Note: Include a cover letter to describe the business operations in detail.		
Business name: tbd		
Days of operation: Mon-Fri	Hours of operation: 9am-5pm	
Total number of parking spaces: 5		
Business signage proposed on site? <input type="checkbox"/> YES - attach Signage - Information Sheet and required documents <input checked="" type="checkbox"/> NO		
MINIMUM (REQUIRED) SEPARATION DISTANCES		PROVIDED
* Cannabis Cultivation and/or Cannabis Processing must be at least:		
150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a parcel with a School		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a Residential District parcel		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a Dwelling Unit		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
For B-AGR, C-LRD and I-HVY districts:		
75.0 m (246.06 ft.) from a Residential District parcel		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
75.0 m (246.06 ft.) from a Dwelling Unit		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
** Cannabis Retail (applicable districts) must be at least:		
300.0 m (984.25 ft.) from another Cannabis Retail Store		NO
150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic)		YES NO
150.0 m (492.13 ft.) from a parcel with a School		YES NO
100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title		<input type="checkbox"/> YES <input type="checkbox"/> NO
Cannabis Cultivation and Cannabis Processing, Land Use Bylaw, C-8000-2020:		
* Cannabis Cultivation and Cannabis Processing General Requirements:		
(a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and		
(b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.		
* The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.		
** The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.		

Applicant Signature

Date October 16, 2020

Berking Industries Ltd.



October 13, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

RE: Land Use Change – Chris Mayerson

To the Development and Planning Approvals Authority:

As the registered owner of the property listed below, I hereby acknowledge that Chris Mayerson wishes to operate a cannabis cultivation business in one of the commercial bays we are offering for lease (Bay G).

Currently, the land is designated General Business District B-2. However, this type of business would require a land use change from the Discretionary Use of Automotive, Equipment and Vehicle Services to Cannabis Cultivation and/or Cannabis Facility.

Municipal Address: 250019 MOUNTAIN VIEW TRAIL, Calgary AB
Roll: 05704069
Legal Address: Lot 12; Block R; Plan 0310163

Please contact me should you require further information. Thank you kindly.

Sincerely,

Dale Berkan
President
Berking Industries Ltd



Berking Industries Ltd.



Chris Mayerson

October 16, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

RE: Land Use Change - Micro Cannabis Processing

To the Development and Planning Approvals Authority:

Please accept this cover letter as part of the Development Permit Application package submitted to you today.

The proposed land use is for Cannabis Cultivation and/or Cannabis Facility, specifically a Health Canada authorized Micro Cannabis Processing licence.

The proposed days / hours of work shall be Monday through Friday, from 9am to 5pm. An estimated 5 employees will be required for full business operations. Parking stalls have been allocated by the land owner and are sufficient for the scope of operations. Site access will be using existing road ways and minimal traffic is expected. Types of vehicles will be limited to normal passenger vehicles and small delivery trucks for shipping and receiving. There will be no outdoor storage of any product.

I trust that the information provided is adequate for application purposes however should you have any questions or require anything further please be sure to let me know as soon as possible.

Thank you in advance for your time and consideration of my application, it is greatly appreciated.

Kind Regards,



Chris Mayerson



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0029 757 911 0310163;R;12 151 317 490

LEGAL DESCRIPTION
PLAN 0310163
BLOCK R
LOT 12
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.809 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;25;4;SE

MUNICIPALITY: ROCKY VIEW COUNTY

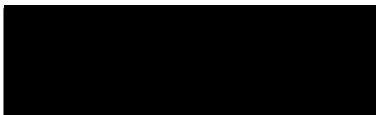
REFERENCE NUMBER: 061 031 576

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

151 317 490	04/12/2015	TRANSFER OF LAND	\$1,100,000	\$1,100,000

OWNERS

BERKING INDUSTRIES LTD.



