



PUBLIC NOTICE

Take notice that the following Development Permit(s) have been approved in accordance with the Land Use Bylaw No. 1242 of the Town of St. Paul:

Permit No.	DP 051-18
Legal Description:	Lot 15, Block 1, Plan 7632AE
Street Address:	5121-50 Avenue
Land Use District:	Central Commercial District (C1)
Use Type:	Discretionary Use
Proposed Development:	Cannabis Store and Fascia Signs

For information or viewing of the development permit, please contact the undersigned at 780-645-1766 to arrange an appointment.

Any persons wishing to appeal any of the above decisions must do so by filing a written "NOTICE OF APPEAL" together with a \$500.00 fee to the Secretary of the Subdivision and Development Appeal Board (SDAB) Box 1480, St. Paul, Alberta T0A 3A0 no later than **January 8, 2019 at 4:30pm**. The appeal letter should indicate the development permit number, contact name and phone number, email address, mailing address, and reason(s) for appeal.

Aline Brousseau
Director of Planning & Legislative Services

December 13, 2018

Roll No. 1282

[REDACTED]
[REDACTED]
[REDACTED]

**Re: Development Permit No. DP 051-18
Cannabis Store at 5121-50 Avenue**

Please be advised that your file was considered at the Municipal Planning Commission meeting on December 13, 2018. The decision was made as follows:

"...That the Municipal Planning Commission approve Development Permit No 051-18: Lot 15, Block 1, Plan 7632AE located at 5121-50 Avenue for the change of use application (existing building) to a Cannabis Store/Fascia Sign(s) subject to the following conditions:

1. The proposed development shall be located as per floor plan and drawings received complete on December 12, 2018.
2. That the owner/applicant must comply with all the provisions of the Town of St. Paul's Land Use Bylaw and amendments thereto.
3. The developer shall not commence selling cannabis until authorized by and compliant with superior legislation or permit the on-site consumption of cannabis.
4. Grades and drainage shall dispose of surface water. In no case shall grades be established that would permit surface drainage to cross any sidewalk or site boundary without the approval of the Development Authority. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
5. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
6. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site.
7. Any damage to municipal property resulting from this permit will be assessed and costs for repairs of municipal property will be charged back to the owner.
8. All costs associated with connecting to municipal water and sewer service are the responsibility of the developer.
9. The maximum height of the proposed building shall be 20 feet (one story).
10. The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m. Any contraventions to these hours may result in enforcement under the Land Use Bylaw.

11. Plans for all new services to be provided, including but not limited to gas, power, telephone, cable television, lighting, fences, signs, parks and landscaping, in the submission for approval by the Development Authority. The plans/development shall conform to the Town of St. Paul's Minimum Engineering Design Standards.
12. The developer shall conform to the Roadside Development Permit RSDP023678 Development issued by Alberta Transportation on November 21, 2018. Should this development cause a need for improvements or revisions to the access to and from the lands, then they will be completed when directed, to the satisfaction of, and at no cost to Alberta Transportation and the Town of St. Paul. Alberta Transportation states that all highway accesses are to be considered temporary.
13. The parking spaces shall be provided at 1 per 1000m² or less, 1 per 30.0m² of gross leasable area with hard surfacing. The distance between the sidewalk and parking stalls shall be designed so that parked vehicles do not encroach onto or block any part of the sidewalk. Parking stalls and loading spaces shall be clearly marked and maintained in the parking facility. Such marking shall be regularly maintained to ensure legibility to users. Parking stalls and loading spaces shall comply with Section 7.23 of Land Use Bylaw 1242. According to the calculations from Table 1: Onsite Parking Requirements, 4 stalls are to be provided for the store and 2 for the residence. Furthermore, that the parking agreement shall be registered on both land titles as a caveat prior to the cannabis store opening with the Town of St. Paul being included as a party to the said agreement to prevent the agreement being discharged without the Town of St. Paul's consent.
14. Any lighting proposed to illuminate off-street parking areas or any other developments shall be located and arranged so that all direct rays of light are directed down only, and not up, and upon the site only and not on any adjoining lots, all to the satisfaction of the Development Authority.
15. No use or operation shall create noise levels which exceed those requirements and restrictions with the Town of St. Paul's Community Standards or Noise Bylaws.
16. Sites and buildings in all districts shall be maintained in a clean and tidy condition, free from all rubbish and debris.
17. Garbage shall be stored in weather-proof and animal-proof containers, shall be placed in a location or screened from adjacent sites and roads in a manner that is to the satisfaction of the Development Authority, and shall be in a location easily accessible for pick-up.
18. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.
19. The developer and registered owner shall enter into and comply with a development agreement with the Town of St. Paul pursuant to Section 650 of the Municipal Government Act. This development agreement shall include items prescribed in Section 650 of the Municipal Government Act. This development agreement may be required to include requirements to provide detail engineering requirements and security based on appropriate costs estimates for completion of deficiencies to the satisfaction of the Town of St. Paul. The agreement shall be registered on the lands by way of caveat, the municipality must discharge the caveat when the agreement has been complied with.
20. Owner/Applicant must obtain and submit a copy to the Development Authority of the Cannabis Store License from the Province of Alberta before opening.
21. Cannabis retail sales must comply to all the provisions of the Gaming, Liquor, and Cannabis Act.
22. Owner/Applicant to display the assigned civic address at or near the front of the property so that it can be clearly read from the roadway adjacent to the property. The address sign shall be maintained in a good condition and shall not cause, allow or permit the visibility of the address number to be obscured as per the Community Standards Bylaw.
23. Owner/Applicant is to obtain (before occupancy) and maintain a valid business license from the Town of St. Paul.

