

EXHIBIT LIST

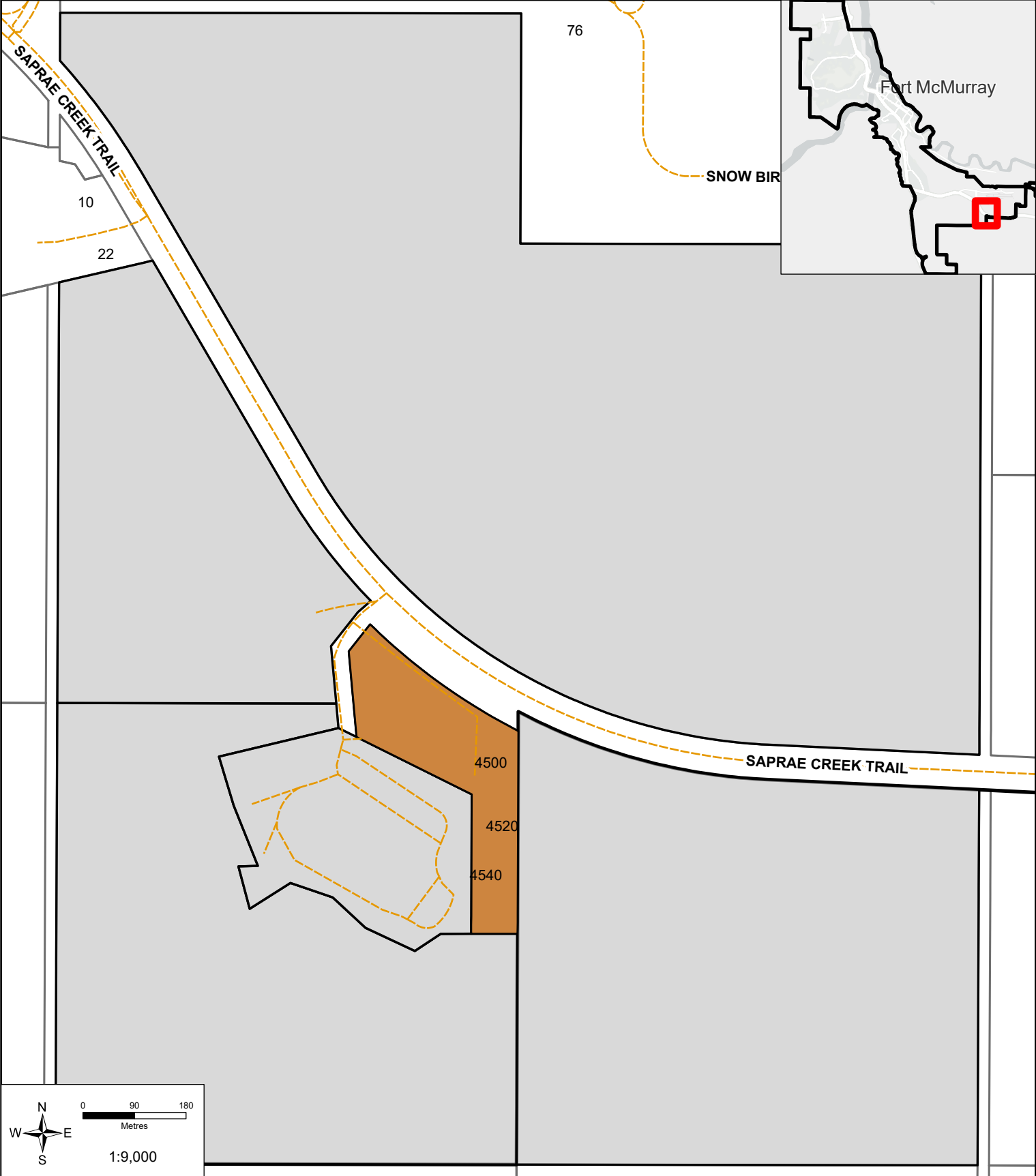
File Number	Appellant
SDAB 2025-002	Crystal Mills

Legal Description	Civic Address
Lot 2, Block 1, Plan 082 0549	4500 and 4520 Saprae Creek Trail

Exhibit #	Description	Filed by	Filing Date
	Subject Area Map	Clerk's Office	2025-06-10
P1.	Development Authority Merit Hearing Availability	Development Authority	2025-06-18
P2.	Appellant Merit Hearing Availability	Appellant	2025-06-23
P3.	Preliminary Hearing Decision	Clerk's Office	2025-07-08
1.	Notice of Appeal	Appellant	2025-06-05
2.	Development Permit No. 2025-DP-00106	Development Authority	2025-06-06
3.	Development Authority – Evidence Disclosure	Development Authority	2025-08-21

SUBJECT AREA MAP

Notification



- Survey Parcels
- Adjacent Properties within 120 m
- Subject Area

4500 & 4520 Saprae Creek Trail
Lot 2, Block 1, Plan 0820549

From: [Crystal Mills](#)
To: [Subdivision and Development Appeal Board](#)
Subject: Re: SDAB 2025-002 Merit Hearing Scheduling
Date: Monday, June 23, 2025 12:23:07 AM
Attachments: [image002.png](#)

Hello,

Thank you for the update. Both of those dates work for me.

Crystal Mills

On Wed, Jun 18, 2025 at 1:15 PM Subdivision and Development Appeal Board
<SDAB@rmwb.ca> wrote:

Good afternoon,

As you are aware, the Board will be holding a preliminary hearing on June 25, 2025 at 4:30 p.m., to open the hearing pertaining to SDAB 2025-002 and adjourn it to a date to be determined by the Board. The Appellant has advised that they are not available for a merit hearing in the month of July. The Development Authority advised they are not available for the first two weeks in August. That leaves us with the last two week of August.

For awareness, the Board has identified two potential merit hearing dates in which they would like to propose:

- Thursday, August 21, 2025 at 6:00 p.m.; or
- Thursday August 28, 2025 at 6:00 p.m.

Please advise at your earliest convenience, if you are available for these dates. If you are not available for these dates, please provide your availability for the last two week of August.

Thanks in advance,



Heather Fredeen

Tribunal Clerk

T: 780-743-7001 | rmwb.ca

[9909 Franklin Avenue](#)

[Fort McMurray](#) | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Ełıdłı Kué

Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional

lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

**PRELIMINARY HEARING
NOTICE OF DECISION**

FILE NO. **SDAB 2025-002**

APPLICATION No.: **2025-DP-00106**

DEVELOPMENT: **Approval of a Development Permit Application for
General Industrial and Accessory Buildings**

LEGAL DESCRIPTION: **Lot 2, Block 1, Plan 082 0549**

CIVIC ADDRESS: **4500 and 4520 Sapræ Creek Trail**

IN THE MATTER OF AN APPEAL filed with the Regional Municipality of Wood Buffalo Subdivision and Development Appeal Board (“the Board”) pursuant to Sections 685 and 686 of the *Municipal Government Act*, R.S.A 2000, c. M-26 (“the *Municipal Government Act*”), a Preliminary Hearing was held via Microsoft Teams on Wednesday, June 25, 2025.

PARTIES:

Crystal Mills – Appellant
Elias BiolleyVillalobos – Development Authority
Aurick de Sousa on behalf of Solidity Management – Development Permit Applicant

BEFORE:

D. Cleaver, Chair
N. Mahgoub
A. McKenzie
T. Salisbury

Administration:

H. Fredeen, Clerk, Subdivision and Development Appeal Board

- [1] The Chair confirmed with the parties in attendance that there were no objections to the constitution of the Board or the process to be followed.
- [2] Board Member A. McKenzie submitted for the record that he had a professional affiliation with the Development Permit Applicant, Aurick de Sousa, as they sit on the same board, but indicated he can remain open and unbiased with the matter before the Board.
- [3] There were no objections submitted from the parties regarding A. McKenzie’s participation in the hearing.

PRELIMINARY MATTERS

- [4] The purpose of the preliminary hearing was to schedule the merit hearing date. No submissions on the merits of the appeal were made by the parties.
- [5] The Clerk submitted for the Board's consideration, based on feedback from the parties, a hearing could be held on either August 21, 2025 at 6:00 p.m. or August 28, 2025 at 6:00 p.m.
- [6] The Development Authority confirmed their preference of August 21, 2025, but submitted that either date would work..
- [7] The Appellant confirmed for the record that either date would work.
- [8] The Development Permit Applicant confirmed their preference of August 21, 2025, but submitted that either date would work.

DECISION

- [9] In accordance with section 686 of the *Municipal Government Act* the appeal hearing is scheduled for:

Date: August 28, 2025

Location: In-Person, Council Chamber
Jubilee Centre
9909 Franklin Avenue
Fort McMurray, AB

Time: Doors open at 5:30 p.m.,
Hearing commences at 6:00 p.m.

- [10] In accordance with section 629 of the *Municipal Government Act*, the Subdivision and Development Appeal Board may, while carrying out its powers, duties and responsibilities, accept any oral or written evidence. Any documentary or photographic evidence and a summary of testimonial evidence must be received by **4:00 p.m., Wednesday, August 20, 2025.**
- [11] In accordance with the requirements laid out in section 686(3) of the *Municipal Government Act* a notice of the hearing will be sent out to all parties. The Board confirms that all evidence can be submitted electronically via email, details of which will be outlined in the notice of hearing.

REASONS FOR THE DECISION

- [12] The purpose of the hearing was to hear submissions of the parties in relation to merit hearing dates. The parties indicated that they are available for the dates of August 21, 2025 and August 28, 2025. Although the Municipality and the Development Permit Applicant submitted their preference of August 21, 2025. To ensure a quorum of the Board, the Board selected the date of August 28, 2025.
- [13] The Board is aware that it must commence a hearing within 30 days of the date of the appeal, and therefore, the Appeal hearing for SDAB 2025-002 is hereby opened and adjourned to August 28, 2025 at 6:00 p.m., which preserves the jurisdiction of the Board in relation to this appeal.
- [14] The Board clarifies that the members sitting during the preliminary hearing are not seized with the matter, since no information or submissions on the merits were heard by them.
- [15] It is so ordered.

Dated at the Regional Municipality of Wood Buffalo in the Province of Alberta, this 8 day
of July 2025

CHAIR: Dean Cleaver
Dean Cleaver

DOCUMENTS RECEIVED AND CONSIDERED BY THE SDAB:

Exhibit #	Description	Filing Date
P1.	Development Authority Merit Hearing Availability	2025-06-18
P2.	Appellant Merit Hearing Availability	2025-06-23

REPRESENTATIONS

PERSONS APPEARINGCAPACITY

- | | | |
|----|-----------------------|---|
| 1. | C. Mills | Appellant |
| 2. | E. Biolley Villalobos | Development Authority - Regional Municipality of Wood Buffalo |
| 3. | A. de Sousa | Development Permit Applicant – Solidity Management |



SUBDIVISION AND DEVELOPMENT APPEAL BOARD
NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
2	1	0820549	

Civic Address
4500 & 4520 Saprae Creek Trail

Development Permit Number or type of Order
2025-DP-00106

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)
Crystal Mills

Agent¹ Name (if applicable)

Contact Name (if different) and position held

Mailing Address

City/Town

Province

Postal Code

185 Sommer Way

Fort McMurray

AB

T9H5B4

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

7808384175

crystallmills01@gmail.com

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit

Subdivision Application

Notice of Order

☐ Approval

☒ × Approval

☐ Notice of Order

☐ Condition of Approval

☐ Condition of Approval

☐ Refusal

☐ Refusal

☐ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Crystal Mills

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

June 5, 2025

Crystal Mills

Date

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only				
Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

MATTERS FOR AN APPEAL

- A decision of the Subdivision Authority concerning a subdivision application;
- A decision of the Development Authority concerning a development permit application;
- An enforcement order issued by the Development Authority.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with the Municipal Government Act, once you file an appeal, it will be scheduled for a hearing. The appellant, applicant, owner of the property and anyone considered an affected person will receive written notification of the hearing date, a minimum of five days prior to the hearing. Hearing dates are advertised in the local papers and Municipal website www.rmwb.ca/sdab, the Friday prior to the hearing.

IMPORTANT NOTICES

Your completed form and any supporting attachments, the agent authorization form, and the prescribed filing fee must be submitted to the Clerk of the Subdivision and Development Appeal Board at the contact information provided below prior to the deadline indicated on the notice or decision issued:

Clerk of the Subdivision and Development Appeal Board,
7th Floor, Jubilee Center,
9909 Franklin Avenue,
Fort McMurray AB T9H 2K4

Telephone: 780-743-7001
Email: sdab@rmwb.ca

From: [Crystal Mills](#)
To: [Heather Fredeen](#)
Subject: Fwd: Appeal Regarding Land Use Permit – Community and Environmental Concerns
Date: Thursday, June 5, 2025 9:08:23 AM

External Message - Please be cautious when opening links or attachments in email

----- Forwarded message -----

From: **Crystal Mills** <crystalmills01@gmail.com>
Date: Wed, Jun 4, 2025 at 12:20 PM
Subject: Appeal Regarding Land Use Permit – Community and Environmental Concerns
To: <SDAB@rmwb.com>

To: Clerk of the Appeal Board

Subdivision and DevelopmentAppeal board

RMWB

I am writing to formally appeal the recent land use permit decision concerning The development permit 2025-DP-00106, located along the Highway 69, 4500 & 4520Saprae Creek Trail Lot 2 block 1 plan 082-0549

As a resident of Saprae Creek, I would like to express my deep concerns regarding the negative impacts this development is having and will continue to have on our community and surrounding environment.

This section of roadway is a two-lane highway that has already seen a significant increase in heavy machinery and tractor trailer traffic. Over recent years, and particularly since the opening of nearby industrial parks, this corridor has become increasingly congested. Many of these larger vehicles travel at slower speeds, causing delays and frustration for local commuters. More critically, this stretch of road has experienced a growing number of traffic incidents, including several fatalities, underscoring the urgent need for improved planning and road safety measures, not further strain.

In addition to safety concerns, this area holds significant recreational value for several local communities. Many children and families from Saprae Creek, Prairie Creek, and Gregoire frequently visit the nearby stocked fishpond. This location is one of the few accessible, family-friendly outdoor spaces in the area, and it plays an important role in supporting local well-being and connection to nature. Increased industrial activity and traffic in the vicinity pose serious safety risks to these children and families, especially considering the limited pedestrian infrastructure and the narrow, high-traffic nature of the highway.

Since the 2016 wildfires, our community has already endured substantial changes in landscape and a reduction in privacy. The ongoing expansion of industrial activity in the area has further

disrupted our way of life. Residents have reported an increase in noise and vibration levels, and an overwhelming amount of additional and often unnecessary lighting in these industrial zones. This artificial light contributes to light pollution, which has been proven in studies to interfere with wildlife behavior and migratory patterns.

In light of these ongoing and growing concerns, I respectfully urge the municipality to reconsider the approval of this land use permit. We ask that more thorough environmental, traffic, and community impact assessments be conducted before authorizing further industrial development in this area. As members of this region, we are stakeholders in its future and should be consulted in decisions that directly affect our safety, environment, and quality of life.

Thank you for your time and attention to this matter. I would welcome the opportunity to discuss these concerns further and sincerely hope our voices will be considered in future planning.

Sincerely,

Crystal Mills

780-838-4175

May 02, 2025

Applicant

SOLIDITY MANAGEMENT LIMITED AURICK DE SOUSA
412 Dixon Road
Fort McMurray, AB T9K 2Y6
(780) 742-8832

Owner

2623248 ALBERTA LTD.
42 FREESTONE WAY
FORT MCMURRAY AB T9H5B4
(780) 531-4719

RE: General Industrial (Bldg. 1: 18.29m x 30.48m; Bldg. 2: 33.53m x 18.29m) and Accessory Buildings (Bldg. 3: 17.49m x 12.19m; Bldg. 4: 17.49m x 10.67m, and Bldg. 5: 4.27m x 18.29m).

**4500 and 4520 SAPRAE CREEK TRAIL
Lot: 2 Block: 1 Plan: 082 0549**

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:



Elias Biolley-Villalobos
Planner II
Planning and Development Dept.
Regional Municipality of Wood Buffalo
DerbeElias.BiolleyVillalobos@rmwb.ca

May 2, 2025

Date

Applicant: Aurick de Sousa <aurick@soliditylimited.ca>

Issued : May 2, 2025

Development Permit

4500 & 4520 SAPRAE CREEK TRAIL

Lot	Block	Plan	Section	Township	Range
2	1	0820549	17	88	8

New Commercial Industrial or Institutional Development

General Industrial (Bldg. 1: 18.29m x 30.48m; Bldg. 2: 33.53m x 18.29m) and Accessory Buildings (Bldg. 3: 17.49m x 12.19m; Bldg. 4: 17.49m x 10.67m, and Bldg. 5: 4.27m x 18.29m).

Discretionary Advertising:

Advertising Date May 15, 2025

Expiry Date June 5, 2025

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:



Issued : May 2, 2025

Date

Elias Biolley-Villalobos
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
DerbeElias.BiolleyVillalobos@rmwb.ca

Advisory Notes:

- 1 Any signage proposed for this development shall require a separate application and approval.
- 2 The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
- 3 The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
- 4 Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo – Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
- 5 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 6 It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 7 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
- 8 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 9 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 10 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 11 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 12 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 13 ROUTE HAUL PERMIT - a route haul permit issued in accordance with the Roads and Transportation Bylaw 02/079. Contact the Public Works - Roads Department to determine the requirement of route haul permit via email at Streets.resource@rmwb.ca or by phone at 780-743-7979 or 780-743-7859.
- 14 LANDFILL DISPOSAL - All debris from the demolition on this site must be sorted BEFORE being brought to an approved landfill site for disposal. Contact the Regional Landfill at 780-743-7947 to verify the minimum sorting requirements and pricing.
- 15 A Demolition Permit shall be required prior to the removal of the existing building indicated in the approved drawing plans.
- 16 A route permit may be required for this development and shall be applied for through the Roads and Maintenance Services Division.

- 17 GENERAL INDUSTRIAL means the following activities:
- (a) the processing of raw or finished materials;
 - (b) the manufacturing or assembly of goods, products or equipment;
 - (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
 - (d) the storage or transshipping of materials, goods and equipment, including petro-chemical products and supplies;
 - (e) the training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. A general industrial development shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.
- 18 If the developer seeks a permanent development permit, it may be subject to applicable off-site levies and security fees.
- 19 Engineering has received a security deposit of \$10,000.00 for a temporary approach from Development Permit 2019-DP-00212.

Conditions:

- 1 There shall be no use of any adjoining Public Utility Lot or Reserve Land during the course of development unless written permission has first been obtained from the Planning and Development Department of the Regional Municipality of Wood Buffalo.
- 2 This development is classified as Industrial, General which is a Discretionary Use in the BI – Business Industrial District.
- 3 This development is authorized on a temporary basis and shall not extend beyond **May 3, 2026**.
- 4 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties. The site is to be kept in a clean and orderly manner. All garbage and waste material shall be removed.
- 5 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 6 This development shall not, in any way, reduce the number of parking stalls available on the subject property.
- 7 Any excess waste must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.
- 8 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 9 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent properties.

- 10 The building location, design and external finish shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval, even if said changes are minor in nature and are consistent with the regulations applied to the site.
- 11 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832
- 12 A service connection permit may be required. Please apply at <https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.asp> x.
- 13 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 14 The area designated for stockpile shall be as indicated on the attached plans.
- 15 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 16 The Principal and Accessory Buildings shall not be located on any easements and/or utility right of ways.
- 17 The Principal and Accessory Buildings shall not be used as dwelling units.
- 18 An Accessory Buildings shall be similar to and compliment the principal buildings in exterior material, colour and appearance.
- 19 All work shall be contained on-site.
- 20 A Demolition Permit shall be required prior to the removal of the existing building indicated in the approved drawing plans.
- 20 Any uses outside of the approved Industrial General, shall require a new Development Permit.
- 21 All buildings must comply with the minimum setback requirements from side property boundaries and between individual buildings.

**Clearwater Welding Ltd
#42 Freestone Way,
Fort McMurray, AB.
T9H 5B4**

April 9, 2025

To Whom It May Concern:

Re: Permit Application

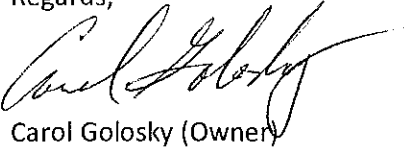
Address: Plan: 0820549 Block 1 Lot 2 4540 Saprae Creek Trail

This letter is to inform you that I authorize Aurick DeSousa as my agent to amend all the necessary permits for the above-mentioned address.

If you require any further clarification, please do not hesitate to contact me.

My cell # is (780) 531 – 4719

Regards;



Carol Golosky (Owner)

Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025



Elias Biolley-Villalobos

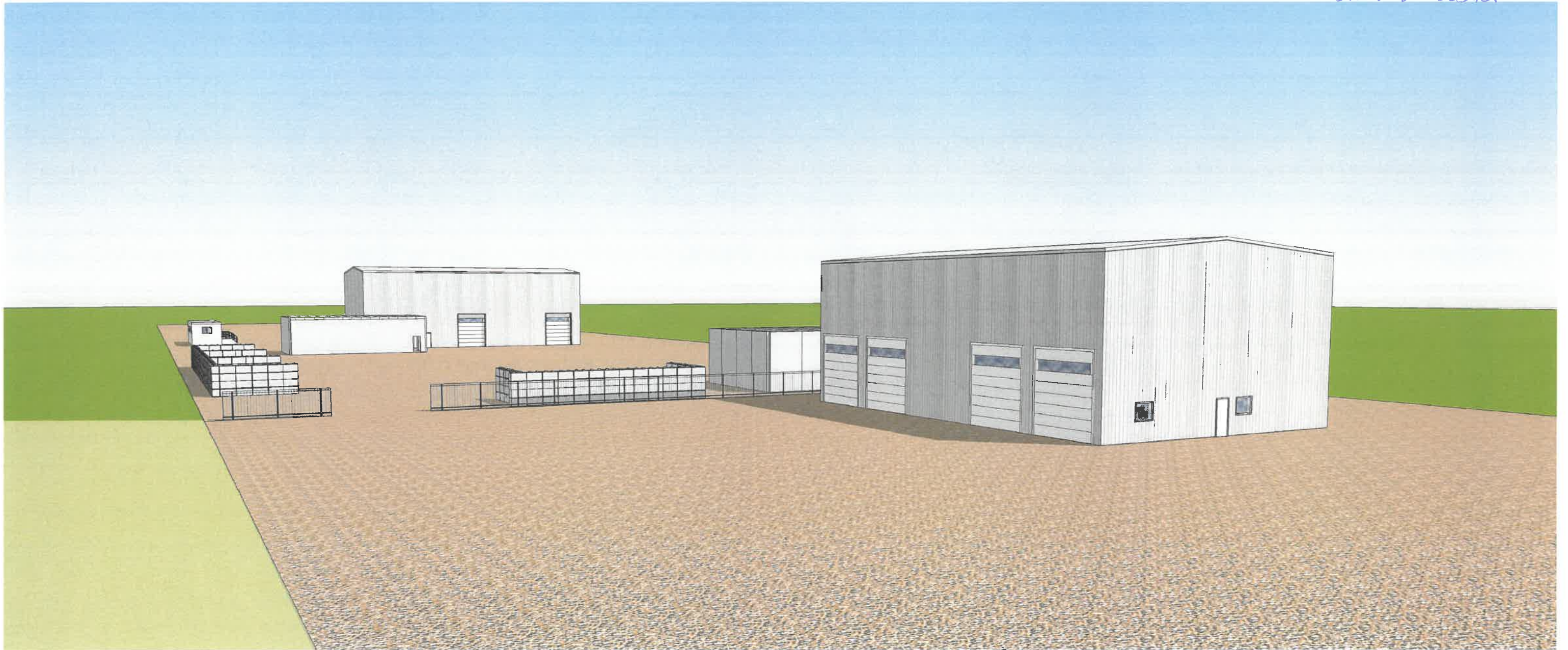
Development Authority

Development Permit

No: 2025-DP-00106

Page: 1 / 23

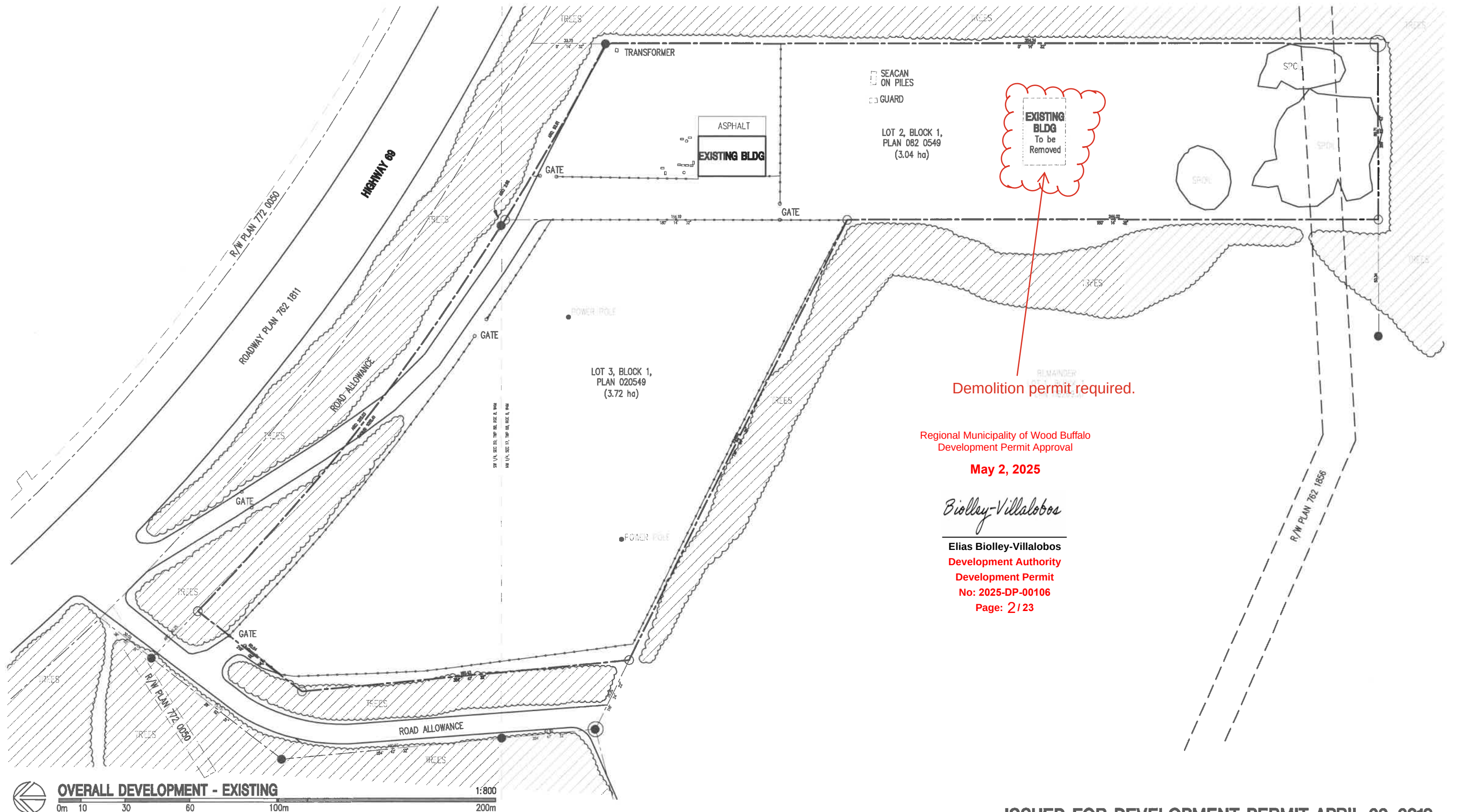
2019-DP-00212



Knelsen Sand and Gravel

PARCEL 2280855, LOT 5, BLOCK 1, PLAN 020549

ISSUED FOR DEVELOPMENT PERMIT APRIL 23, 2018



Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 2/23



NOTE:
The contractor shall check and verify all dimensions and measurements of materials shown on this drawing and with other drawings. Specifications and on-site conditions where discrepancies occur, he shall report same to the architect before proceeding with any portion of the work or be responsible for such discrepancies. All drawings and prints thereof are the property of the architect and must be returned to him at completion of the work.