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

2205LB .	22/07/1971	RESTRICTIVE COVENANT
761 141 577	17/11/1976	ZONING REGULATIONS SUBJECT TO SPRINGBANK AIRPORT ZONING REGULATIONS
011 223 237	07/08/2001	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PLAN 0112101 PORTIONS DESCRIBED

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS



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PAGE 2

151 317 490

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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031 023 016	20/01/2003	CAVEAT RE : DEFERRED SERVICES AGREEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911-32 AVE NE CALGARY ALBERTA T2E6X6
031 023 018	20/01/2003	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911-32 AVE NE CALGARY ALBERTA T2E6X6
031 023 023	20/01/2003	EASEMENT OVER AND FOR BENEFIT SEE INSTRUMENT (PORTION DESCRIBED SEE INSTRUMENT)
031 023 025	20/01/2003	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - AQUILA NETWORKS CANADA LTD. GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. GRANTEE - SHAW CABLESYSTEMS LIMITED AS TO PORTION OR PLAN:0112101 R/W 'A'
031 023 026	20/01/2003	CAVEAT RE : RESTRICTIVE COVENANT
171 035 589	08/02/2017	CAVEAT RE : AGREEMENT CHARGING LAND , ETC. CAVEATOR - FORTISALBERTA INC. ATTN:LAND DEPARTMENT  AGENT - JAY BRAR ELECTRIC SERVICE AGREEMENT
171 035 599	08/02/2017	CAVEAT RE : AGREEMENT CHARGING LAND , ETC. CAVEATOR - FORTISALBERTA INC. ATTN:LAND DEPARTMENT 

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

[REDACTED]

AGENT - JAY BRAR
ELECTRIC SERVICE AGREEMENT

171 105 097 18/05/2017 UTILITY RIGHT OF WAY
GRANTEE - TELUS COMMUNICATIONS INC.

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF
OCTOBER, 2020 AT 03:32 P.M.

ORDER NUMBER: 40369982

CUSTOMER FILE NUMBER: PRDP20203390



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



RECORD OF REVISION		
01	2016.03.21	FIRE CODE REVIEW MEETING
02	2016.04.07	DEVELOPMENT PERMIT
03	2016.08.23	ISSUED FOR REVIEW
04	2016.10.13	ISSUED FOR BP
05	2016.12.28	BP REVISION
06	2017.01.13	IFC YELLOW
07	2017.02.21	IFC ORANGE
08	2017.03.17	IFC GREEN
09	2017.05.03	BP REVISION
10	2017.05.19	IFC BLUE / BP R2

RECORD OF REVISIONS		
01	2016.08.04	SITE SETBACK

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE A.S.C. ELECTRICAL AND PLUMBING CODES
ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER
VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUMS. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
DIMENSIONS PROVIDED ARE RELATIVE TO FACE OF STUD OR FACE OF CONCRETE
EACH SUCCESSFUL SUBMITTAL IS REQUIRED TO CONFIRM THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE EXISTING WORK ALREADY IN PLACE.
ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.
DO NOT SCALE DRAWINGS
THIS DRAWING SUPERSEDES PREVIOUS ISSUES

Todd Jackson Architecture Inc.