Fascia Sign

24. Signs shall be provided in accordance with the elevations provided on December 12, 2018.
25. Signs shall not be erected to obstruct or impair vision, or pedestrian or vehicular mobility or may be confused with any authorized traffic sign, signal, or device.
26. No commercial sign shall be allowed which resembles construction signage uses dark lettering set against a yellowish-orange background.
27. No sign shall be located in such a manner that it obstructs the regular use of required on or off site parking stalls.
28. No sign shall display lights which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire or other emergency vehicles.
29. No sign shall be placed within the subject site's corner visibility triangle.
30. All signs shall be maintained in good and safe structural condition and shall be periodically repainted.

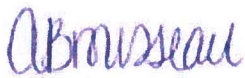
Your application will be advertised in the December 18, 2018 edition of the St. Paul Journal as well as the Town of St. Paul's website and Facebook page. Notices will be sent to properties within 100m of the site.

Any persons wishing to appeal any of the above decisions must do so by filing a written "NOTICE OF APPEAL" together with a \$500.00 fee to the Secretary of the Subdivision and Development Appeal Board (SDAB) Box 1480, St. Paul, Alberta T0A 3A0 no later than **January 8, 2019 at 4:30pm**. The appeal letter should indicate the development permit number, contact name and phone number, mailing address, and reason(s) for appeal.

If no appeals are received by our office, your development permit will be issued on January 9, 2019 and emailed to you in due course.

If you have any questions, please feel free to contact the undersigned at 780-645-1766 or via email to abrousseau@town.stpaul.ab.ca. Thank you.

Yours truly,



Aline Brousseau
Development Officer/
Director of Planning & Legislative Services

ATB/cw



Town of St. Paul
Box 1480
St. Paul, AB T0A 3A0
Phone: 780-645-4481
Fax: 780-645-5076
www.town.stpaul.ab.ca

DEVELOPMENT PERMIT APPLICATION PACKAGE
CHANGE OF USE – CANNABIS STORE OR CANNABIS FACILITY ESTABLISHMENTS

Internal Use Only

Our File Number: DP051-18 Your File Number: _____ Roll Number: 1282

Applicant Information

Applicant/Agent: _____
Address: _____ Cell Phone: _____
City/Prov. _____ Postal Code: _____ Fax: _____
Email address: _____ Signature: _____

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information

☐ Owner same as applicant

Registered Owner/
Shareholder Name (*copy of Corporation Papers): see authorization attached Phone: _____
Address: _____ Fax: _____
City/Prov. _____ Postal Code: _____ Signature: _____

Right of Entry

Pursuant to Section 542 of the Municipal Government Act, I hereby do _____ or do not _____ grant consent for a designated officer of the Town of St. Paul to enter upon the land as described above, for a site inspection. This authorization is to ensure compliance with any subsequent conditions.