CONSULTANT:



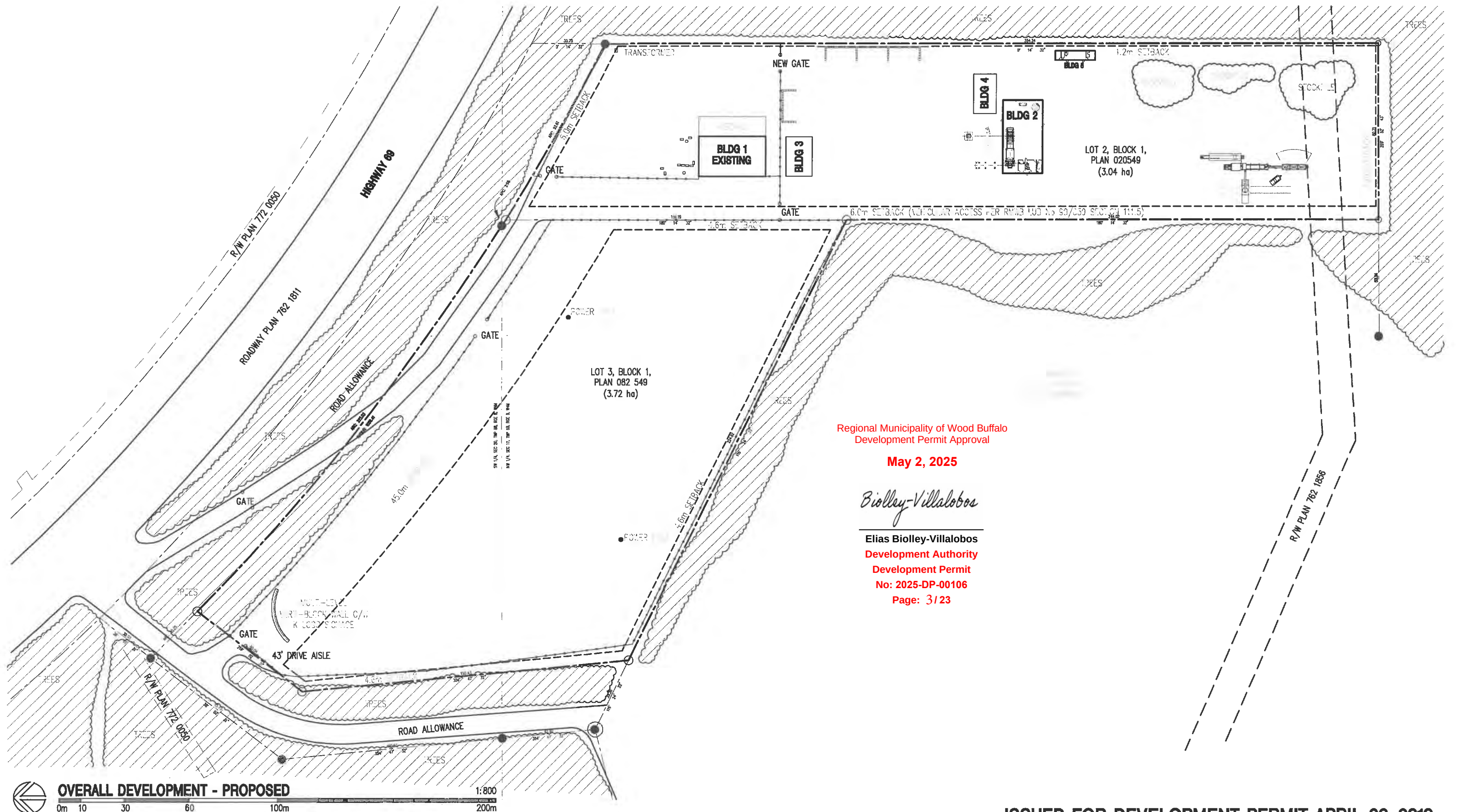
ISSUE:
#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

WILLIAM RUTLEDGE ARCHITECT

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:
KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA
TEL: 1-780-454-3422 **FAX:** 1-780-482-2921

DWG:
A0 - 001
JOB NO: 19-0300



Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 3/23



OVERALL DEVELOPMENT - PROPOSED

0m 10 30 60 100m 200m 1:800

NOTE:

The contractor shall check and verify all dimensions and measurements of materials shown on this drawing and with other drawings. Specifications and on-site conditions where discrepancies occur, he shall report same to the architect before proceeding with any portion of the work or be responsible for such discrepancies. All drawings and prints thereof are the property of the architect and must be returned to him at completion of the work.

CONSULTANT:

SEAL:



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**WILLIAM
RUTLEDGE**
ARCHITECT

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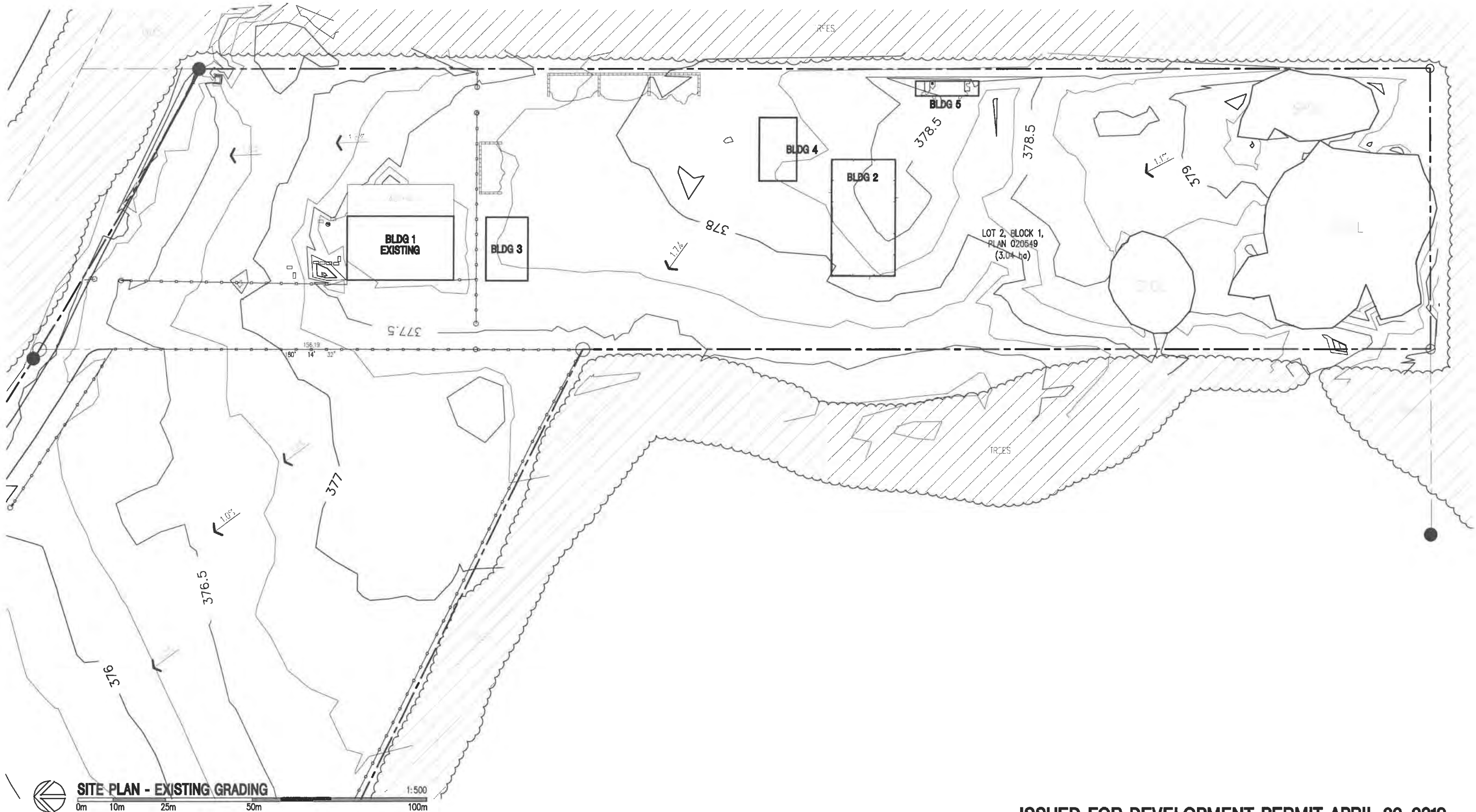
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

A0 - 002

JOB NO: 19-0300



SITE PLAN - EXISTING GRADING

0m 10m 25m 50m 100m

1:500

NOTE:

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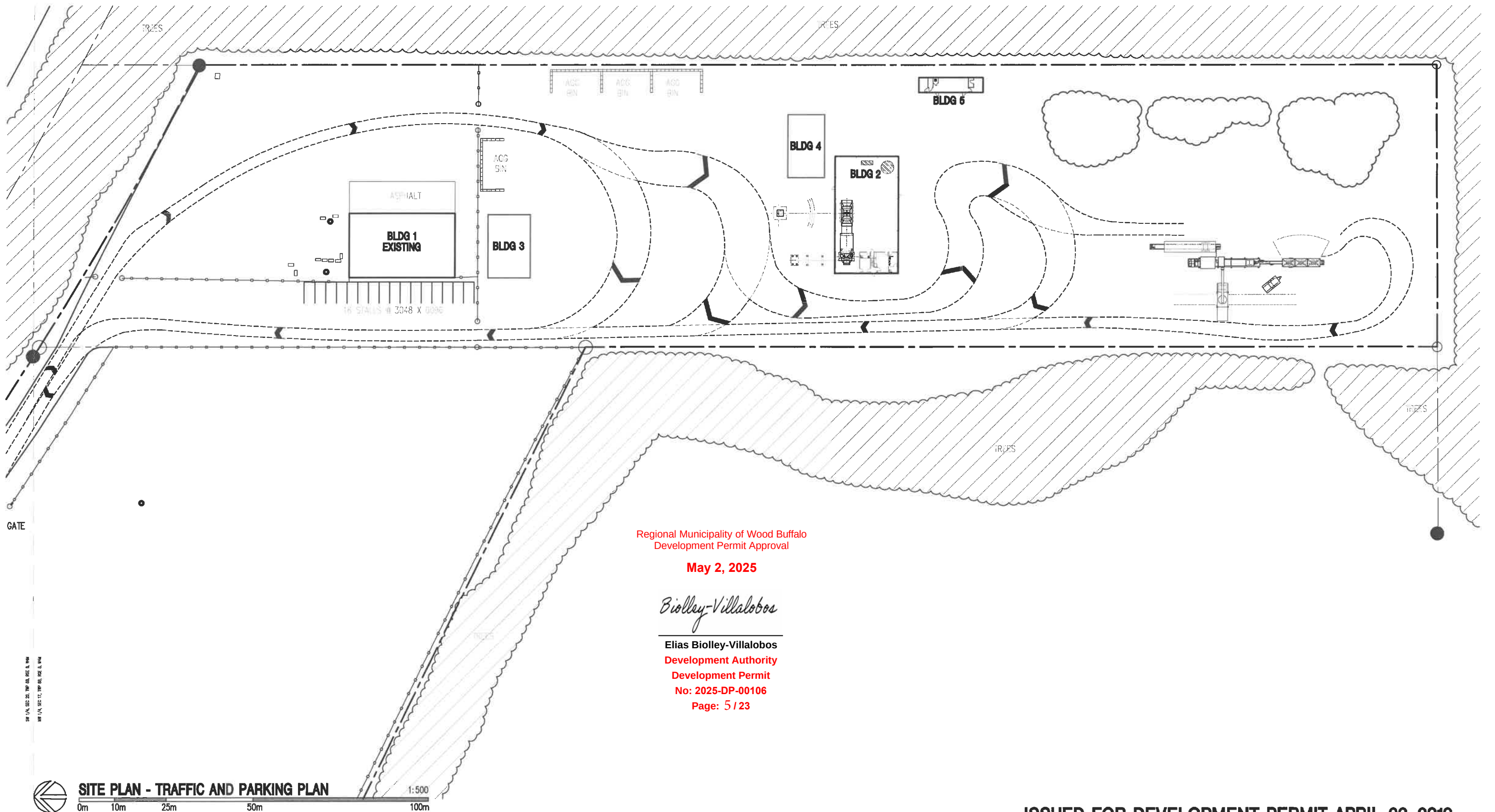
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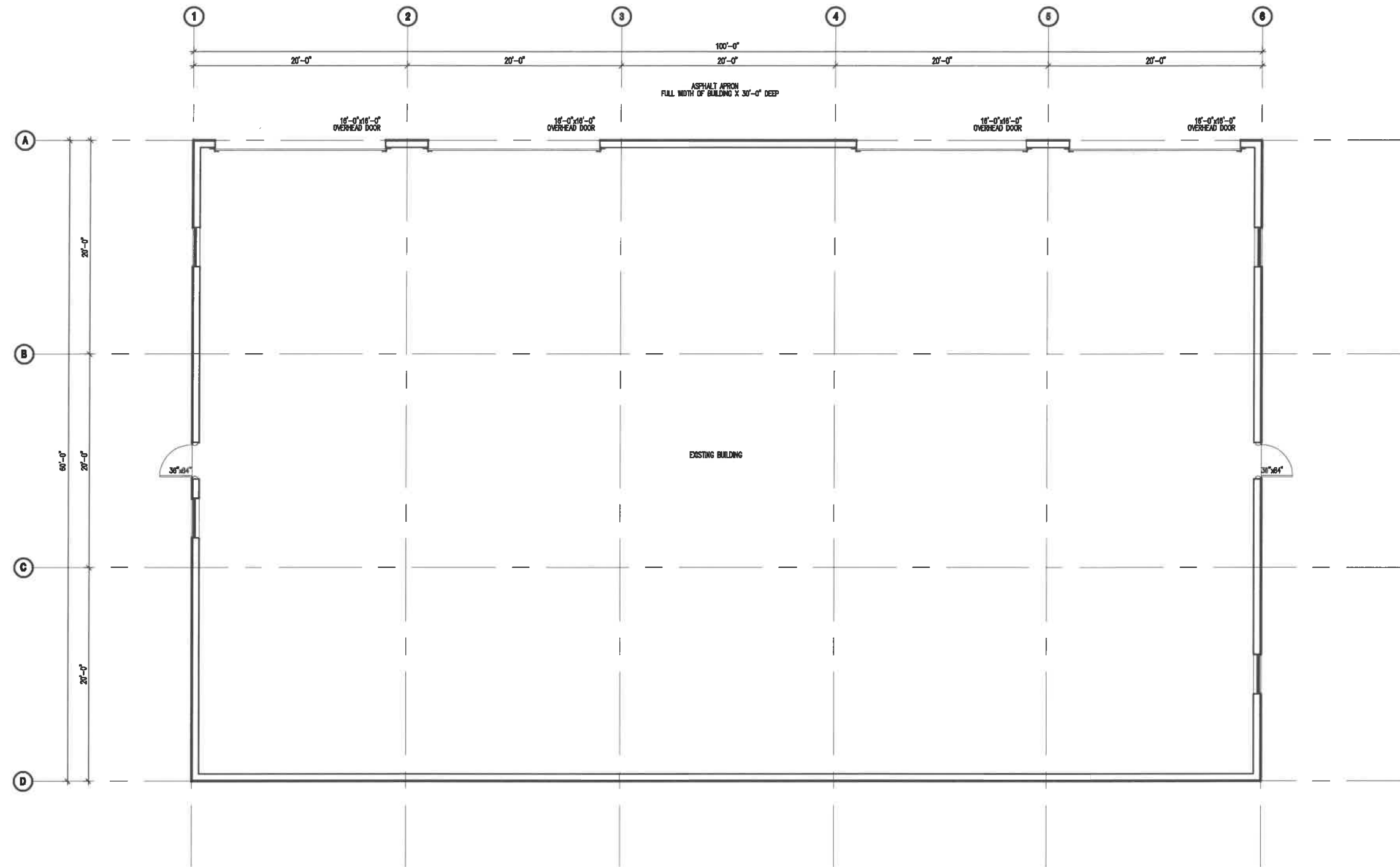


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EXISTING BUILDING FLOOR PLAN - 6000 sqft.

3/32"=1'-0"

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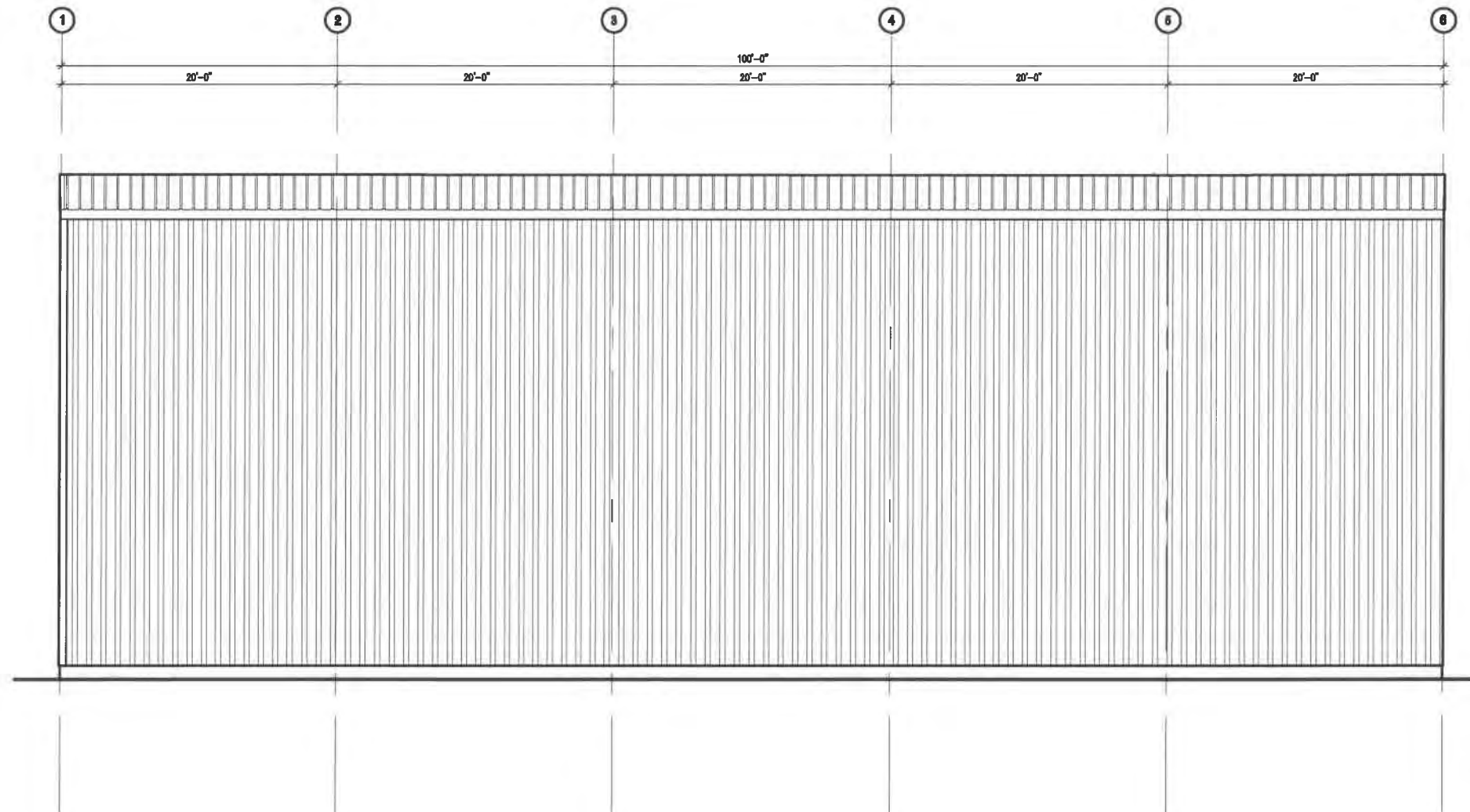
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DWG.

A1 - 100

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WEST ELEVATION

3/32"=1'-0"

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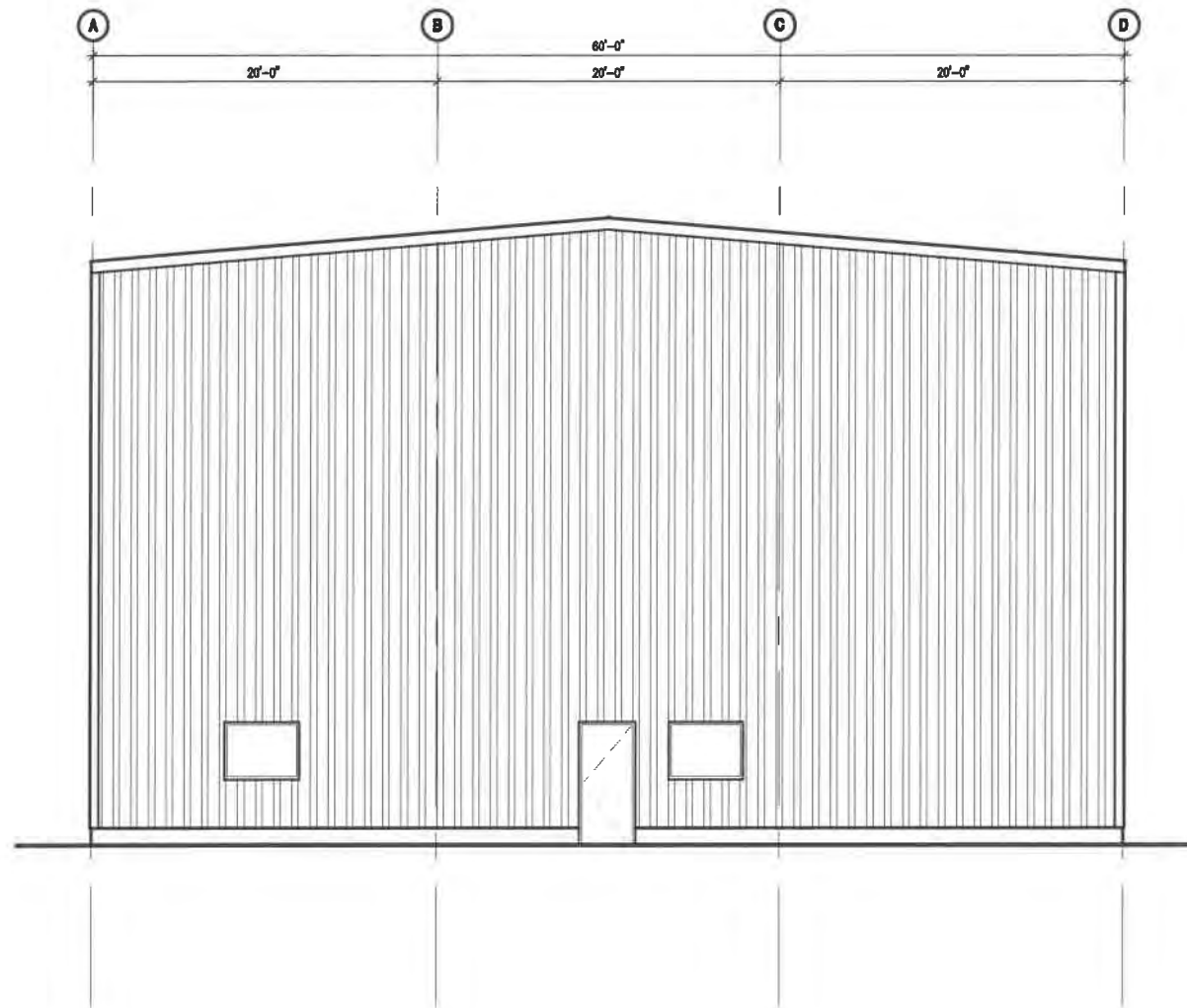
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DWG:

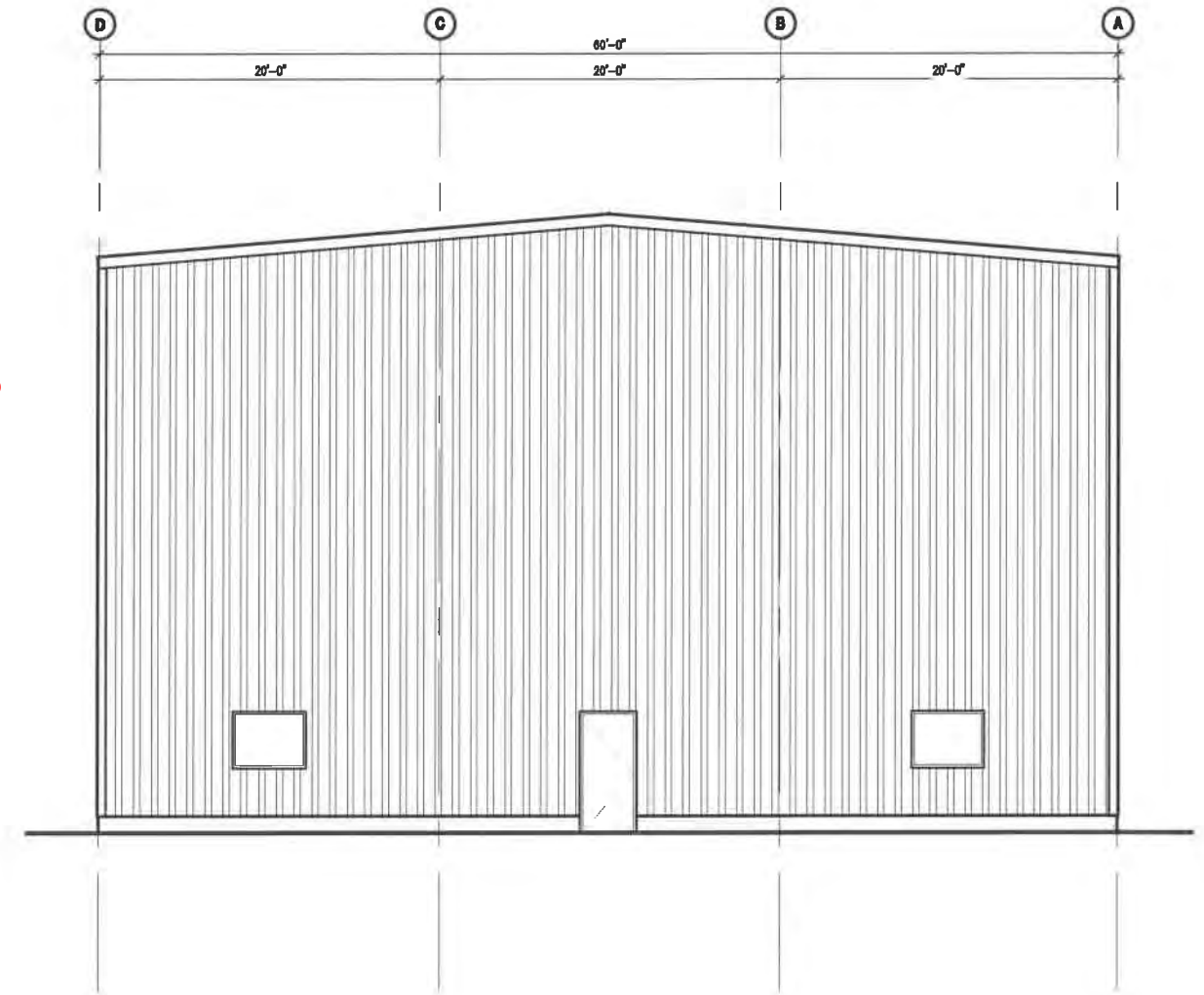
A1 - 120

JOB NO: 19-0300



NORTH ELEVATION

3/32"=1'-0"



SOUTH ELEVATION

3/32"=1'-0"

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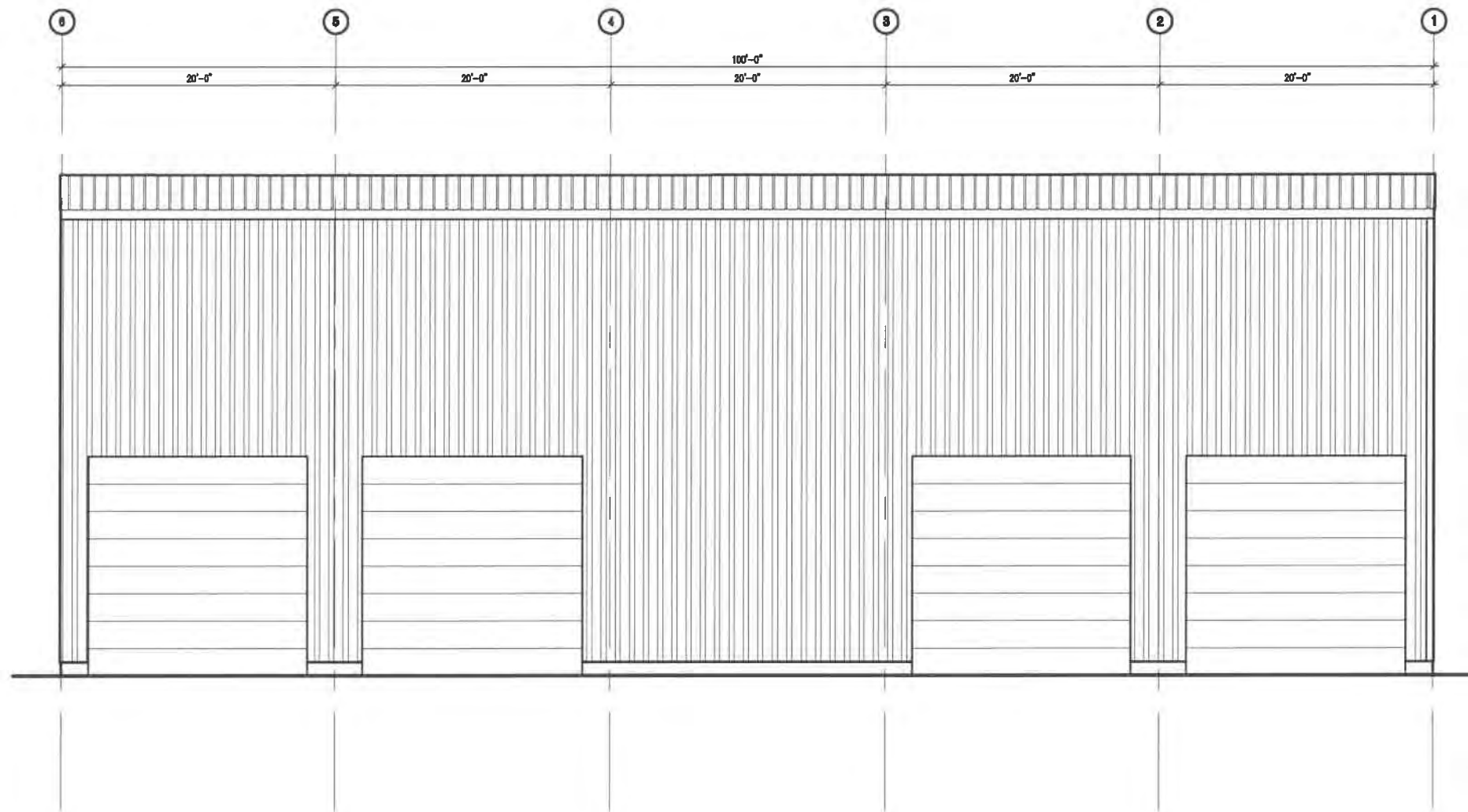
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EAST ELEVATION

3/32"=1'-0"

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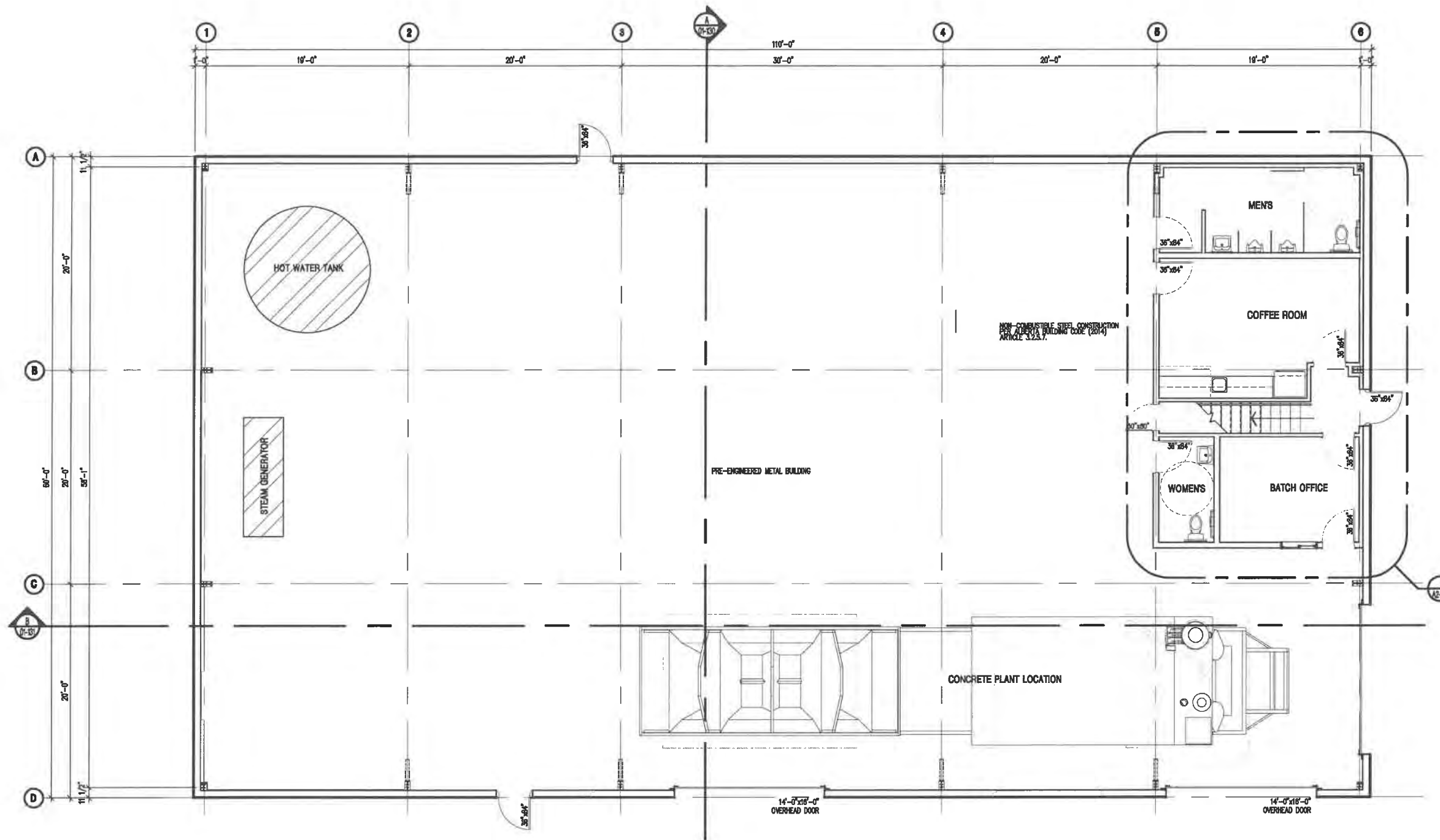
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FLOOR PLAN - 6600 sqft.

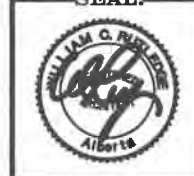
3/32"=1'-0"

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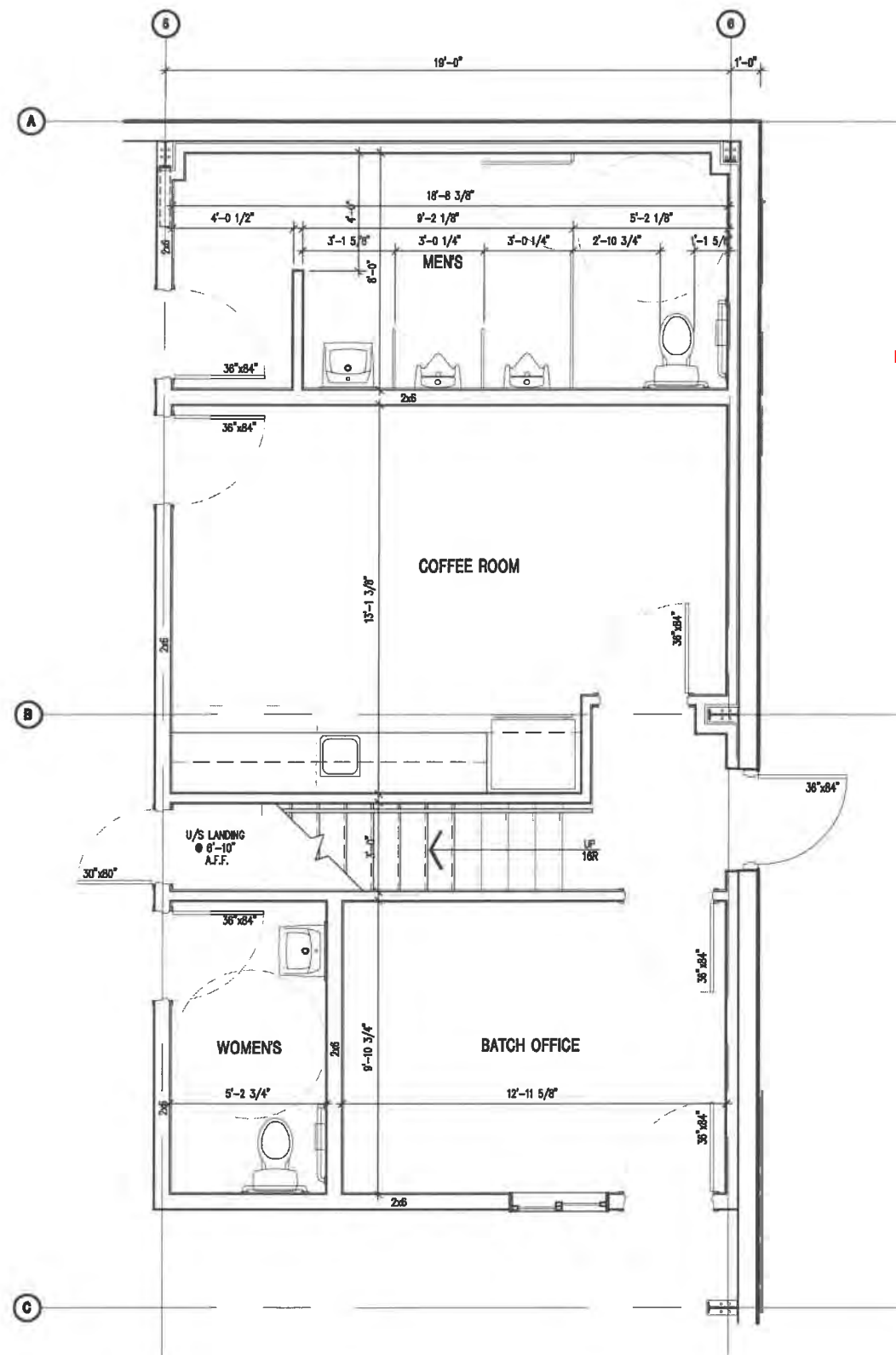
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INTERIOR BUILD-OUT MAIN FLOOR PLAN

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INTERIOR BUILD-OUT MEZZANINE FLOOR PLAN

$$3/16'' = 1' - 0''$$

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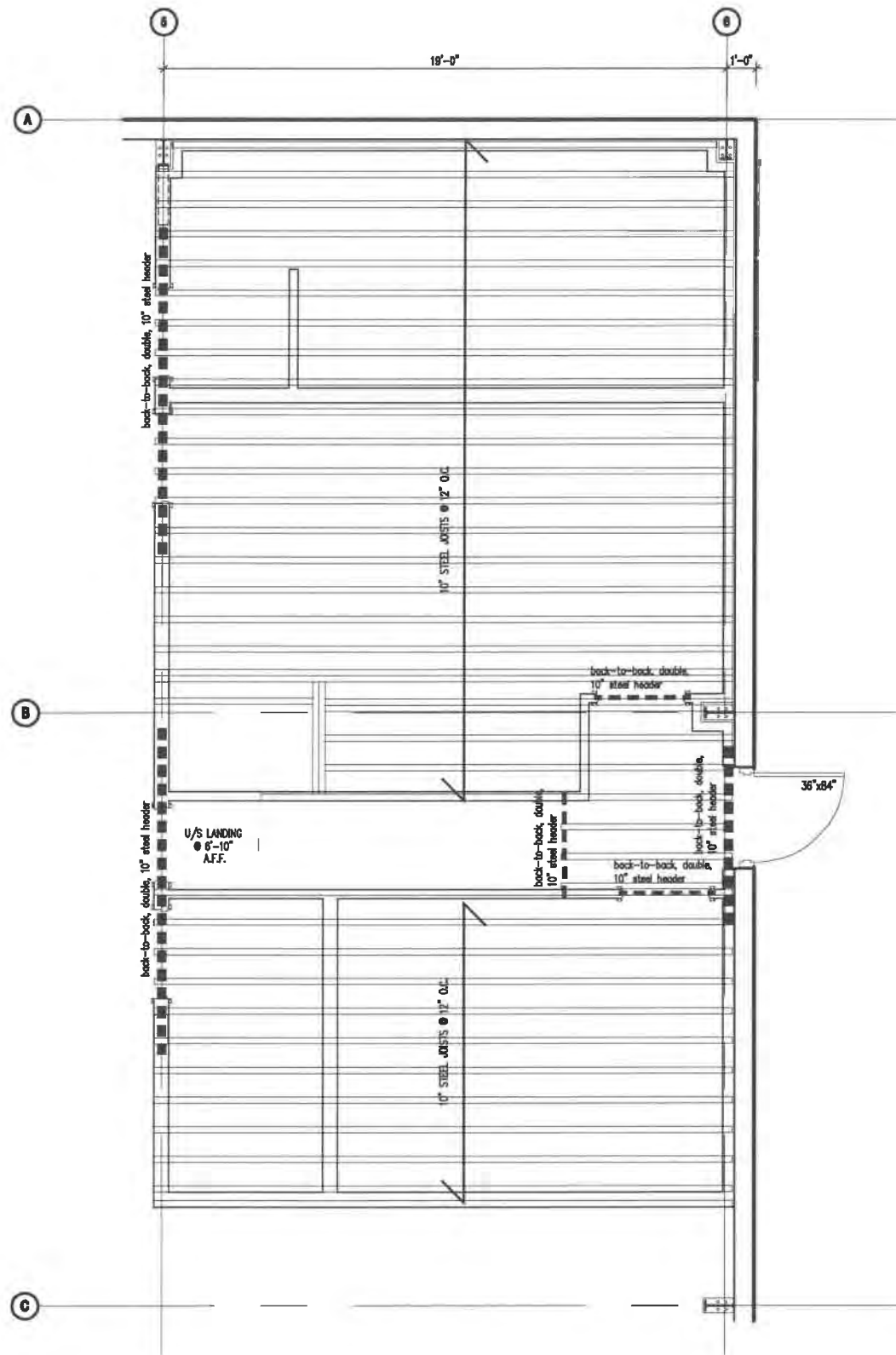
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NEW MEZZANINE FLOOR

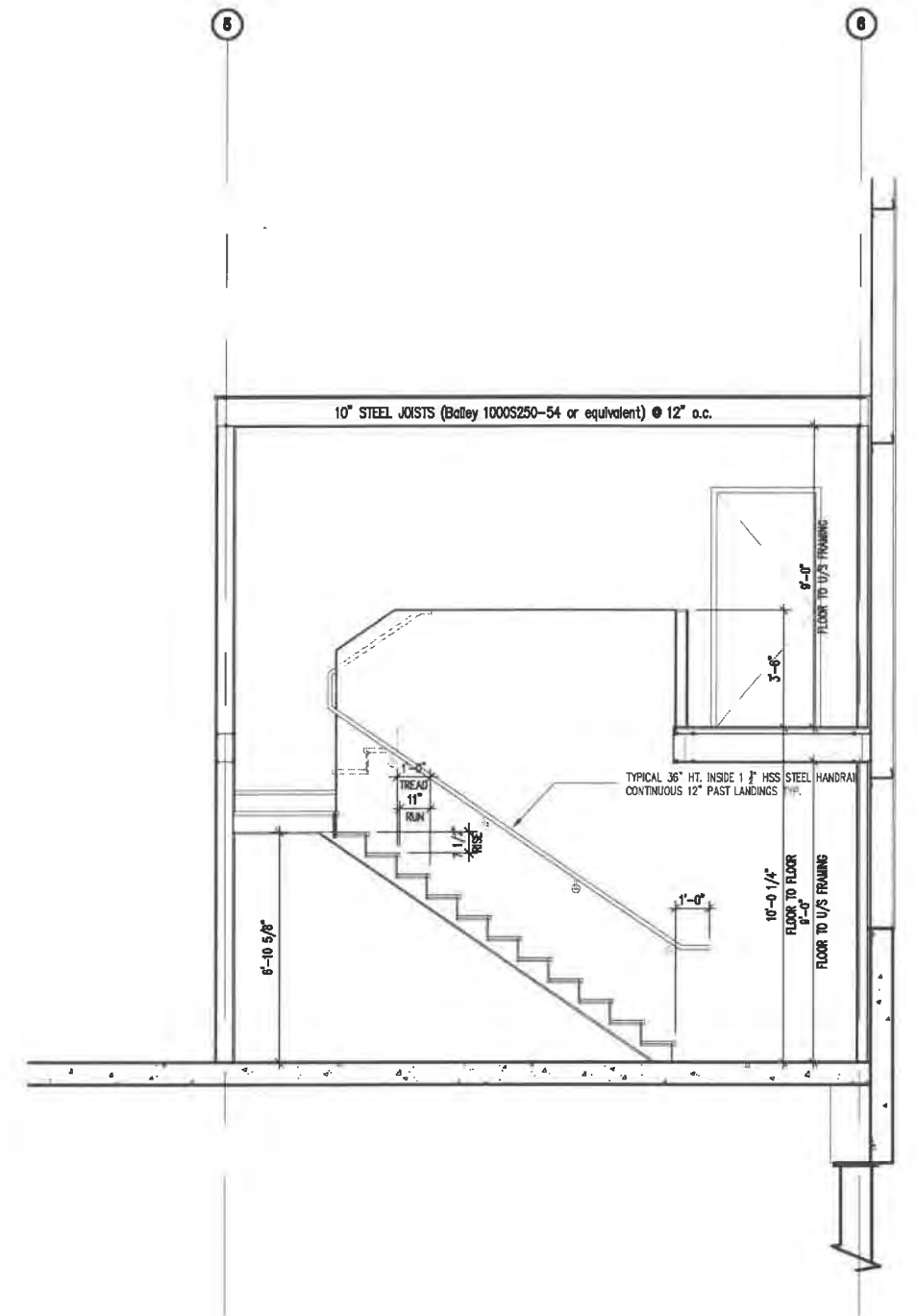
- 3/4" fir T&G subfloor sheathing glued and screwed
- 1 1/2" steel Q-deck
- 10" steel joists (Balley 1000S250-54 or equivalent) @ 12" o.c.
- 5/8" type "x" gypsum board - taped, sanded and painted

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STAIR SECTION

3/16"=1'-0"



INTERIOR BUILD-OUT FLOOR FRAMING PLAN

3/16"=1'-0"

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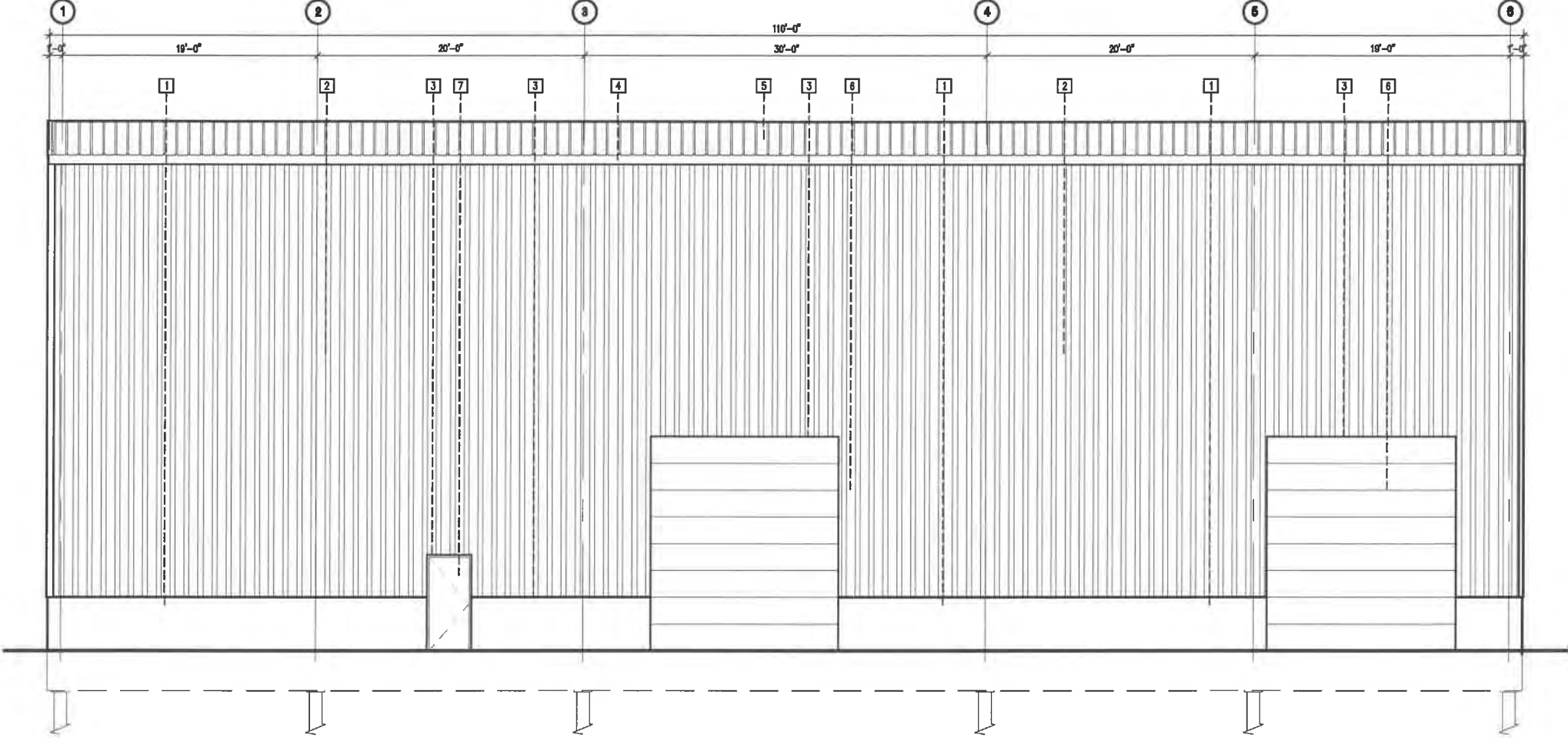
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JOB NO: 19-0300