200, 524, 11TH AVENUE NW
CALGARY, AB
T2C 0G3

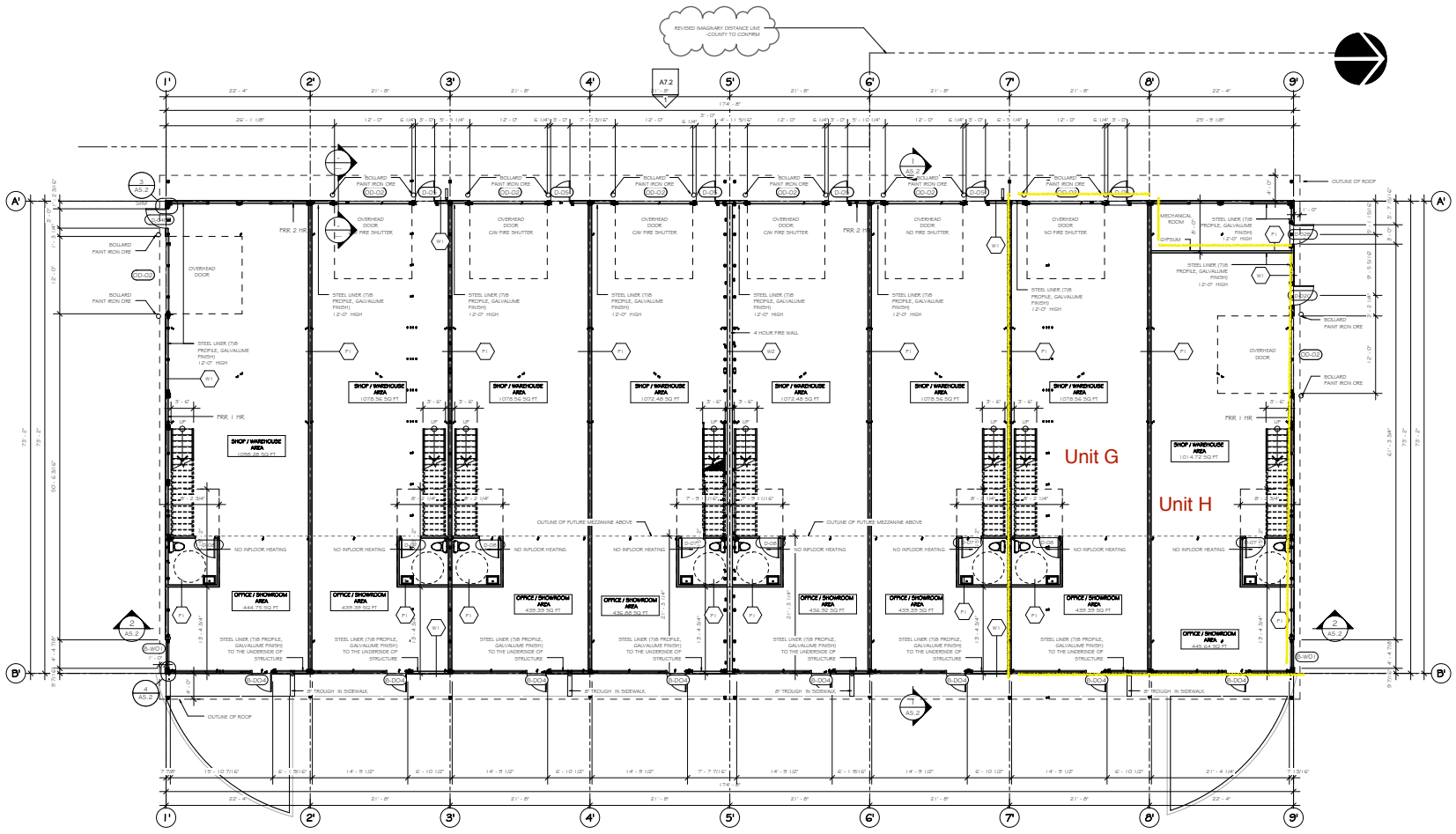
tel: 403.520.8018
fax: 403.520.8148

PROJECT:
BERKING INDUSTRIES LTD.
250019 MOUNTAIN VIEW TRAIL
CALGARY, AB

DRAWING: (SEE BOTTOM)
MAIN FLOOR PLAN BUILDINGS 5-6

FLOOR SCALE:	AS NOTED	DRAWING NO.:
PROJECT NO.:	2016-04	A2.5
DESIGNED BY:	TJ	
DRAWN BY:	CS/AR	2017.05.19

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BUILDING 5
BUILDING AREA = 593.63 SQ.M
FLOOR AREA = 583.29 SQ.M
PROPOSED MEZZANINE = 166.27 SQ.M

MAIN FLOOR PLAN BUILDING 5-6
1/8" = 1'-0"

BUILDING 6
BUILDING AREA = 593.63 SQ.M
FLOOR AREA = 583.29 SQ.M
PROPOSED MEZZANINE = 166.27 SQ.M