Registered Owner Name: See authorization attached Signature: _____

Property Information

Legal: Lot 15 Block 1 Plan 7632 AE and Part of _____ ¼ Sec _____ Twp _____ Rge _____ W4M
Subdivision Name (if applicable) or Area of Development _____
Street Address 5121 50 Avenue
Is the subject property immediately adjacent to the Town boundary? ☐ Yes ☒ No

Estimated Cost of Project \$ 75,000

Estimated Cost of Project \$ 75,000

Estimated Commencement Date January 15, 2019

Estimated Completion Date March 31, 2019

Building: Floor Area 1300 sq. ft. % of Lot Occupied existing unchanged Height ft / m

Parking: Designated Number of Parking Spaces for Business: vacant lot Number of Loading Spaces 1

Land Use District (Zoning) of Property: C1

Description of Work: ☒ Cannabis Retail Store ☐ Cannabis Facility (*As defined in the Land Use Bylaw.)

Will there be exterior renovations to the structure: ☐ Yes ☒ No

*If yes, please specify in writing in a separate document (letter)/drawings.

Distance from nearest School: Racette Jr High School, 850m ft / m

Distance from nearest Health Care Facility/Hospital: AHS, 250m ft / m

Distance from nearest Public Park: Baseball Diamond Playground, 305m ft / m

Distance from nearest Body of Water: _____ ft / m

Distance from nearest Highway: Highway 29, 78m ft / m

Sign Information

Signed Project Value \$ 2,500

Estimated Commencement Date January 15, 2019

Estimated Completion Date January 17, 2019

Style Type of Sign (as prescribed in Provincial legislation and/or Land Use Bylaw). No temporary/portable signage or A-Frame signage allowed for this proposed use type: ☐ Freestanding ☒ Fascia/Wall Mounted

Note: Example of sign design MUST be attached to application for review and approval

Sign Size: Height 3 ft/m Length 10 ft/m

Copy Area of Sign in Square Feet: 48

Double Sided: ☐ Yes ☒ No

Type of Support: standard sign box

Electrical Connection Required: ☐ Yes ☒ No (Flashing or Animated not permitted)

***Site plan with sign location and setbacks to property lines MUST be submitted with all applications.**

Sign Designer: _____

Installation Contractor: TBD. Will be hired by Construction Projection Manager

Contractor/Designer Address: [REDACTED]

Contractor/Designer Daytime Phone: [REDACTED] Cell: [REDACTED]

I hereby understand that should the Land Use Bylaw or conditions of this permit be contravened my sign is liable to be impounded and that I shall be responsible for payment of costs prior to the recovery of the sign from the Town. I hereby consent for the Development Officer, Bylaw Enforcement Officer or authorized person of the Town of St. Paul, pursuant to Section 542 of the Municipal Government Act to enter upon the subject land for the purpose of a site inspection or to remove a violating sign from the land should that sign contravene any provisions of the Land Use Bylaw or conditions of the permit.

RIGHT OF ENTRY AUTHORIZATION

Pursuant to Section 542 of the Municipal Government Act, I hereby do grant consent for a designated officer of the Town of St. Paul to enter upon the lands as described here for a site inspection. This authorization is to ensure compliance with any subsequent conditions related to the retail cannabis application of [REDACTED]

Legal Description: Lot 15, Block 1, Plan 7632 AE
Civic Address: 5121 50 Avenue, St. Paul AB

Registered Owner Name: [REDACTED]