NORTH ELEVATION

3/32"=1'-0"

FINISHES LEGEND

- 1 CONCRETE GRADE BEAM
- 2 PREFINISHED METAL PANEL
- 3 PREFINISHED METAL FLASHING
- 4 PREFINISHED METAL FASCIA
- 5 PREFINISHED METAL ROOF PANEL
- 6 PRE-FINISHED METAL INSULATED OVERHEAD DOOR
- 7 PRIMED AND PAINTED METAL DOOR
- 8 WINDOW OPENINGS

NOTE:

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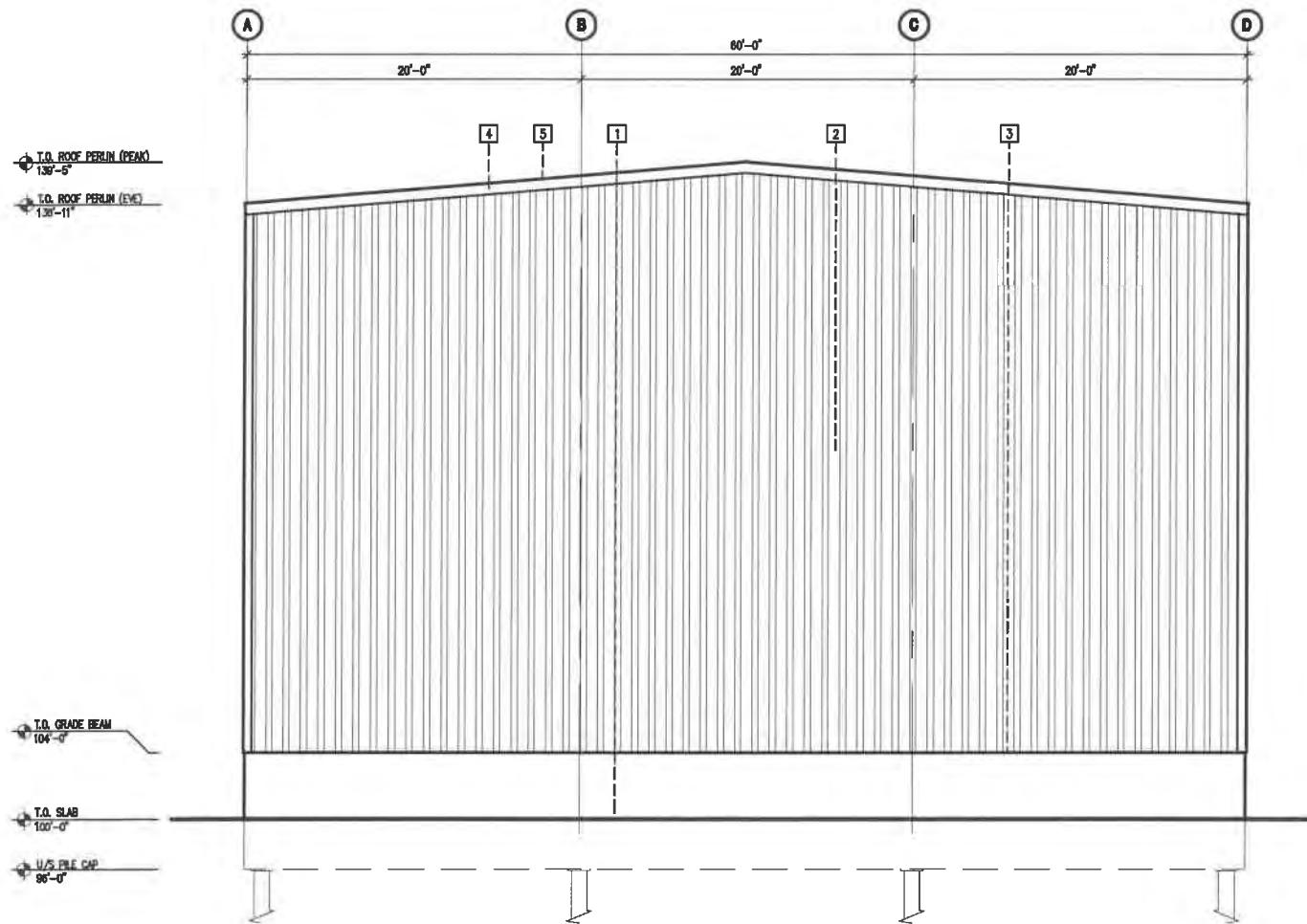
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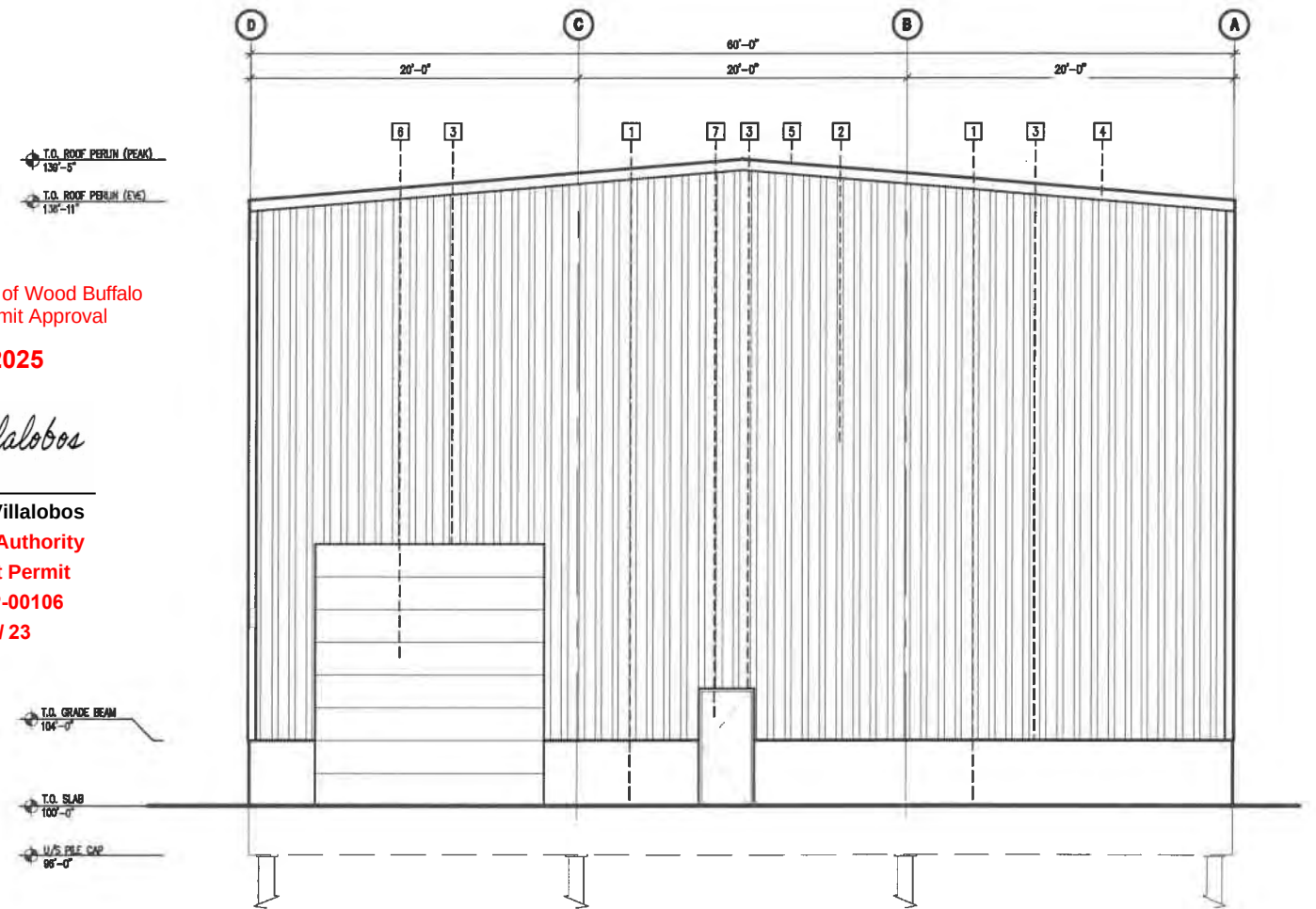


EAST ELEVATION

3/32"=1'-0"

FINISHES LEGEND

- 1 CONCRETE GRADE BEAM
- 2 PREFINISHED METAL PANEL
- 3 PREFINISHED METAL FLASHING
- 4 PREFINISHED METAL FASCIA
- 5 PREFINISHED METAL ROOF PANEL
- 6 PRE-FINISHED METAL INSULATED OVERHEAD DOOR
- 7 PRIMED AND PAINTED METAL DOOR
- 8 WINDOW OPENINGS



WEST ELEVATION

3/32"=1'-0"

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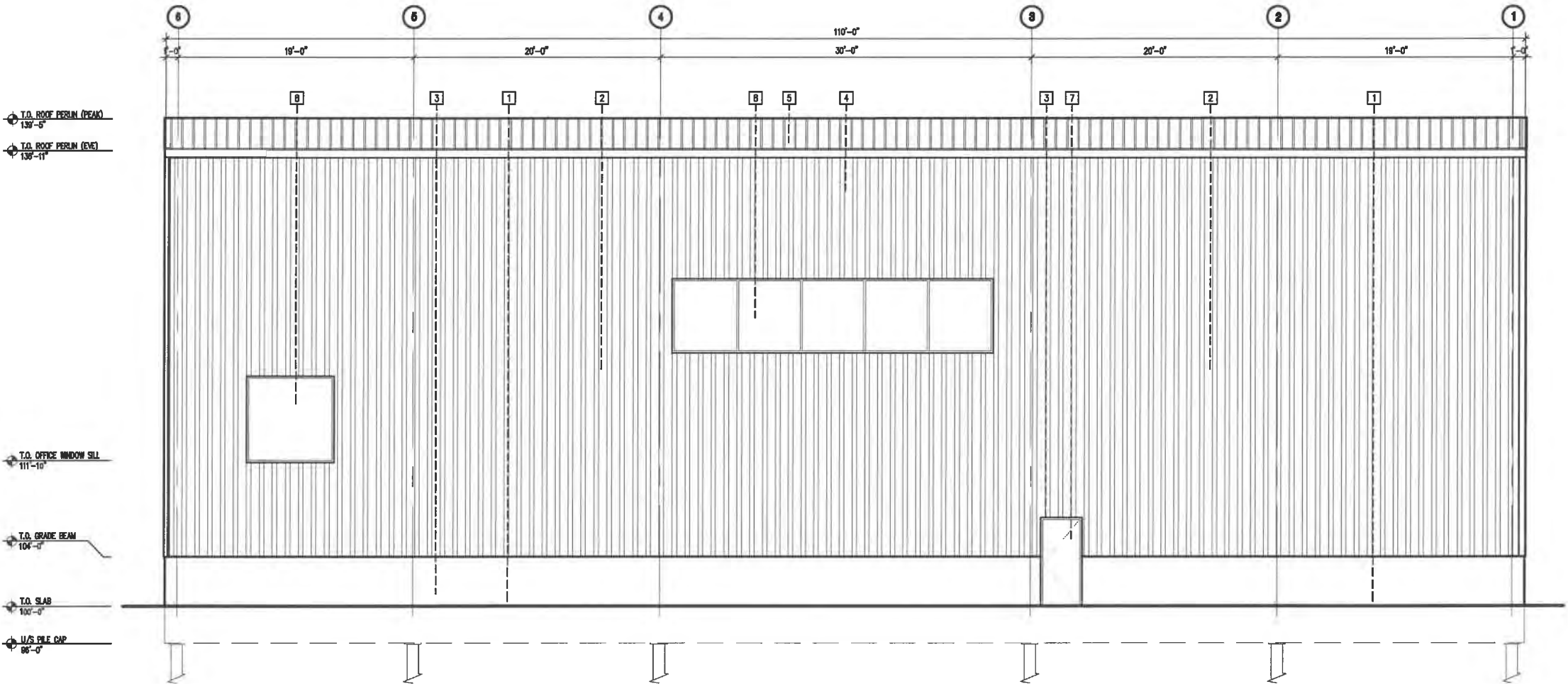
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SOUTH ELEVATION

3/32"=1'-0"

FINISHES LEGEND

- 1 CONCRETE GRADE BEAM
- 2 PREFINISHED METAL PANEL
- 3 PREFINISHED METAL FLASHING
- 4 PREFINISHED METAL FASCIA
- 5 PREFINISHED METAL ROOF PANEL
- 6 PRE-FINISHED METAL INSULATED OVERHEAD DOOR
- 7 PRIME AND PAINTED METAL DOOR
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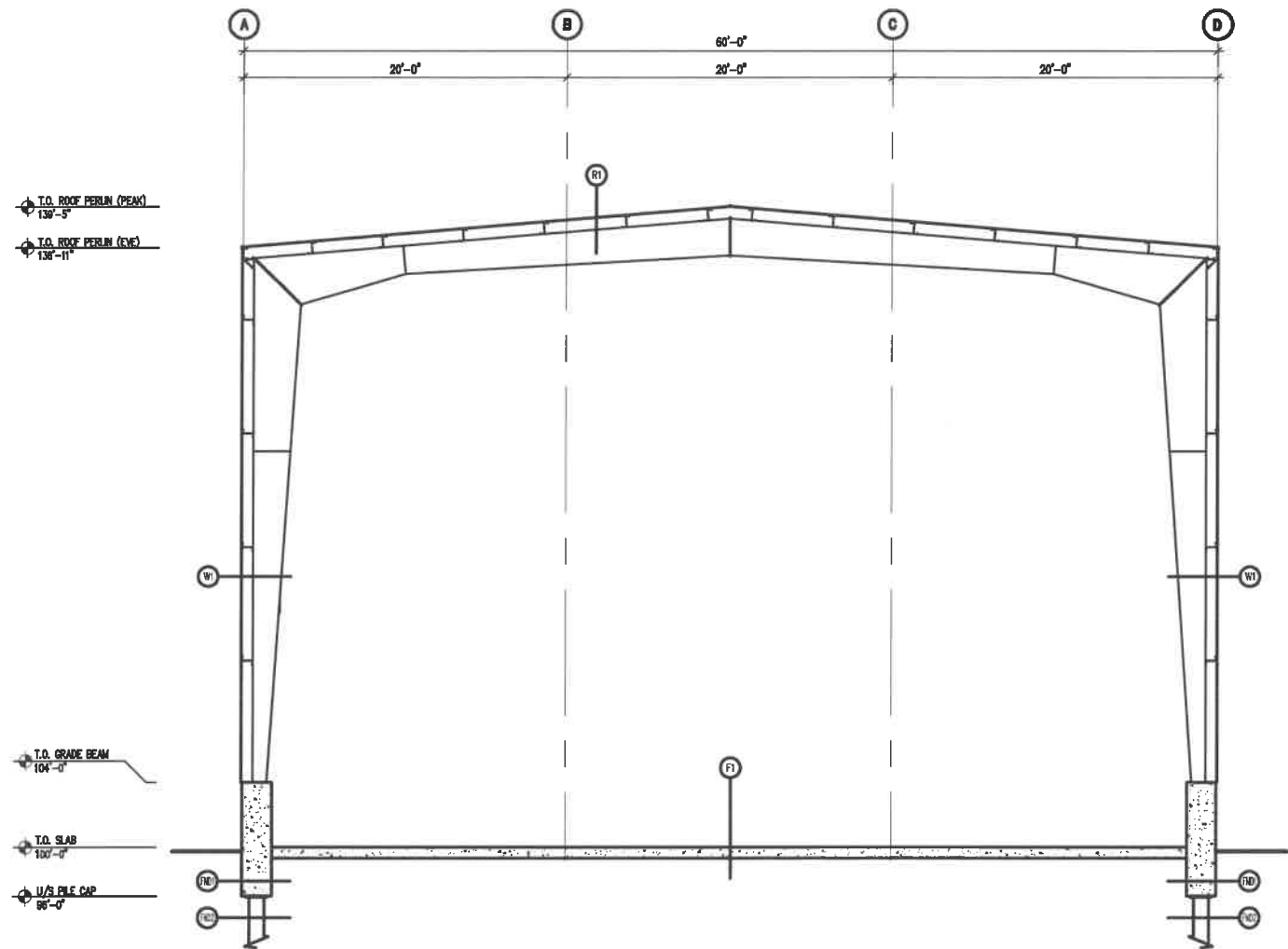
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BUILDING SECTION A
3/32"=1'-0"

- CONSTRUCTION NOTES**
ALL CONSTRUCTION AND ASSEMBLIES TO COMPLY WITH ALBERTA BUILDING CODE 2014.
- (10) **CONCRETE GRADE BEAM**
REINFORCED 48"x8" CONCRETE GRADE BEAM
(SEE STRUCTURAL FOR DETAILS)
 - (11) **SCREW PILE**
(SEE STRUCTURAL FOR DETAILS)
 - (12) **CONCRETE PLASTER**
(SEE STRUCTURAL FOR DETAILS)
 - (13) **SLAB**
FLOOR FINISH
REINFORCED 8" CONCRETE
(SEE STRUCTURAL FOR DETAILS)
2" MIN LEVELING SAND
COMPACTED 6" MIN GRANULAR BASE
 - (2) **CEILING**
1 HOUR FIRE RATED,
GA FILE NO. FC 5517
FLOOR FINISH
3/4" TAG SUBFLOOR
PRE-ENGINEERED 11 7/8" JOIST (SEE STRUCTURAL)
R 20 BATT INSULATION
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD
 - (W) **EXTERIOR WALL**
PRE FINISHED VERTICAL SEAMED METAL
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)
 - (W2) **INTERIOR WALL**
1 HOUR FIRE RESISTANCE RATING, STC 32
ABC 2014 TYPE Wtd
5/8" TYPE X GYPSUM WALLBOARD
2x4 OR 2x6 STUDS @ 16" O.C.
5/8" TYPE X GYPSUM WALLBOARD
NOTE: APPLY 5/8" MOISTURE RESISTANT WALLBOARD IN WASHROOM
 - (R) **ROOF**
PRE FINISHED METAL ROOF
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)

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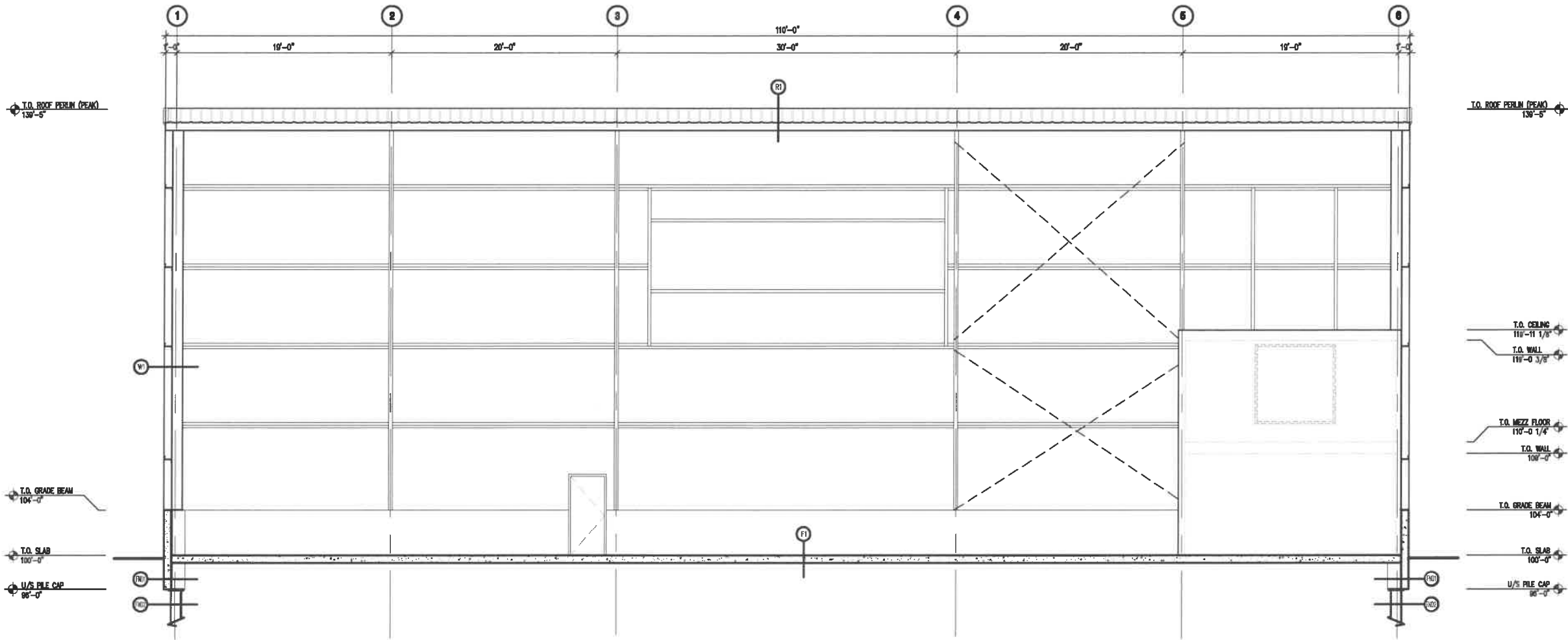
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A2 - 130
JOB NO: 19-0300



BUILDING SECTION B

3/32"=1'-0"

CONSTRUCTION NOTES

ALL CONSTRUCTION AND ASSEMBLIES TO COMPLY WITH ALBERTA BUILDING CODE 2014.