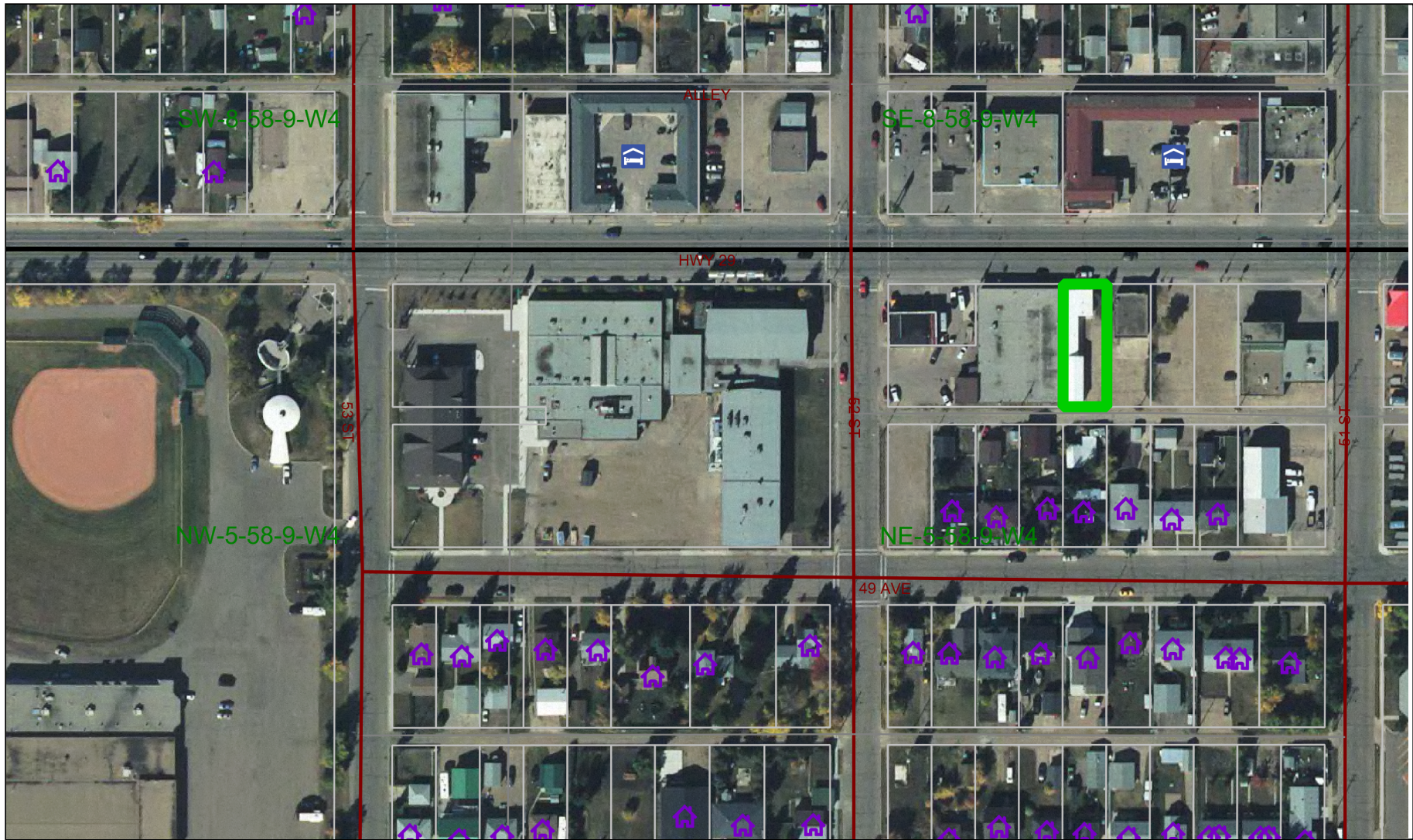
Phone: [REDACTED]