- (10) CONCRETE GRADE BEAM
REINFORCED 48"x18" CONCRETE GRADE BEAM
(SEE STRUCTURAL FOR DETAILS)
- (10) SCREW PILE
(SEE STRUCTURAL FOR DETAILS)
- (10) CONCRETE PILASTER
(SEE STRUCTURAL FOR DETAILS)
- (1) SLAB
FLOOR FINISH
REINFORCED 8" CONCRETE
(SEE STRUCTURAL FOR DETAILS)
2" MIN LEVELING SAND
COMPACTED 6" MIN GRANULAR BASE
- (12) CEILING
1 HOUR FIRE RATED,
GA FILE NO. FC 5517
FLOOR FINISH
3/4" TAG SUBFLOOR
PRE ENGINEERED 11 7/8" JOIST (SEE STRUCTURAL)
R 20 BATT INSULATION
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD
- (10) INTERIOR WALL
1 HOUR FIRE RESISTANCE RATING, STC 32
ABC 2014 TYPE Wtd
5/8" TYPE X GYPSUM WALLBOARD
2x4 OR 2x6 STUDS @ 16" O.C.
5/8" TYPE X GYPSUM WALLBOARD
NOTE: APPLY 5/8" MOISTURE RESISTANT WALLBOARD IN WASHROOM
- (1) ROOF
PRE FINISHED METAL ROOF
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)
- (1) EXTERIOR WALL
PRE FINISHED VERTICAL SEAMED METAL
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)

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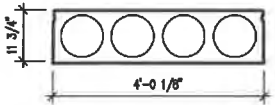
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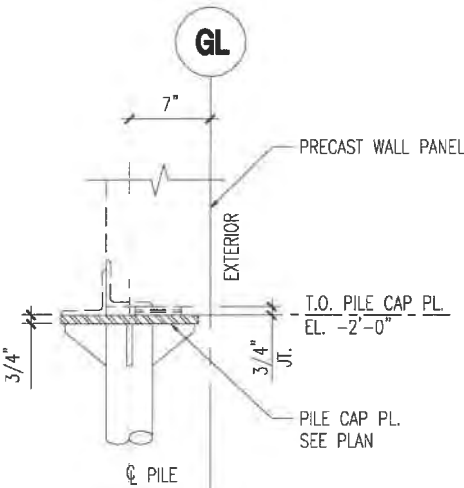
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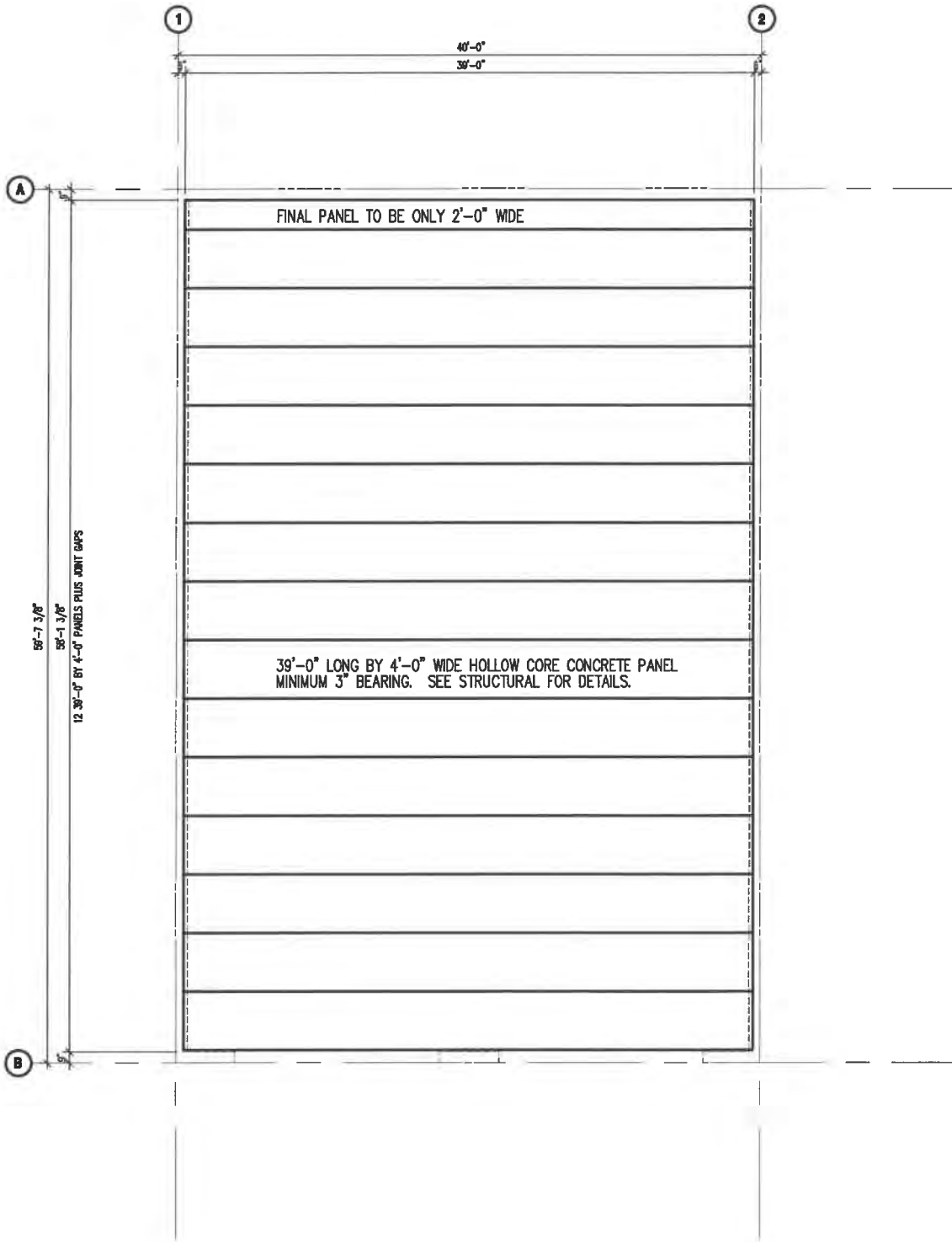
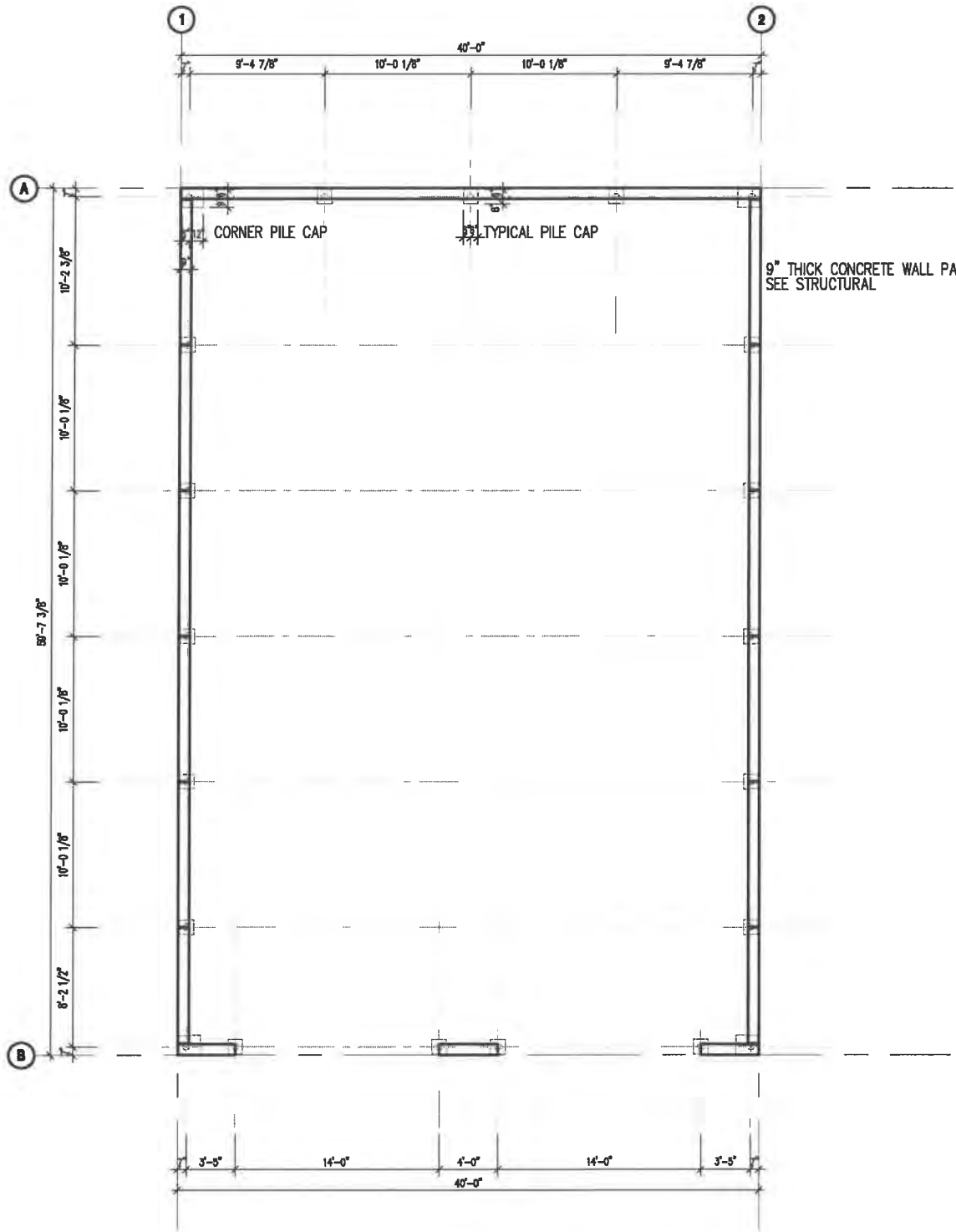


TYPICAL HOLLOW CORE ROOF PANEL SECTION

NOMINAL 48x12 PRE-CAST HOLLOW-CORE CONCRETE ROOF PANEL



TYPICAL PILE CAP SECTION DETAIL



WASH OUT BLDG PLAN

3/32"=1'-0"



WASH OUT BLDG ROOF PLAN

3/32"=1'-0"

NOTE:

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CONSULTANT:



SEAL:



ISSUE:



#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

**WILLIAM
RUTLEDGE
ARCHITECT**

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

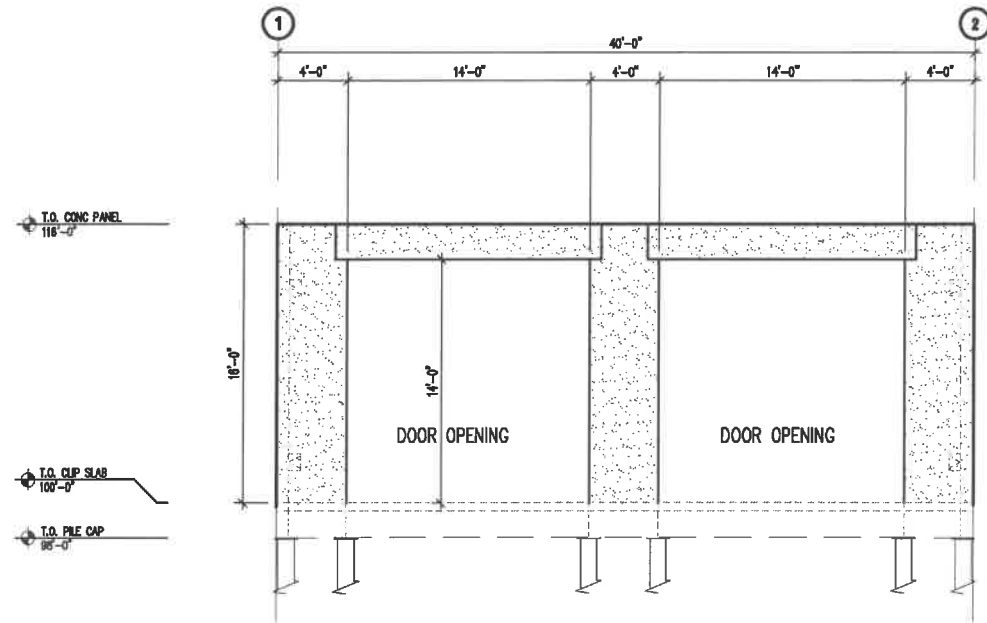
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

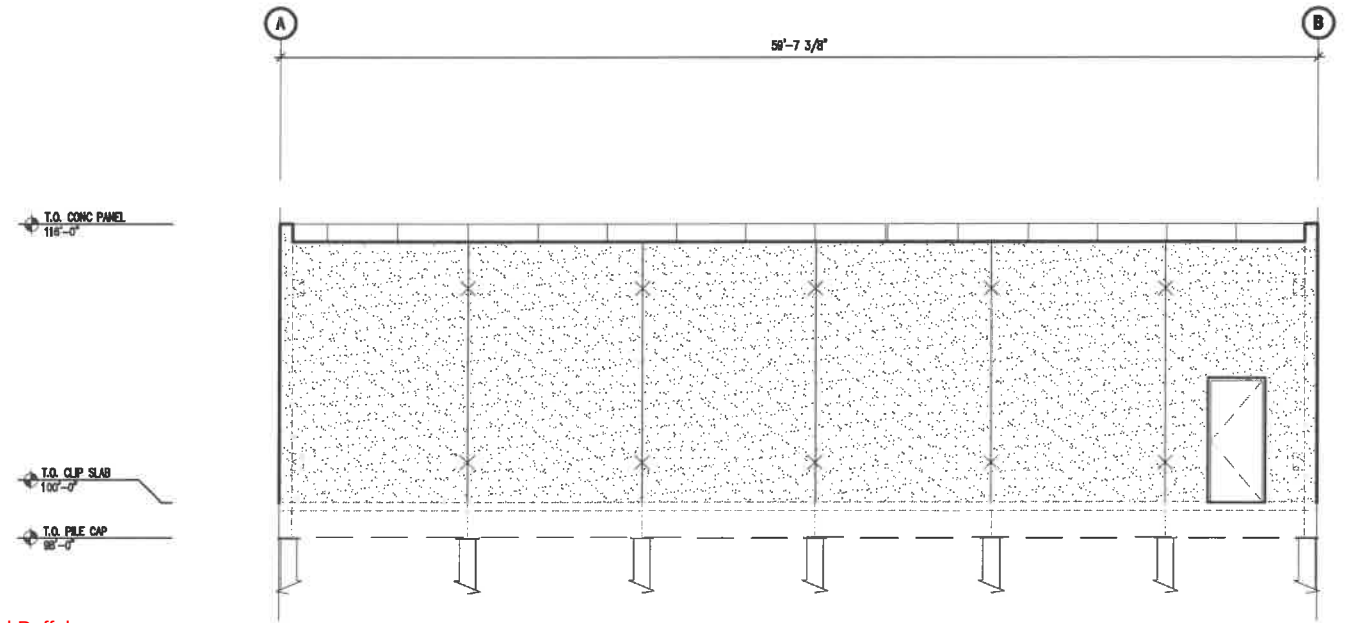
DWG.

A3 - 100

JOB NO: 19-0300



WEST ELEVATION
3/32"=1'-0"



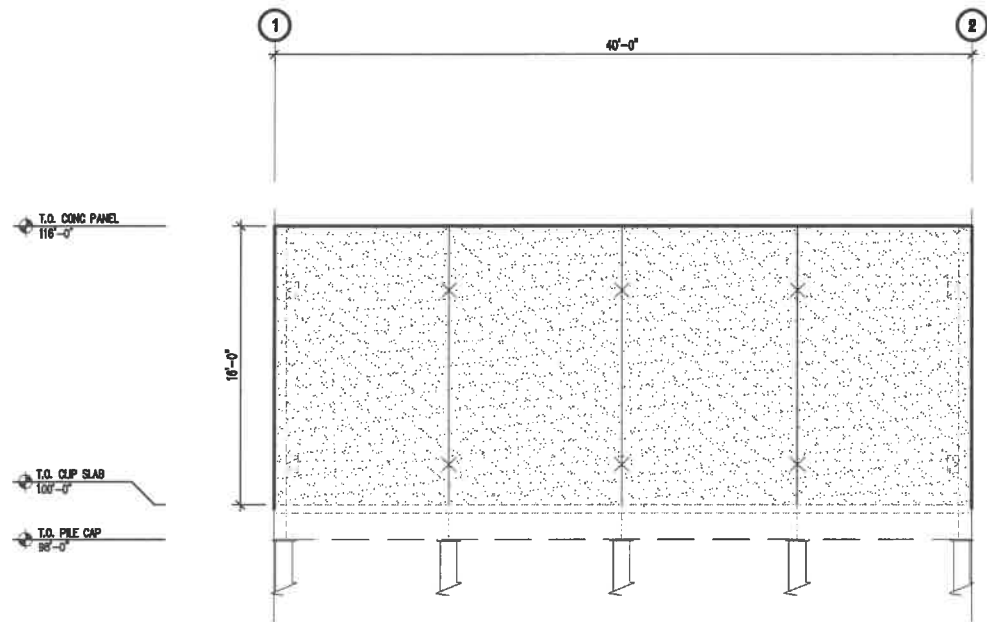
NORTH ELEVATION
3/32"=1'-0"

Regional Municipality of Wood Buffalo
Development Permit Approval

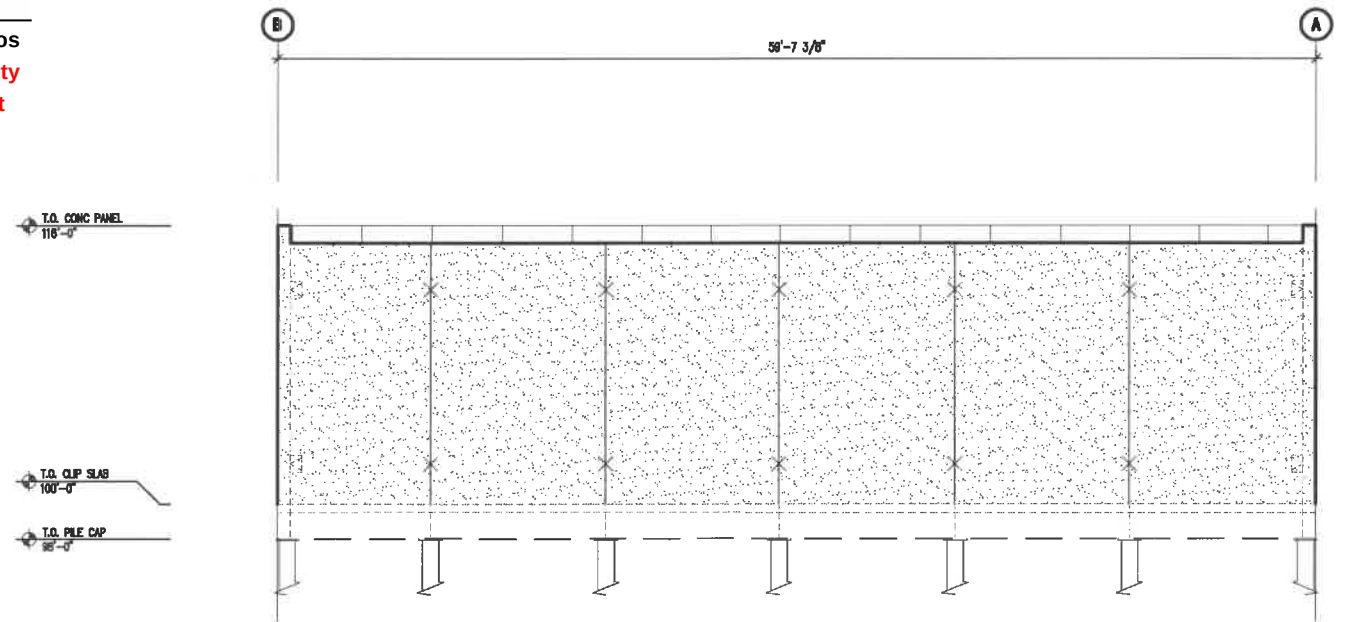
May 2, 2025

Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 19/23



EAST ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"

NOTE:

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CONSULTANT:



SEAL:



ISSUE:



#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

**WILLIAM
RUTLEDGE
ARCHITECT**

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

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PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

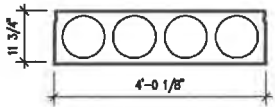
A3 - 120

JOB NO: 19-0300

May 2, 2025

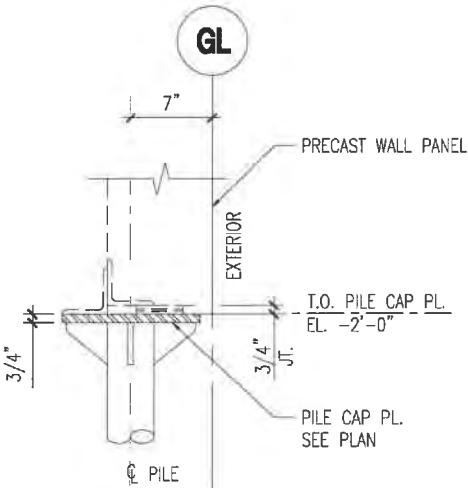
Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 20/23

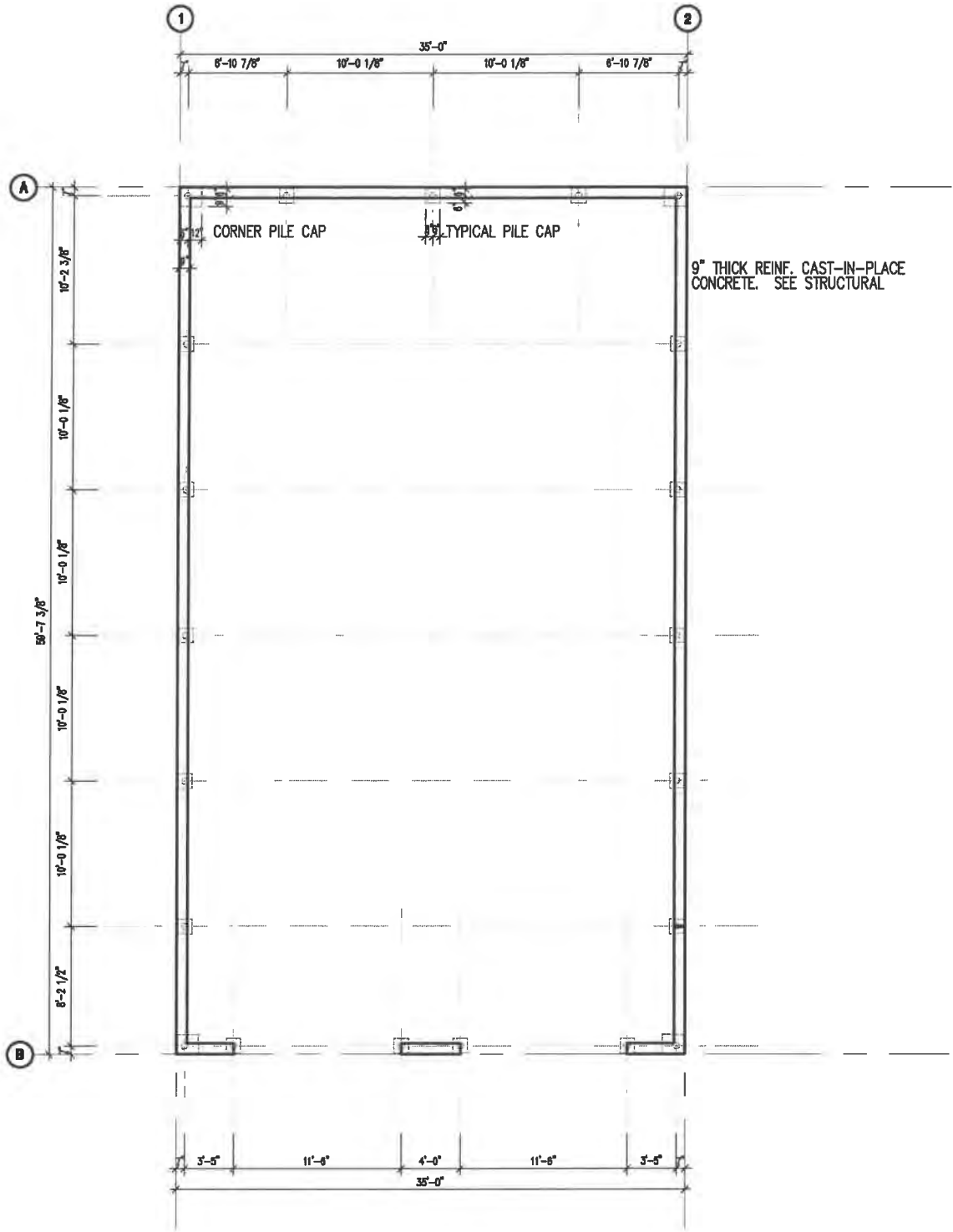


TYPICAL HOLLOW CORE ROOF PANEL SECTION

NOMINAL 48x12 PRE-CAST HOLLOW-CORE CONCRETE ROOF PANEL



TYPICAL PILE CAP SECTION DETAIL



HEAT BIN BLDG PLAN

3/32"=1'-0"

NOTE:

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CONSULTANT:



SEAL:



ISSUE:



#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

**WILLIAM
RUTLEDGE
ARCHITECT**



HEAT BIN BLDG ROOF PLAN

3/32"=1'-0"



ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

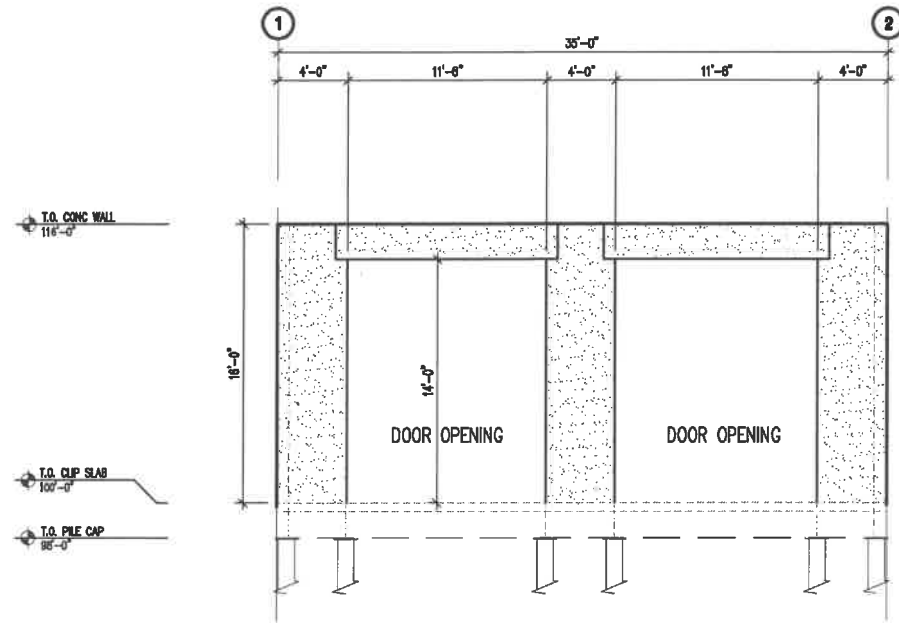
KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA

TEL: 1-780-454-3422 FAX: 1-780-482-2921

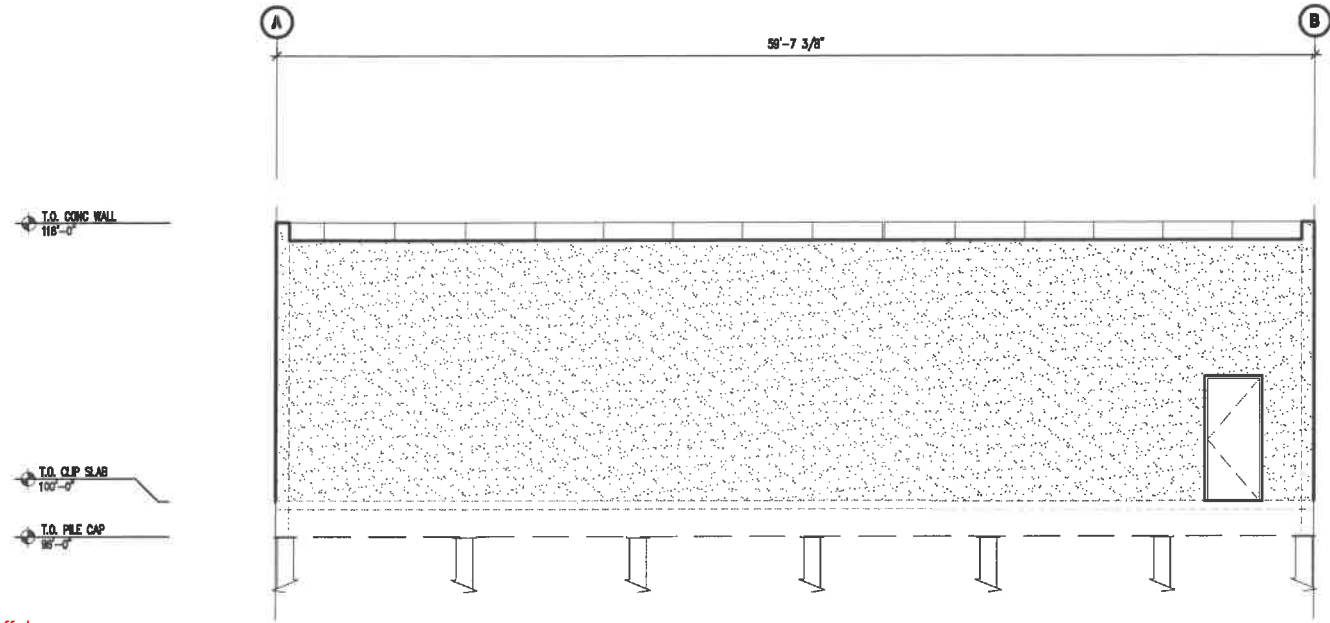
DWG:

A4 - 100

JOB NO: 19-0300



WEST ELEVATION
3/32"=1'-0"

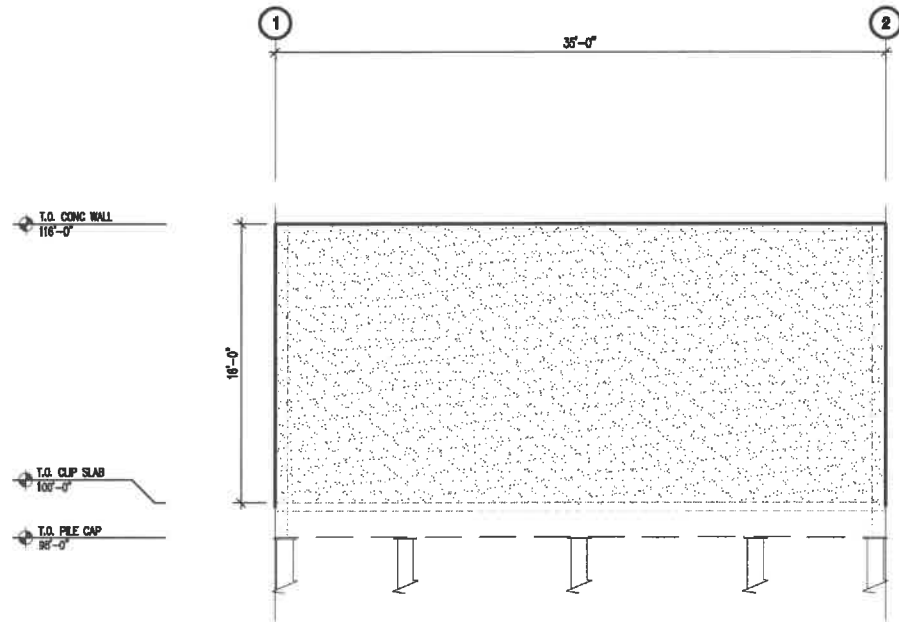


NORTH ELEVATION
3/32"=1'-0"

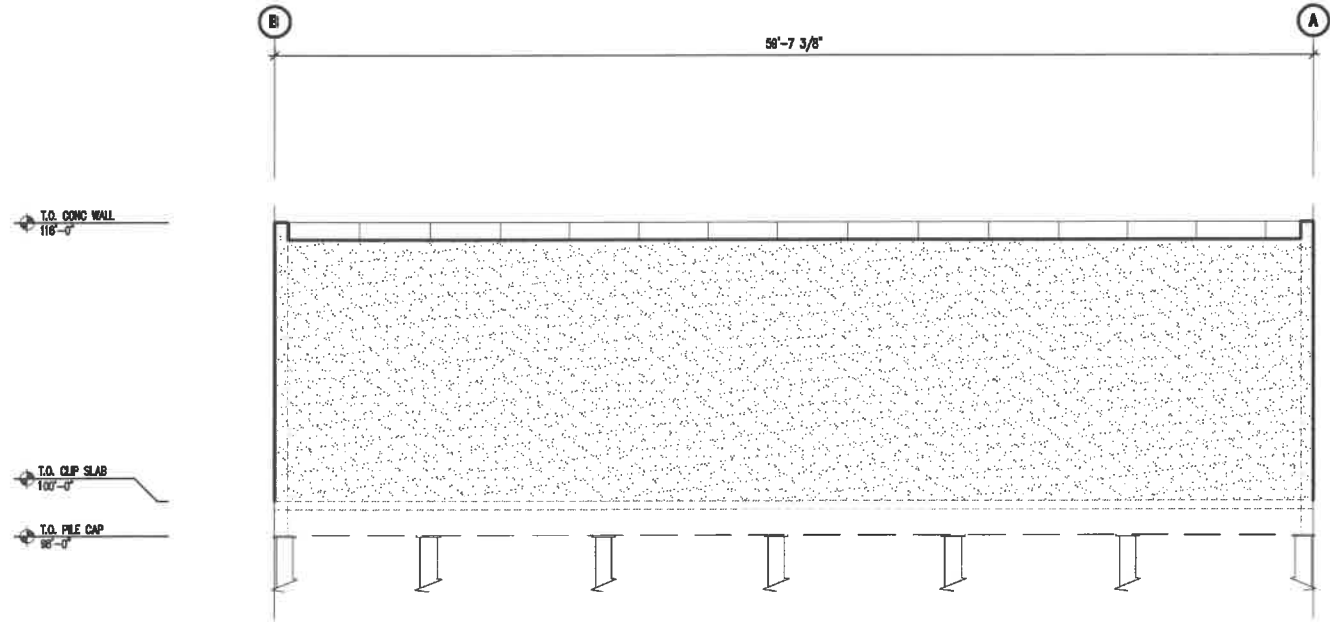
Regional Municipality of Wood Buffalo
Development Permit Approval
May 2, 2025

Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 2 | 23



EAST ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"

NOTE:

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**WILLIAM
RUTLEDGE
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ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

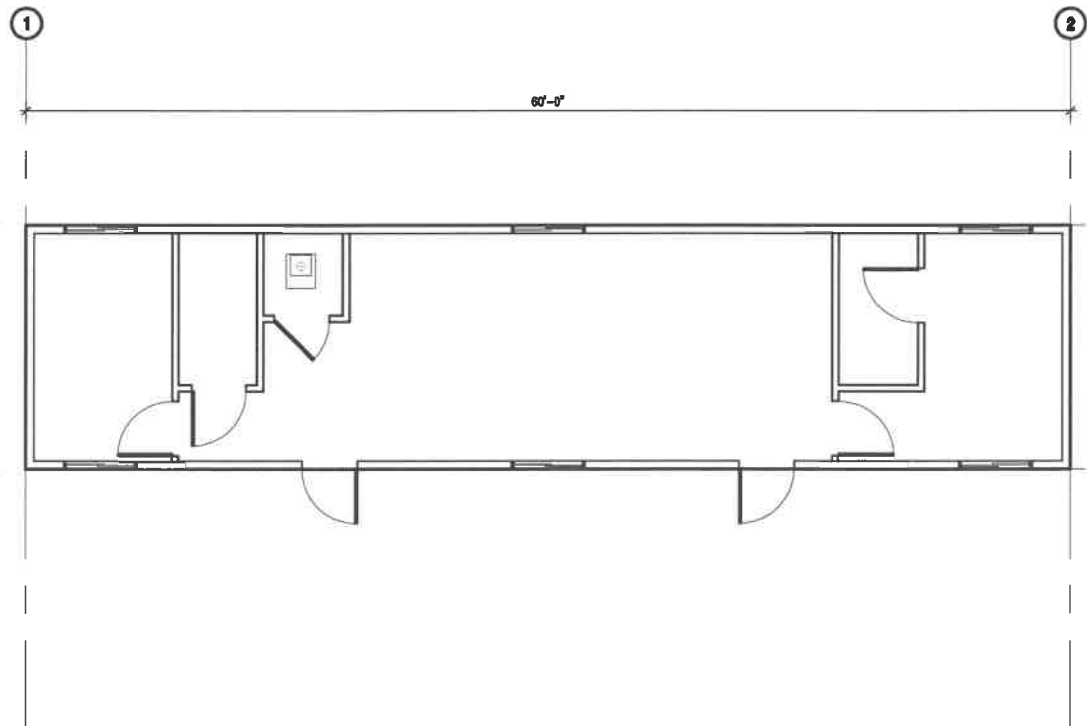
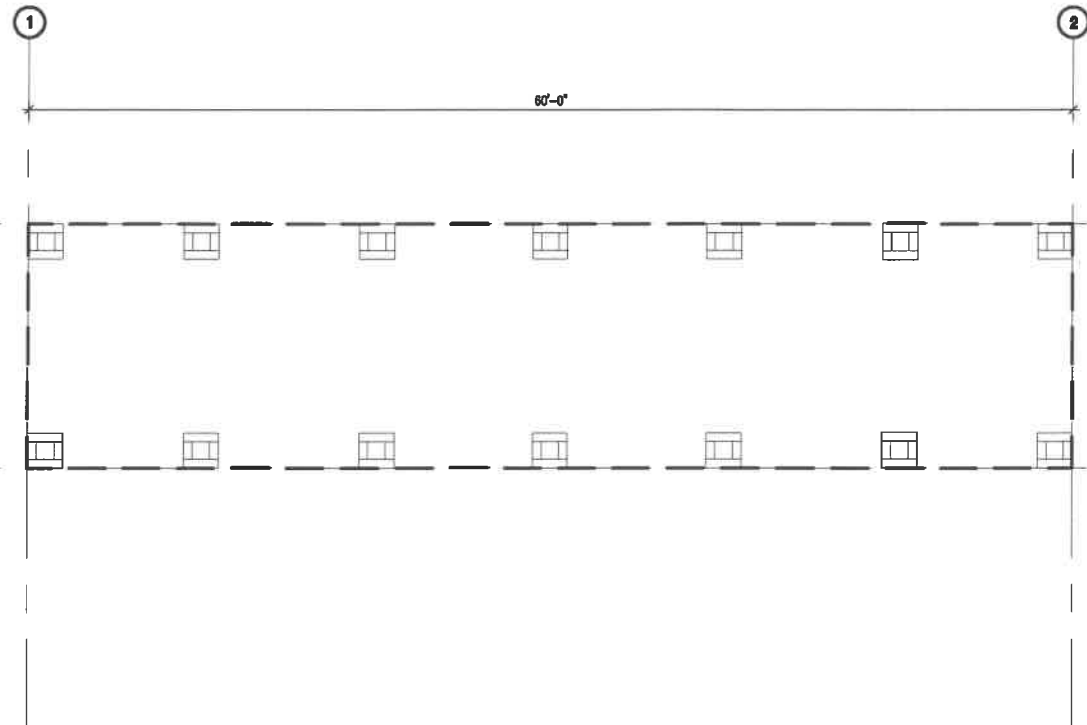
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

A4 - 120

JOB NO: 19-0300



LAB BLDG BLOCK FOUNDATION PLAN

3/32"=1'-0"



LAB BLDG FLOOR PLAN

3/32"=1'-0"

Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page:22/ 23

NOTE:

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CONSULTANT:

SEAL:



ISSUE:

#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

**WILLIAM
RUTLEDGE**
ARCHITECT

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PROJECT:

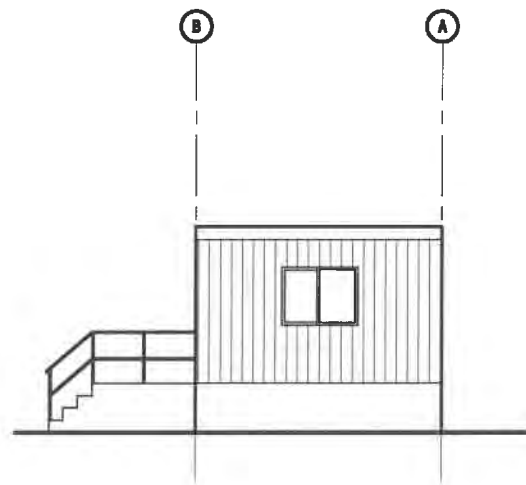
KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

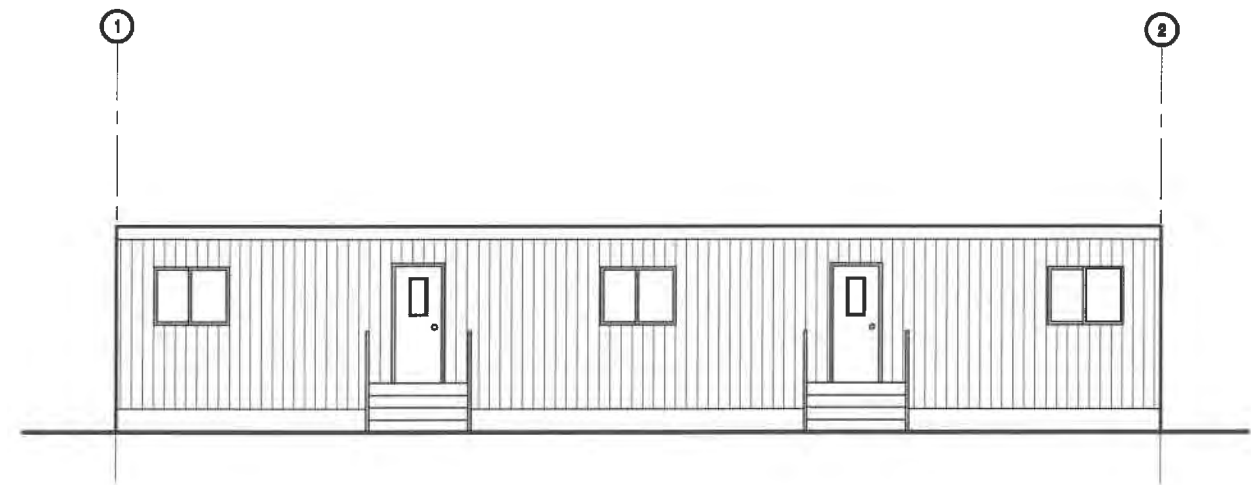
A5 - 100

JOB NO: 19-0300



LAB BLDG SOUTH ELEVATION

3/32"=1'-0"



LAB BLDG WEST ELEVATION

3/32"=1'-0"

Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

Biolley-Villalobos

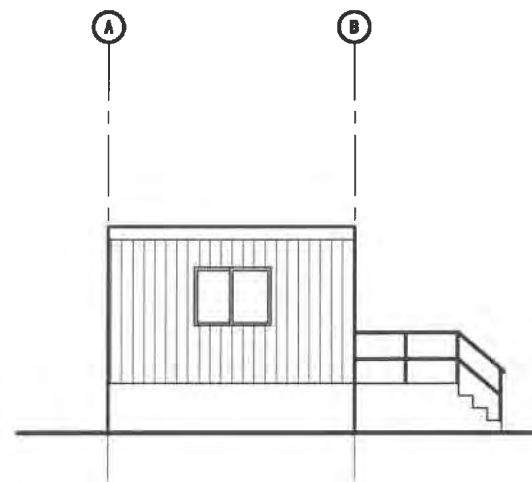
Elias Biolley-Villalobos

Development Authority

Development Permit

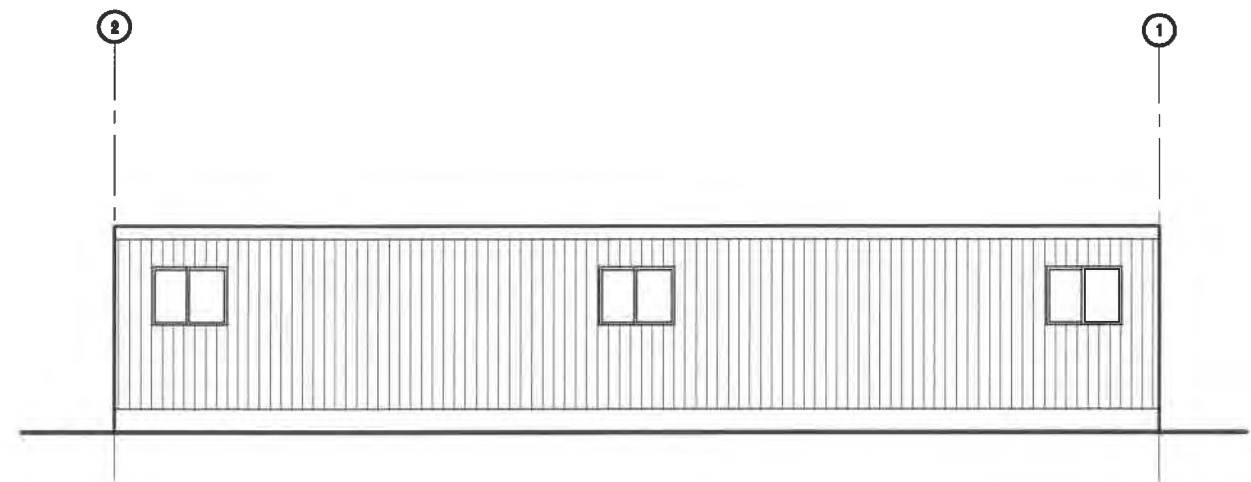
No: 2025-DP-00106

Page: 23 / 23



LAB BLDG NORTH ELEVATION

3/32"=1'-0"



LAB BLDG EAST ELEVATION

3/32"=1'-0"

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CONSULTANT:



SEAL:



ISSUE:



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**WILLIAM
RUTLEDGE**
ARCHITECT

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

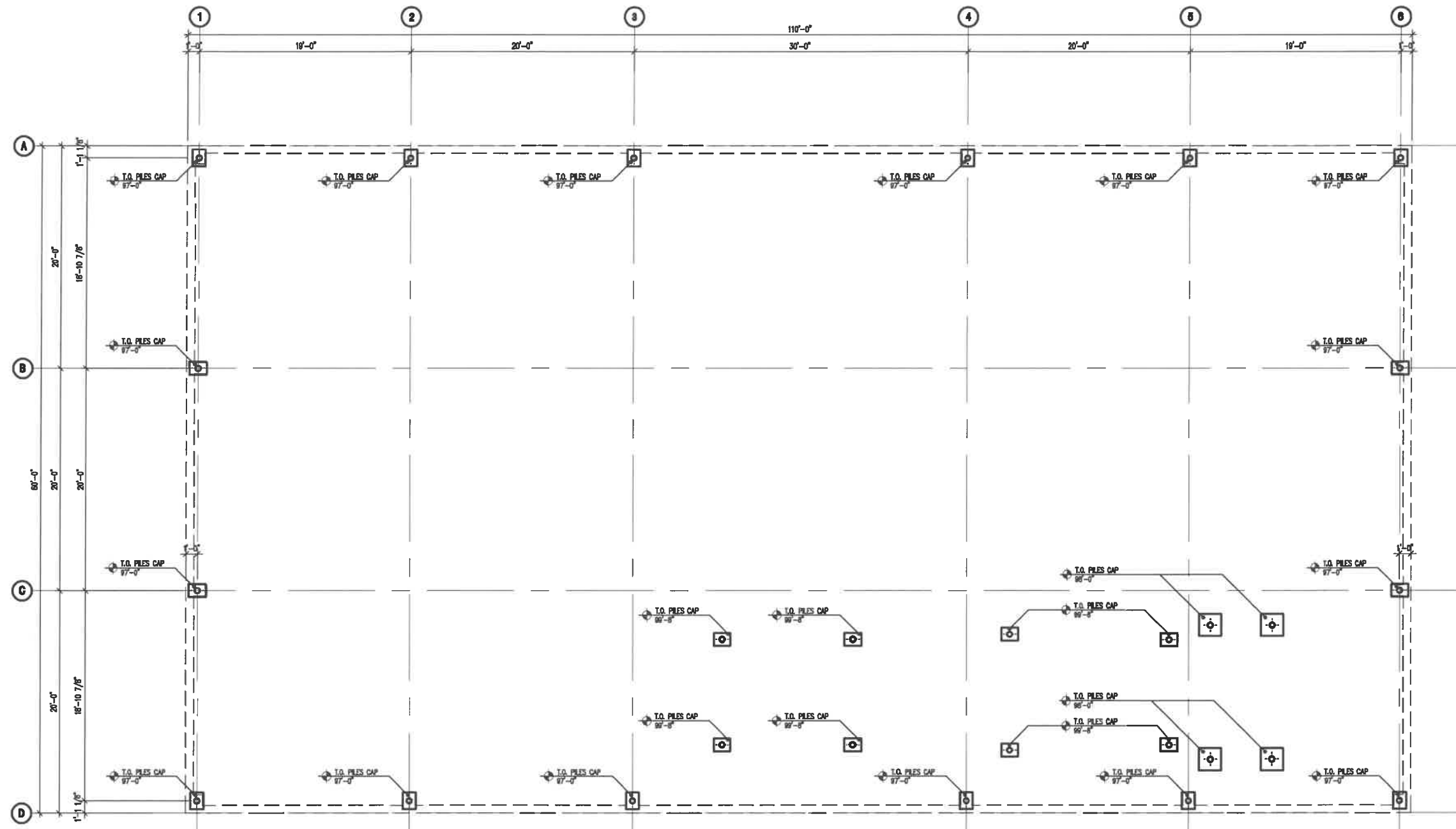
KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG.

A5 - 120

JOB NO: 19-0300



PILE PLAN

3/32"=1'-0"

NOTE:

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CONSULTANT:

SEAL:



ISSUE:

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**WILLIAM
RUTLEDGE
ARCHITECT**

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

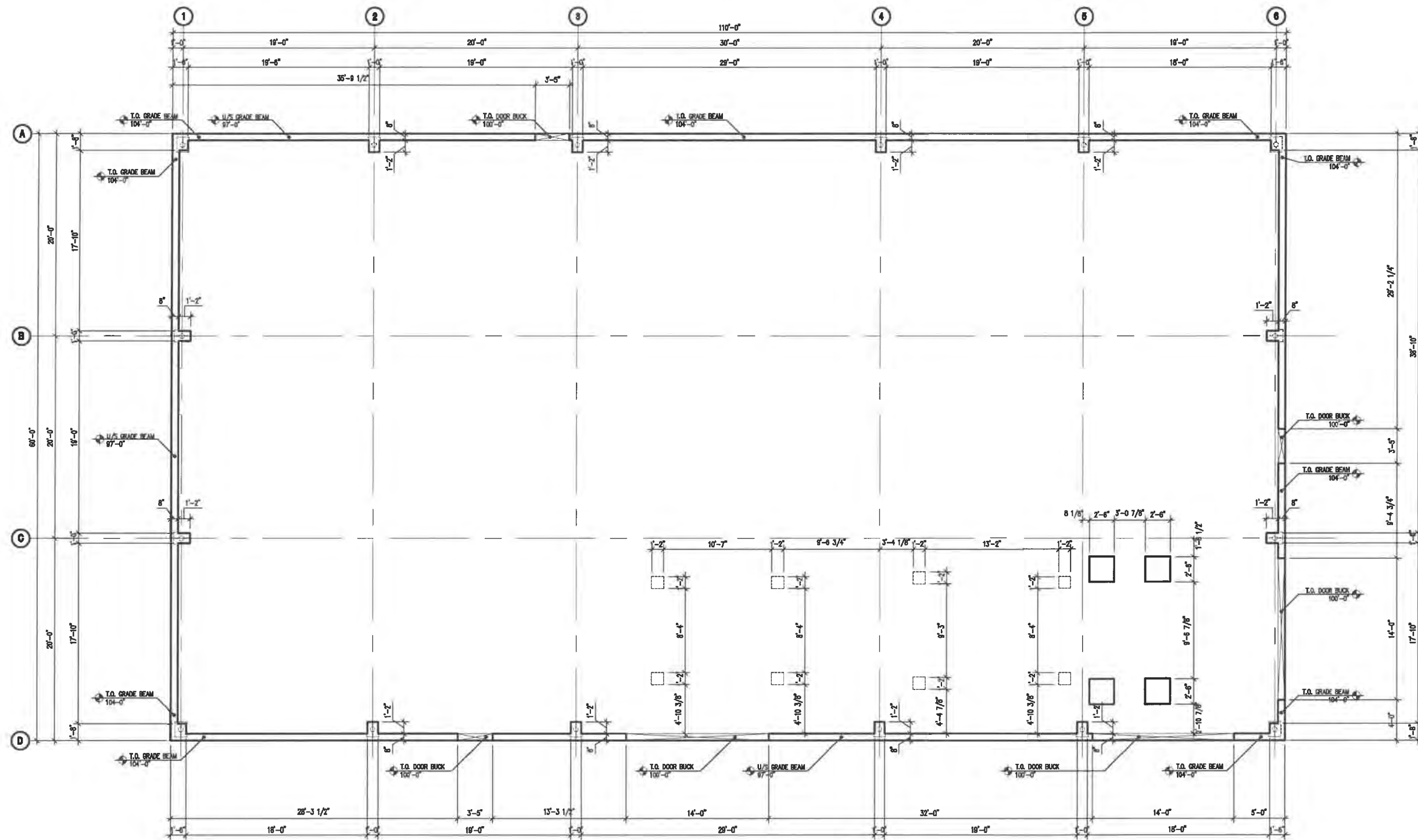
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

S2 - 100

JOB NO: 19-0300



GRADE BEAM PLAN

3/32"=1'-0"

NOTE:

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CONSULTANT:

SEAL:



ISSUE:

**WILLIAM
RUTLEDGE
ARCHITECT**

#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

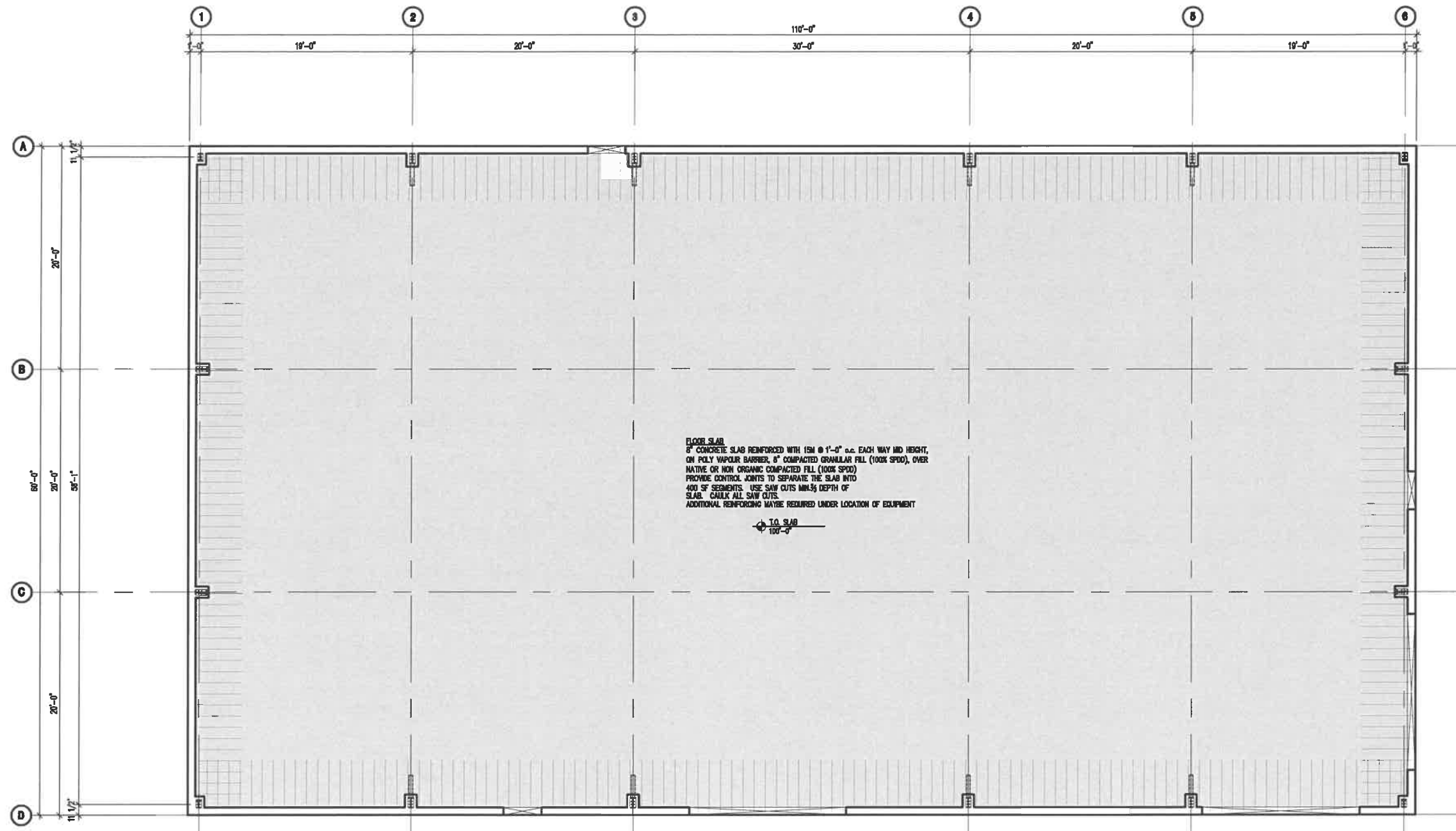
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG.