10/25/2018 1:23:03 PM PDT

10/25/2018 1:31:32 PM PDT

DocuSigned by:
[REDACTED]
Signature 4485FD338A39F488

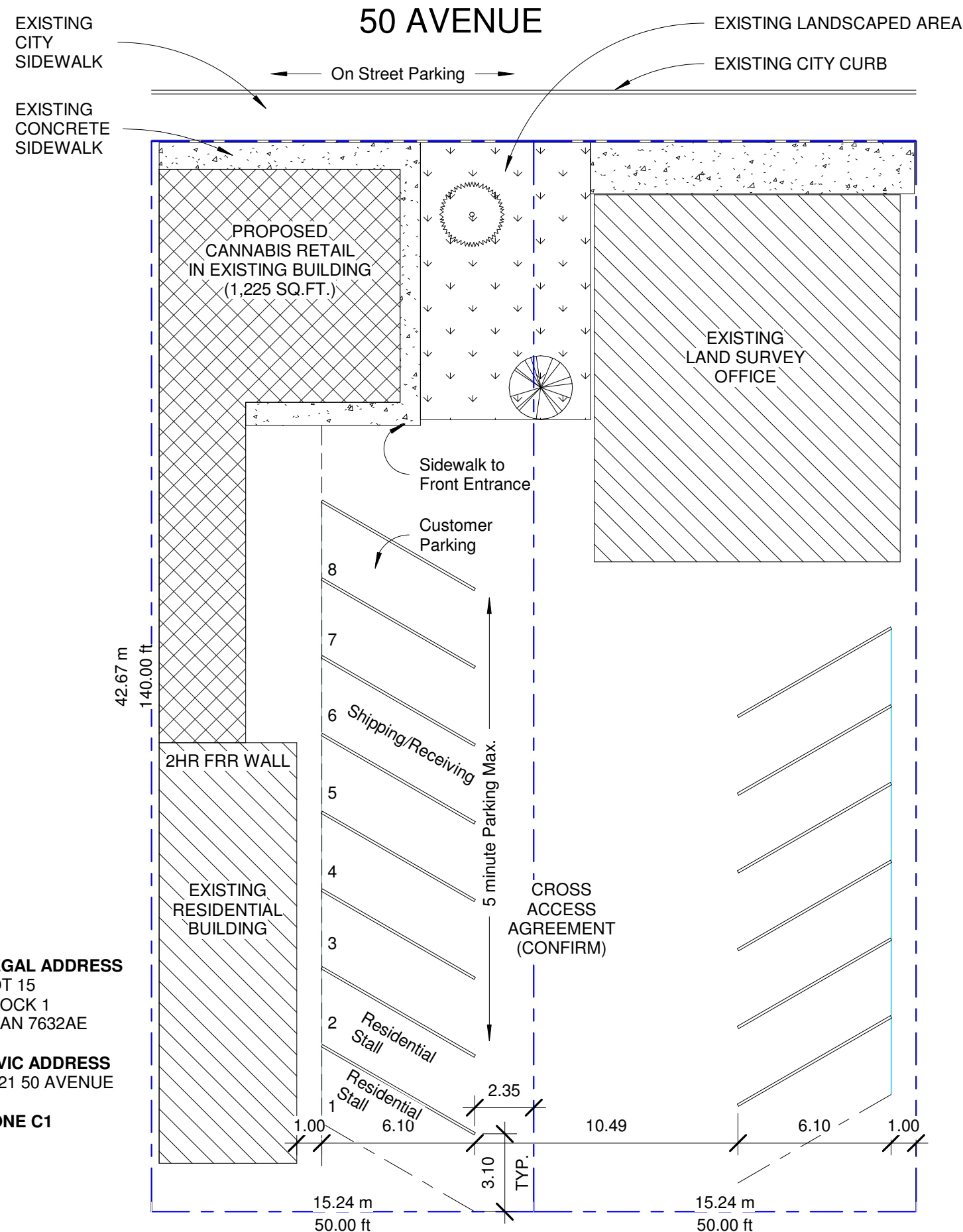
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[REDACTED]
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Scale 1: 1,924



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LEGAL ADDRESS
LOT 15
BLOCK 1
PLAN 7632AE

CIVIC ADDRESS
5121 50 AVENUE

ZONE C1

BUILDING CODE ANALYSIS

SCOPE OF WORK:
INTERIOR LEASEHOLD IMPROVEMENT
5121 50th AVENUE
ST. PAUL, AB.

BUILDING CLASSIFICATION:

NUMBER OF STORIES	1
NUMBER OF STREETS/ACCESS ROUTES	1
SPRINKLER SYSTEM REQUIRED	NO
STANDPIPE & HOSE SYSTEM REQUIRED	NO
FIRE ALARM SYSTEM REQUIRED	NO
BUILDING CLASSIFICATION	E
TYPE OF CONSTRUCTION	EXTG
HIGH BUILDING	NO
HAZARDOUS SUBSTANCES	NO
BARRIER FREE ACCESSIBLE	YES

SUITE AREAS:

TOTAL SUITE AREA	113.8m2 [1,225ft2]
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FIRE RESISTANCE RATING:

LOAD BEARING COMPONENTS:	MAINTAIN EXTG
JANITOR ROOM:	1HR FRR
MECHANICAL ROOM:	1HR FRR
DEMISING WALL:	MAINTAIN EXTG

SPACIAL SEPARATION:

ALL EXISTING EXPOSING BUILDING FACES TO REMAIN
UNCHANGED WITH RESPECT TO LIMITING DISTANCE AND
SPATIAL SEPARATION

OCCUPANT LOAD:

3.70m2/PERSON	= 31 PERSONS
NUMBER OF STAFF	LESS THAN 10

EXIT CAPACITY:

REQUIRED WIDTH	6.1MM/PERSON = 207.4MM
WIDTH PROVIDED	914.4MM
ENTRANCES PROVIDED	1
EXITS PROVIDED	2
BARRIER FREE ENTRANCES REQUIRED	1
BARRIER FREE ENTRANCES PROVIDED	1