S2 - 101

JOB NO: 19-0300



FLOOR PLAN - 6600 sq.ft

3/32"=1'-0"

NOTE.

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CONSULTANT:



SEAL:



ISSUE:



#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

**WILLIAM
 RUTLEDGE
 ARCHITECT**

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

**KNELSEN SAND & GRAVEL
 PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
 HIGHWAY 69
 FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG.

S2 - 102

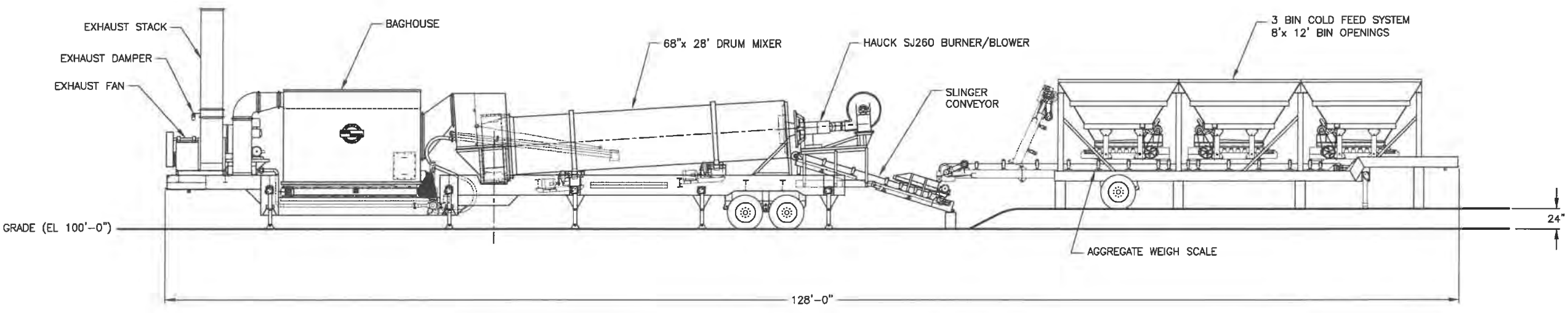
JOB NO: 19-0300



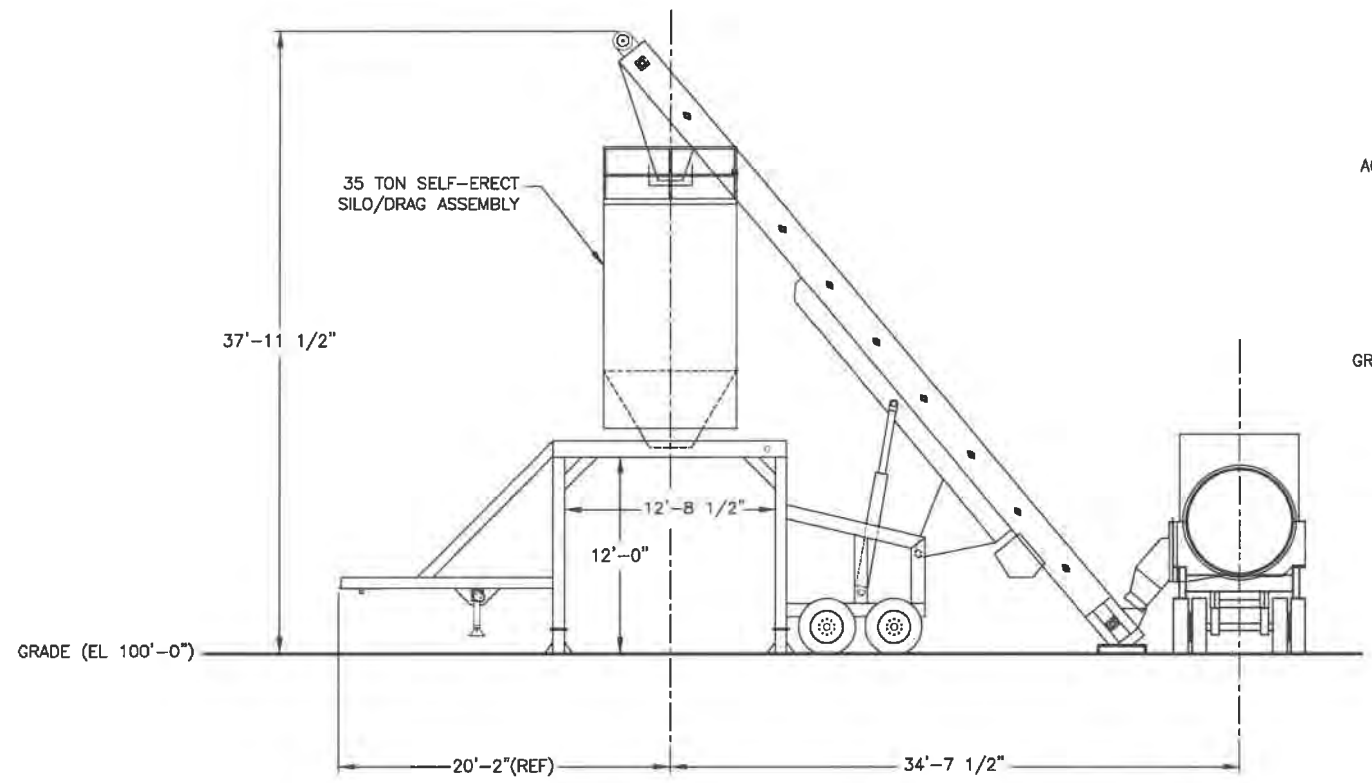
		2	16		36" AESCO/MADSEN DECAL			
		2	15		24"x 30" AESCO/MADSEN MUD FLAP			
		1	14		AESCO/MADSEN SERIAL NO. PLATE			
		1	13		3" THICK INSULATION ASSEMBLY	EXCEL		1900
		1	12		70KW HOT OIL HEATER	PROCESS		1900
		1	11	330-0037-1	TRAILER AIR/ELECTICAL INSTALLATION			100
		1	10	330-0091-1	LANDING GEAR ASSEMBLY			254
		1	9	330-0075-1	TRAILER SUSPENSION ASSEMBLY			3744
		4	8	281-0274-1	TANK SUPPORT ASSEMBLY		508	2032
		1	7	281-0275-1	FRAME ASSEMBLY - GOOSENECK			2480
		1	6	281-0276-1	FRAME ASSEMBLY - REAR DECK			1274
		1	5	281-0277-1	EXTERNAL PIPING ASSEMBLY			2903
		1	4	281-0278-1	INTERNAL PIPING ASSEMBLY			560
		1	3	281-0279-1	TANK SHELL ASSEMBLY			18438
		1	2	281-0280-1	LADDER & PLATFORM ASSEMBLY			375
		-	1	281-0281-1	AC TANK ASSEMBLY			36000

Page 47

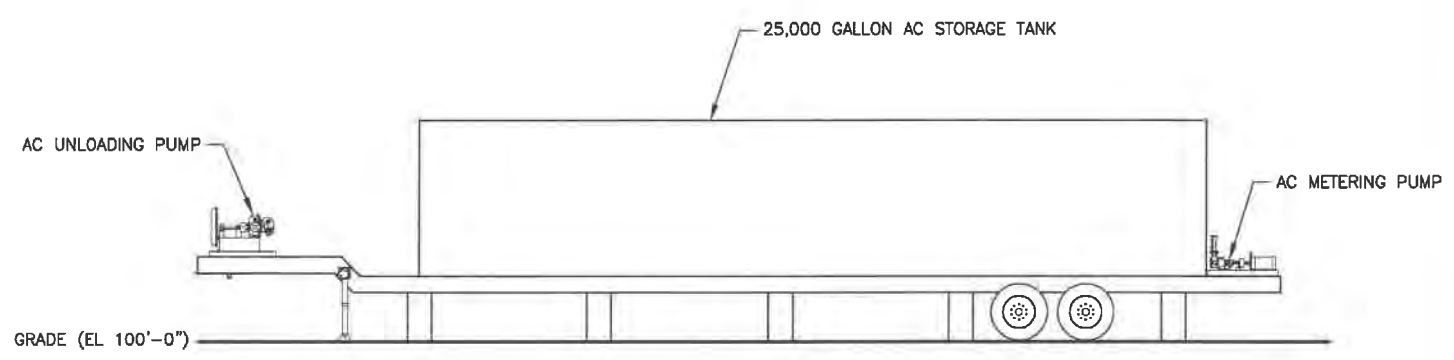
REVISIONS			
LTR.	DESCRIPTION	DATE	APPROVED



DRUM MIXER/COLD FEED ELEVATION VIEW



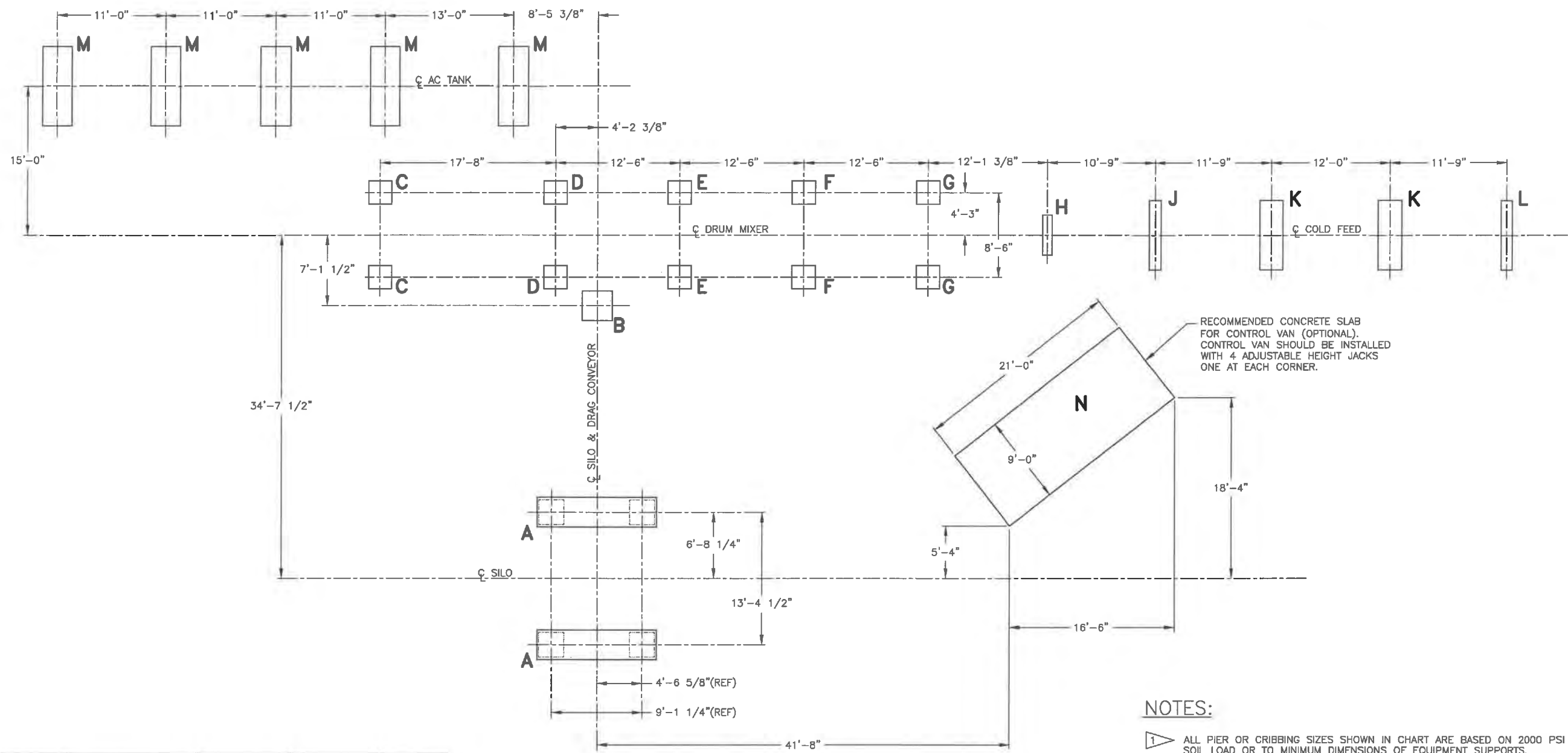
DRAG CONVEYOR/HOT MIX SILO ELEVATION VIEW



AC STORAGE TANK ELEVATION VIEW

ITEM NO.	PART NUMBER	DESCRIPTION	MATERIAL/VENDOR	WEIGHT EACH	TOTAL WEIGHT
ASSEMBLY NUMBER QUANTITY EACH		LIST OF MATERIALS			
ASPHALT EQUIPMENT & SERVICE COMPANY			FABRICATION WEIGHT		
1531 20th St. N.W. Auburn, Washington 98001			SHIPPING WEIGHT		
253-939-4150 253-939-1576 FAX					
AESCO MADSEN		NEXT ASSEMBLY:	FIRST USED ON: J2124	DRWN BY: K.L.KIRBY	
		SUPERSEDES:	TOLERANCE, EXCEPT AS NOTED:		APPD BY:
<u>PROPRIETARY NOTICE</u>					
THE INFORMATION CONTAINED HEREIN IS PROPRIETARY AND SHALL NOT BE REPRODUCED OR DISCLOSED IN WHOLE OR IN PART, NOR USED FOR ANY DESIGN OR MANUFACTURING PURPOSE, UNLESS AUTHORIZED IN WRITING BY ASPHALT EQUIPMENT & SERVICE CO.		PORTABLE DRUM MIX PLANT LAYOUT			
		DM SERIES 6828 W/BAGHOUSE - KNELSON S & G			
		SCALE:	DATE:	DWG. NO.	SHT 2 OF 3
		3/16"=1'	5/14/00	AES-320-0136	

REVISIONS			
LTR.	DESCRIPTION	DATE	APPROVED



RECOMMENDED CONCRETE SLAB FOR CONTROL VAN (OPTIONAL). CONTROL VAN SHOULD BE INSTALLED WITH 4 ADJUSTABLE HEIGHT JACKS ONE AT EACH CORNER.

PIER		DESCRIPTION	MINIMUM PIER SIZE ¹	PIER ELEVATION ²	LIVE LOAD PER PIER
LTR	QTY				
A	2	HOT MIX SILO	36"x 144"	100'-0"	60,000
B	1	DRAG SLAT CONVEYOR	36"x 36"	100'-6"	17,500
C	2	DRUM MIXER	24"x 24"	100'-0"	10,000
D	2	DRUM MIXER	24"x 24"	100'-0"	10,000
E	2	DRUM MIXER	24"x 24"	100'-0"	10,000
F	2	DRUM MIXER	24"x 24"	100'-0"	10,000
G	2	DRUM MIXER	24"x 24"	100'-0"	10,000
H	1	SLINGER CONVEYOR	12"x 48"	101'-6"	2,000
J	1	COLD FEED	14"x 84"	104'-9" ³	15,500
K	2	COLD FEED	28"x 84"	104'-9" ³	31,000
L	1	COLD FEED	14"x 84"	106'-1" ³	15,500
M	5	AC STORAGE TANK	36"x 96"	103'-0"	46,800
N	1	CONTROL VAN	108"x 252"	100'-0"	10,000

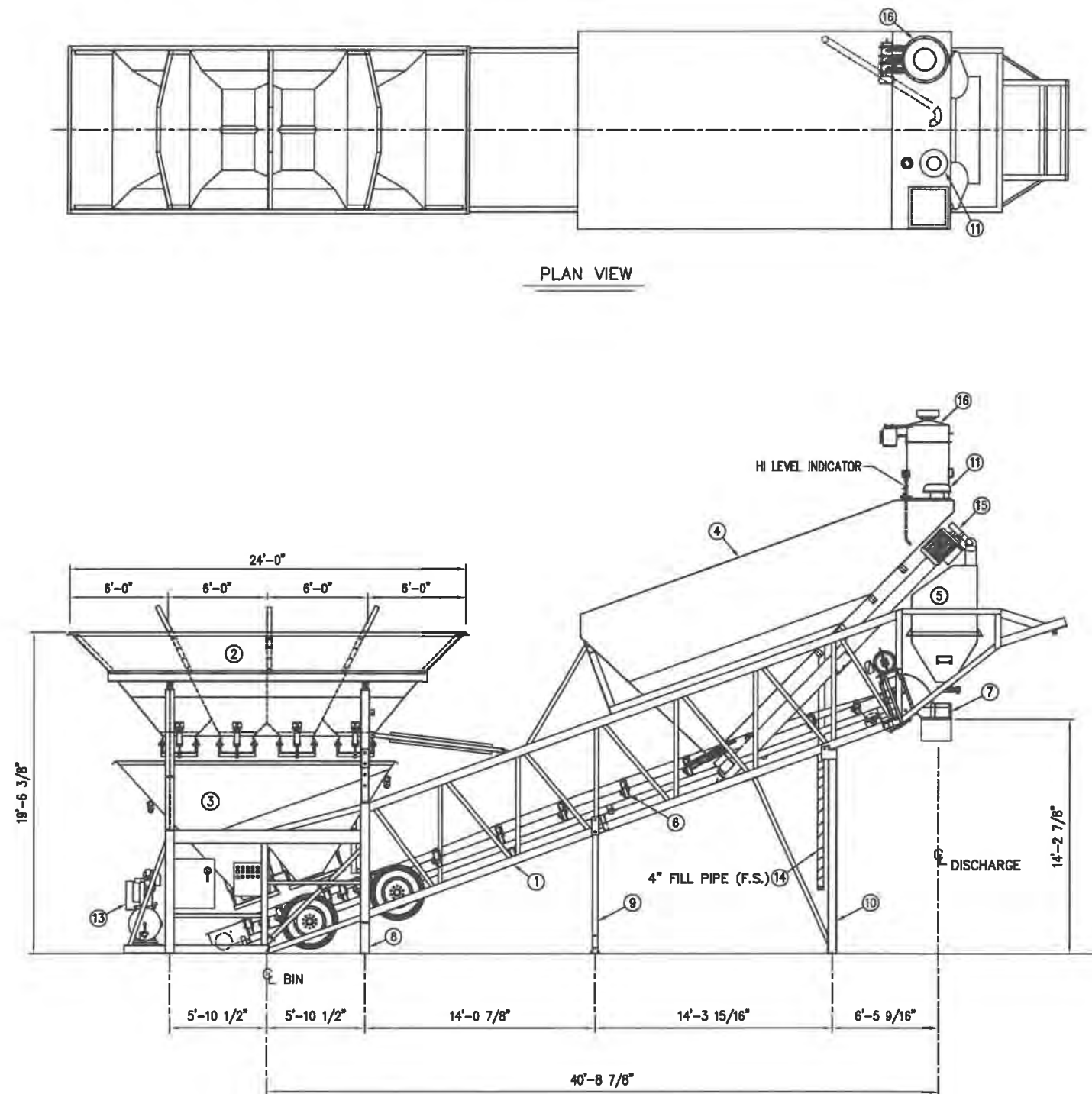
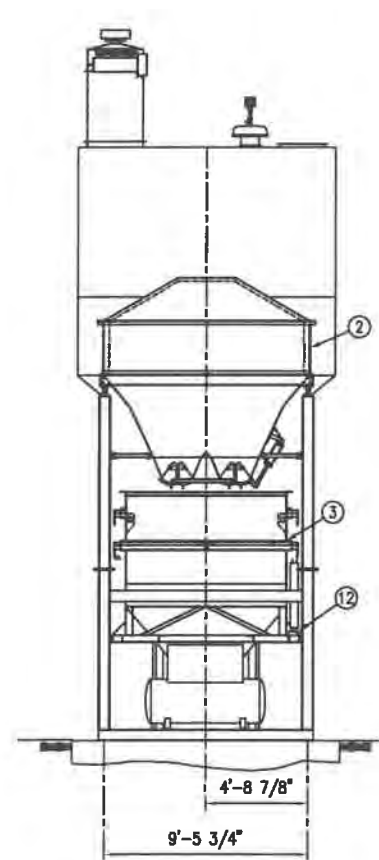
NOTES:

- 1 ALL PIER OR CRIBBING SIZES SHOWN IN CHART ARE BASED ON 2000 PSI SOIL LOAD OR TO MINIMUM DIMENSIONS OF EQUIPMENT SUPPORTS. ALL PIER INFORMATION IS FOR REFERENCE ONLY. IT IS THE CUSTOMERS RESPONSIBILITY FOR ALL PIER DESIGN, CONSTRUCTION AND INSTALLATION.
- 2 BASE LINE ELEVATION (GROUND) = 100'-0". ALL ELEVATIONS SHOWN IN CHART ARE TO TOP OF PIER OR CRIBBING.
- 3 NOTE THAT TOP HEIGHT OF COLD FEED CRIBBING INCLUDES 24" HIGH ELEVATED MOUND (SEE SHEET 2).

ASPHALT PLANT FOOTING LAYOUT

ITEM NO.	PART NUMBER	DESCRIPTION	MATERIAL/VENDOR	WEIGHT EACH	TOTAL WEIGHT
LIST OF MATERIALS					
ASSEMBLY NUMBER QUANTITY EACH		ASPHALT EQUIPMENT & SERVICE COMPANY 1531 20th St. N.W. Auburn, Washington 98001 253-939-4150 253-939-1576 FAX		FABRICATION WEIGHT	
AESCO MADSEN		NEXT ASSEMBLY: SUPERSEDES:		FIRST USED ON: J2124 TOLERANCE, EXCEPT AS NOTED: DRWN BY: K.L.KIRBY APPD BY:	
PROPRIETARY NOTICE THE INFORMATION CONTAINED HEREIN IS PROPRIETARY AND SHALL NOT BE REPRODUCED OR DISCLOSED IN WHOLE OR IN PART, NOR USED FOR ANY DESIGN OR MANUFACTURING PURPOSE, UNLESS AUTHORIZED IN WRITING BY ASPHALT EQUIPMENT & SERVICE CO.					
PORTABLE DRUM MIX PLANT LAYOUT DM SERIES 6828 W/ BAGHOUSE - KNELSON S & G					
SCALE: 3/16"=1'		DATE: 5/14/01	DWG. NO. AES-320-0136	SHT 3 OF 3	REV.