TRAVEL DISTANCE:

MAXIMUM TRAVEL DISTANCE:	30M
EXITS PROVIDED	2

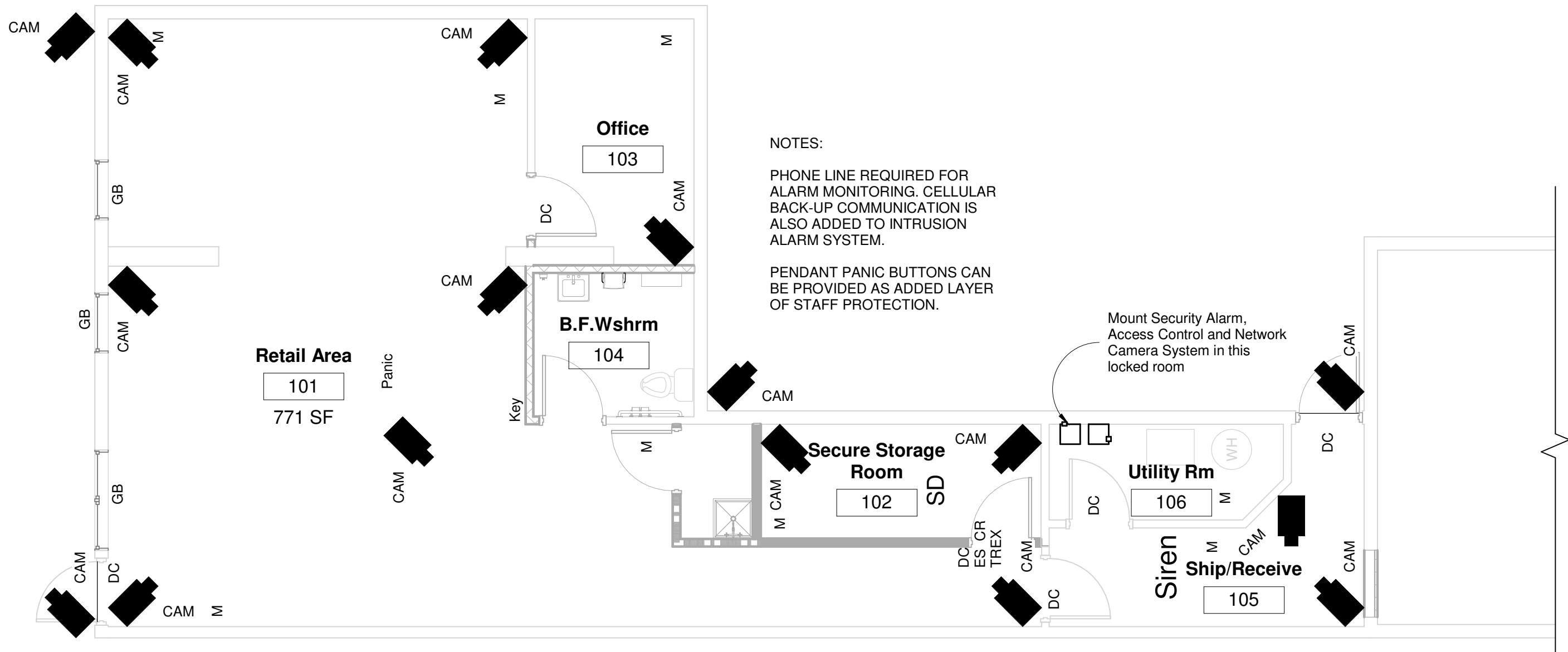
SITE REQUIRED WASHROOMS:

REQUIRED FOR EACH SEX:	1
PROVIDED:	1 UNIVERSAL

Site Plan

Project number	C2018-0226	Issue Date	A005	Scale	As indicated
Date		Author		Checker	
Drawn by		Checked by			

St. Paul, AB
(5121 50th
Avenue)



2
A401

Main Floor Plan - Security

3/16" = 1'-0"

Video Surveillance Plans

Project number	C2018-0226
Date	Issue Date
Drawn by	EER
Checked by	PR
Scale 3/16" = 1'-0"	

St. Paul, AB
(5121 50th
Avenue)

LLOYDMINSTER, AB PH. (780) 875-1550 FAX. (780) 875-7862