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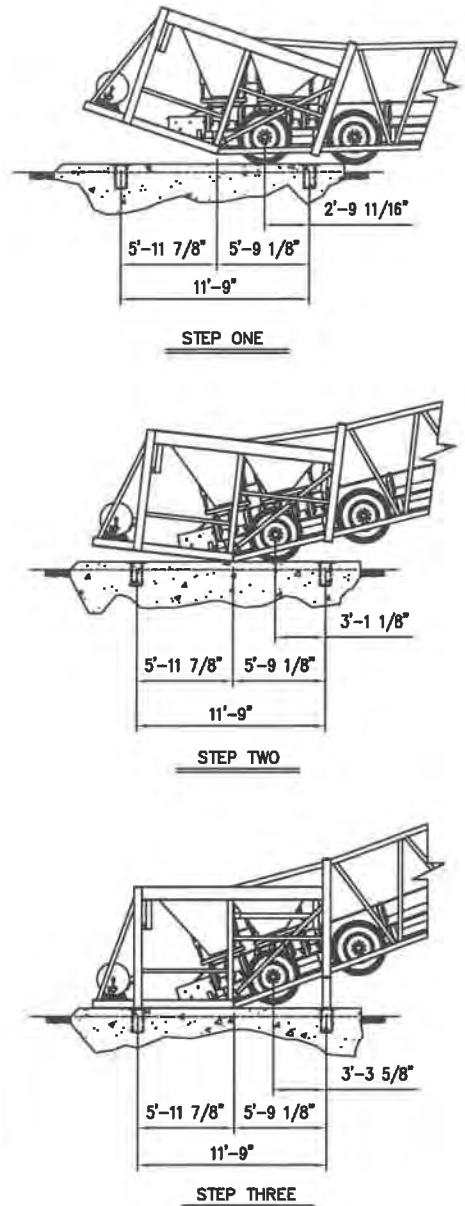
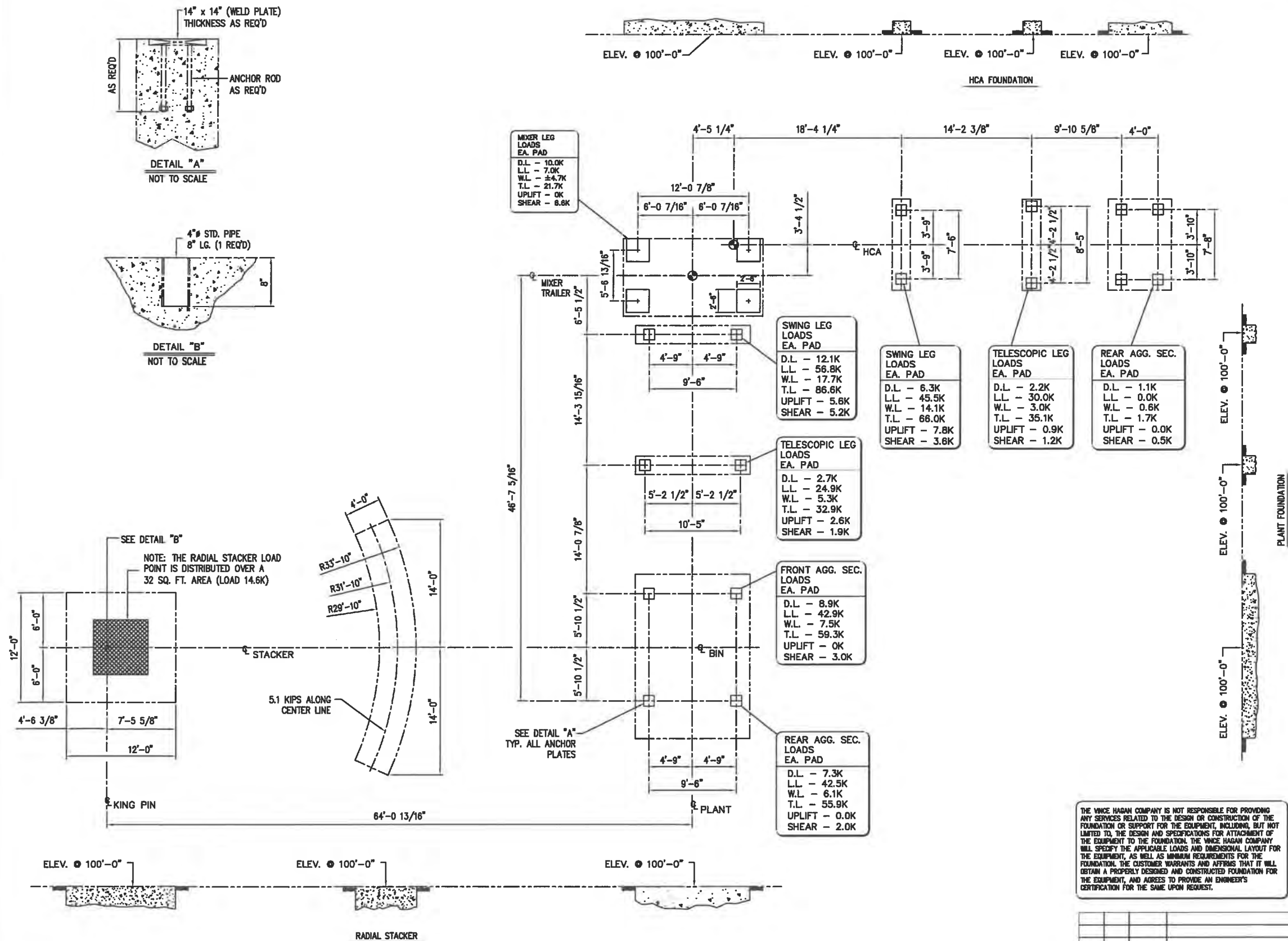


BILL OF MATERIALS

ITEM	QTY.	DESCRIPTION	REMARKS
1	1	HT TRUSS ASSEMBLY	N-400
2	1	AGGREGATE BIN 65 TON 4-COMP	N-425Q
3	1	AGGREGATE WEIGH BATCHER, 12 CU YD	N-471
4	1	CEMENT SILO 400 BBL W/ HIGH LEVEL INDICATOR	N-935
5	1	CEMENT WEIGH BATCHER 12 CU. YD. 111 CU FT	N-54A
6	1	INTRUSS CONVEYOR 30" W/ 20 HP DRIVE	N-923
7	1	30" DISCHARGE HOOD	N-188
8	2	STUB LEG	N-400-1
9	1	TELESCOPIC LEG ASS'Y	N-419
10	1	SWING LEG ASS'Y	N-419
11	1	POP OFF RELIEF VALVE	WAM
12	1	3" BADGER WATER METER	N-957
13	1	10 HP COMPRESSOR W/ 120 GAL TANK	N-967BA
14	1	4" FILL PIPE W/ CAMLOCK FITTING & FLEX HOSE	N-964
15	2	10" CEMENT FEEDER W/ 15 HP DRIVES	N-11
16	1	VH-245 DUST COLLECTOR	D0245A01
17			
18			

MADE FROM	REV.	THE VINCE HAGAN COMPANY
JOB# 070628		DALLAS, TEXAS
OWNER	STEVENSON EQUIPMENT	
DIST.		
MODEL NO.	HT-12400B-65/4	
TITLE	GENERAL ARRANGEMENT	
DWN. BY	CHKD. BY	DATE REL.
LOOGLER	8/3/07	8/3/07
SCALE	1/4"=1'-0"	DRAWING NO.
		HTCA0098

REV.	BY	DATE	DESCRIPTION

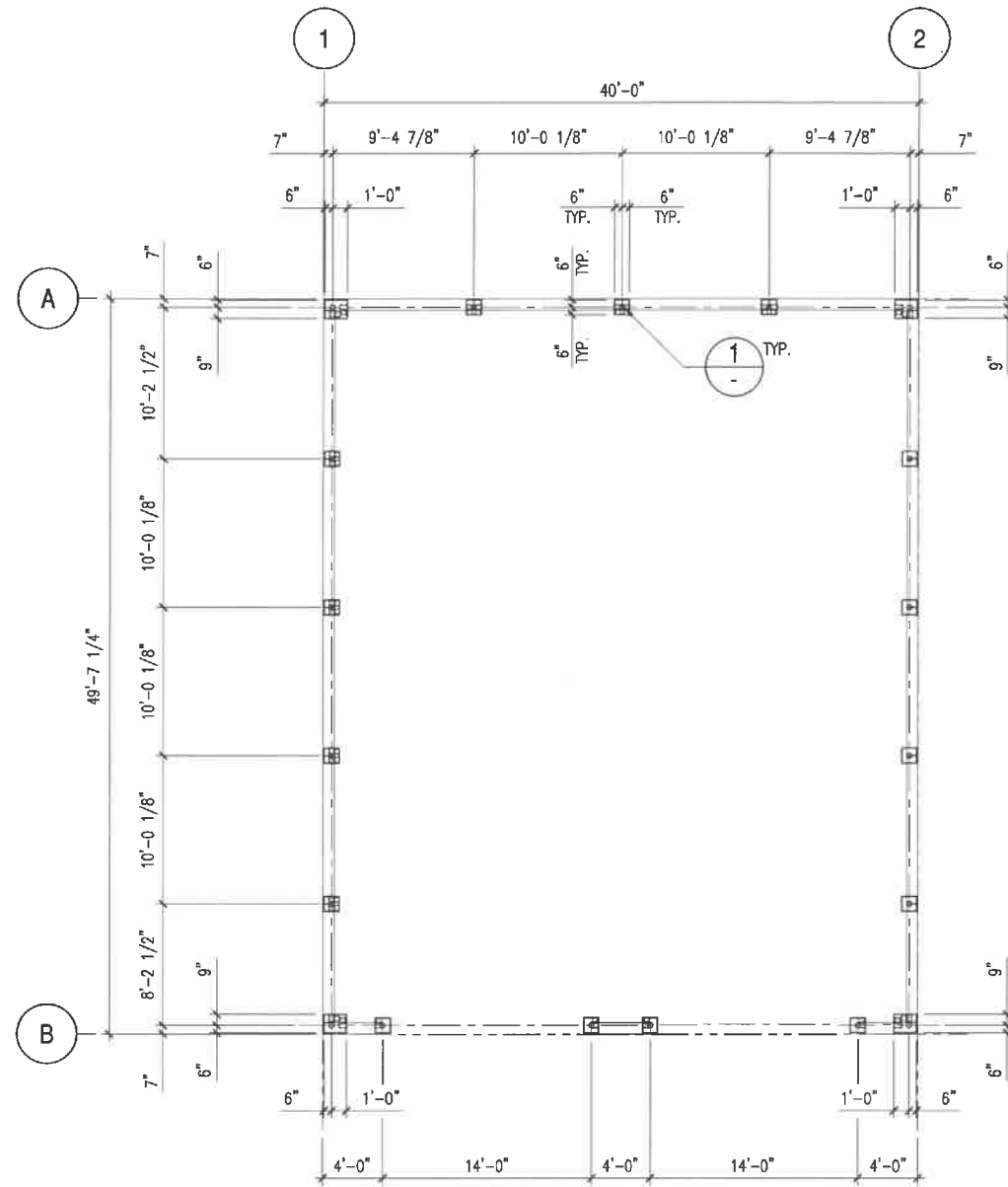


- NOTES:
- 1) ALL LOADS ARE GIVEN IN KIPS: 1 KIP = 1000 lbf
 - 2) ALL ELEVATIONS GIVEN ARE TOP OF PLATE WITH A BENCH ELEVATION OF 100'-0" (FINISHED GRADE).
 - 3) ALL DIMENSIONS ARE TO THE CENTERS OF THE SQUARE EMBEDDED PLATES U.N.O..
 - 4) ALL FOUNDATIONS ARE SHOWN IN PHANTOM, ANY FOUNDATION DIMENSIONS ARE SUGGESTIONS ONLY.
 - 5) TOP OF EMBEDDED PLATES AND TOP OF CONCRETE ELEVATIONS ARE EQUAL U.N.O..
 - 6) PORTABLE VINCE HAGAN CO. EQUIPMENT SHALL NOT BE WELDED TO THE EMBEDDED PLATES.
 - 7) THE PURCHASER MUST DETERMINE SOIL BEARING VALUE AND DESIGN ALL FOUNDATIONS.
 - 8) VINCE HAGAN CO. ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR STRENGTH OF FOUNDATIONS OR FOR EXPENSES IN ERECTION DUE TO INACCURATE FIELD / FOUNDATION WORK.

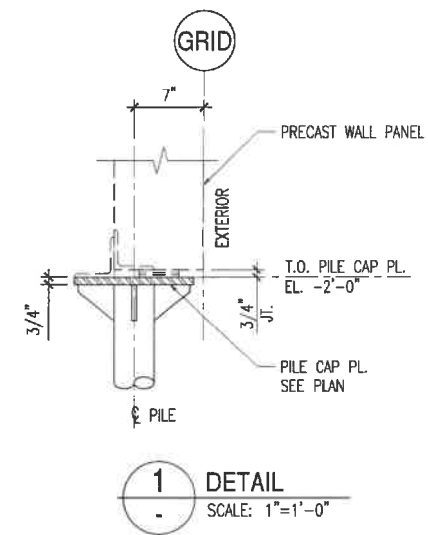
THE VINCE HAGAN COMPANY IS NOT RESPONSIBLE FOR PROVIDING ANY SERVICES RELATED TO THE DESIGN OR CONSTRUCTION OF THE FOUNDATION OR SUPPORT FOR THE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND SPECIFICATIONS FOR ATTACHMENT OF THE EQUIPMENT TO THE FOUNDATION. THE VINCE HAGAN COMPANY WILL SPECIFY THE APPLICABLE LOADS AND DIMENSIONAL LAYOUT FOR THE EQUIPMENT, AS WELL AS MINIMUM REQUIREMENTS FOR THE FOUNDATION. THE CUSTOMER WARRANTS AND AFFIRMS THAT IT WILL OBTAIN A PROPERLY DESIGNED AND CONSTRUCTED FOUNDATION FOR THE EQUIPMENT, AND AGREES TO PROVIDE AN ENGINEER'S CERTIFICATION FOR THE SAME UPON REQUEST.

REV.	BY	DATE	DESCRIPTION
A	JL	10/8/09	ADDED 4 1/2 YARD MIXER

MADE FROM	REV.	THE VINCE HAGAN COMPANY DALLAS, TEXAS
JOB# 090121		
OWNER		KNELSEN SAND & GRAVEL
DIST.		
MODEL NO.		HT-12400B-65/4, HCA-400, 30" x 65" RADIAL STACKER
TITLE		PLANT FOUNDATION
DWN. BY	CHKD. BY	DATE REL.
2/10/08		2/11/09
SCALE		3/16"=1'-0"
DRAWING NO.		HTBF0113



PLAN
SCALE: 1"=1'-0"



1 DETAIL
SCALE: 1"=1'-0"



REV.	DESCRIPTION	BY	YYYY-MM-DD
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FOUNDATION LAYOUT
& DETAILS

KNELSEN WASH-OUT BUILDING

CALGARY, AB



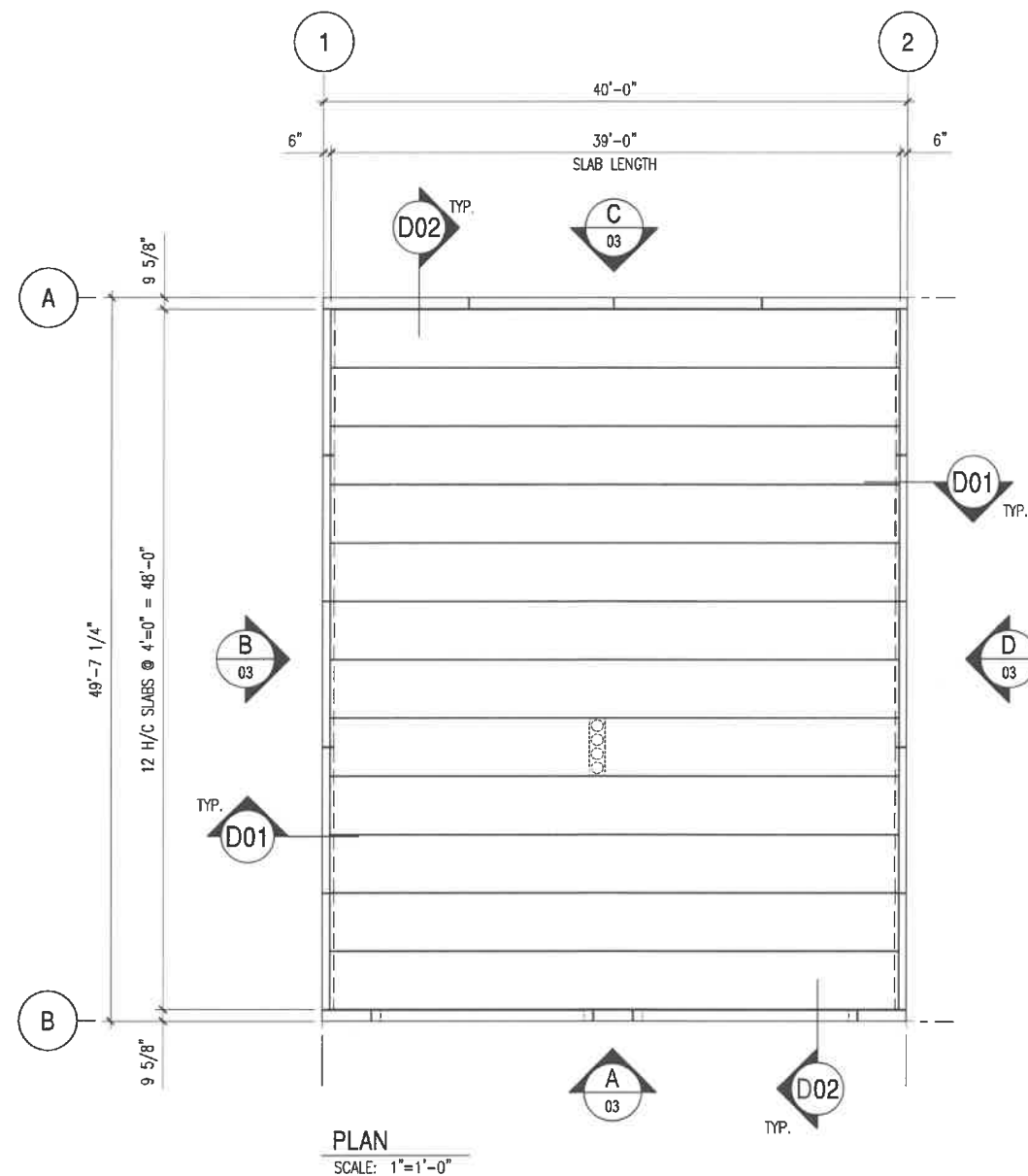
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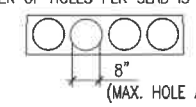
CHECKED BY

DWG. No.

-00-L01



GENERAL NOTES FOR 12" HOLLOW-CORE

- HOLLOW-CORE UNITS ARE DESIGNED IN ACCORDANCE WITH CSA-A23.3-2004 FOR THE FOLLOWING SPECIFIED LOADS:
 - UNLESS NOTED OTHERWISE, BEARING LENGTH FOR HOLLOW-CORE SLABS SHALL BE 3".
 - HOLES UP TO THE MAXIMUM DIMENSION SHOWN BELOW MAY BE CUT IN THE FIELD AT VOID LOCATIONS, ONLY WITHIN L/5 FROM EACH END. MAXIMUM NUMBER OF HOLES PER SLAB IS 3 FOR 12" SLABS.
- 
- (MAX. HOLE AT VOIDS)
- CUTTING OF HOLES FURTHER FROM THE SLAB SUPPORT THAN L/5 AND CUTTING OF SLAB WEBS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY ARMTEC.
 - CAMBER WILL OCCUR IN SLABS AND WILL VARY WITH AGE AND LOADING CONDITIONS. THE DIFFERENTIAL CAMBER BETWEEN ADJACENT SLABS CAN BE MINIMIZED BY SHORING PRIOR TO GROUTING.
 - IF THERE IS A DANGER OF WATER BEING TRAPPED IN THE VOIDS AFTER ERECTION, EACH VOID SHOULD BE DRILLED AT THE ENDS OF THE SLABS FOR DRAINAGE.
 - HANDLING: SLABS TO BE HANDLED IN A HORIZONTAL PLANE AT ALL TIMES
 - THE PURPOSE OF THIS/THESE DRAWING(S) IS TO PROVIDE COORDINATION BETWEEN ARMTEC STANDARD PRACTICES AND THE CONTRACTOR
 - DESIGN OF PRECAST CONNECTIONS IS THE RESPONSIBILITY OF THE ENGINEER RESPONSIBLE FOR BUILDING STABILITY.
 - ARMTEC IS NOT RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF WORK SUPPORTING THE PRECAST UNITS WHEN SUPPLIED AND INSTALLED BY OTHERS.
 - BEARING SURFACES MUST BE SMOOTH, LEVEL AND WITHIN A TOLERANCE OF $\pm(1/8")$ OF ELEVATIONS SHOWN AND SWEEPED CLEAN PRIOR TO ERECTION.
 - ERECT PRECAST UNITS WITH MARK NUMBERS ON UNITS ORIENTED TO MARK NUMBER LOCATIONS SHOWN ON THE DRAWINGS.
 - PRIOR TO PLACING TOPPING, PREPARE THE SURFACE OF THE PRECAST DECK UNITS IN ACCORDANCE WITH CAN/CSA-A23.1-04 CLAUSE 7.6.
 - BEARING STRIPS AND VOID PLUGS TO BE SUPPLIED AND INSTALLED BY ARMTEC.

DESIGN LOADS:

- 12" HOLLOW-CORE SELF WT. - PSF
- DEAD LOAD - PSF
- LIVE LOAD - PSF
- MISC - PSF



REV.	DESCRIPTION	BY	YYYY-MM-DD
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HOLLOWCORE LAYOUT

**KNELSEN WASH-OUT BUILDING
CALGARY, AB**



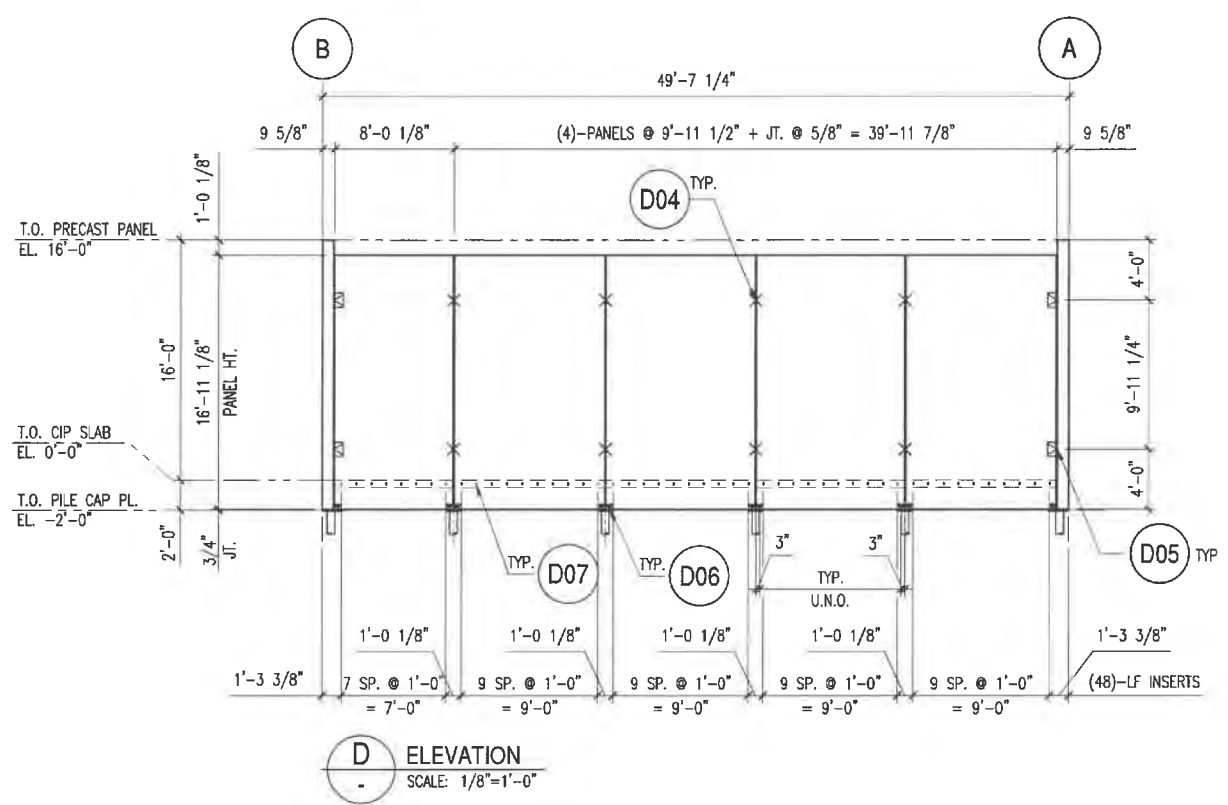
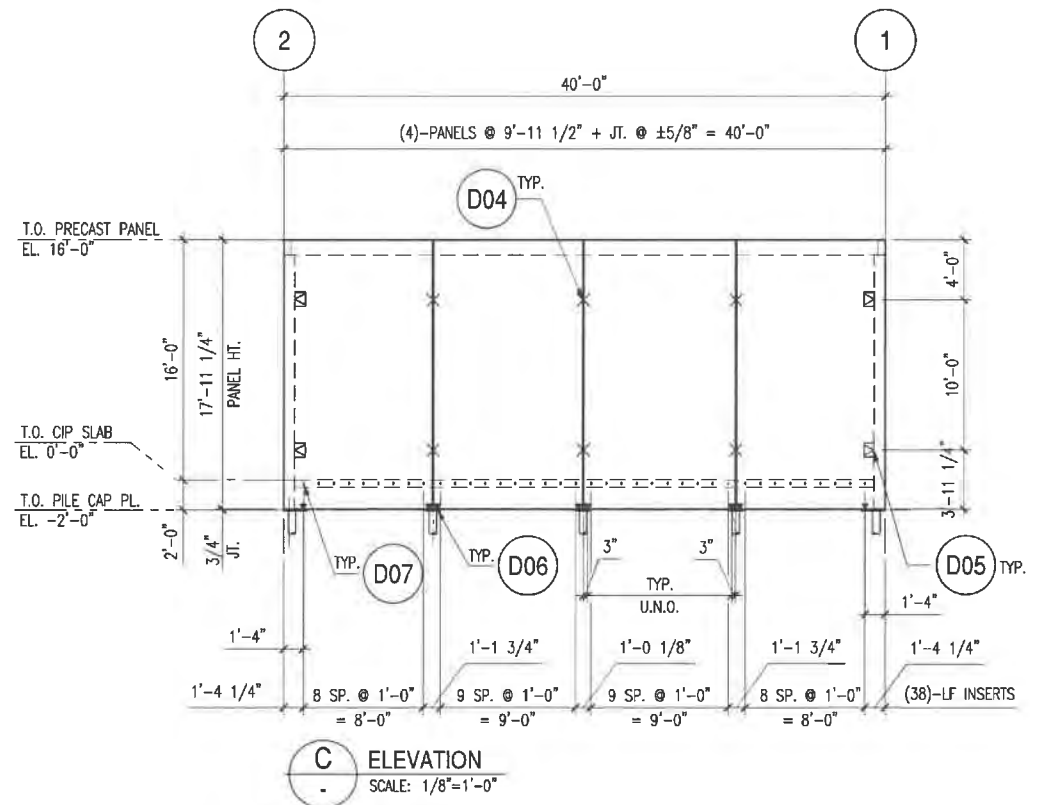
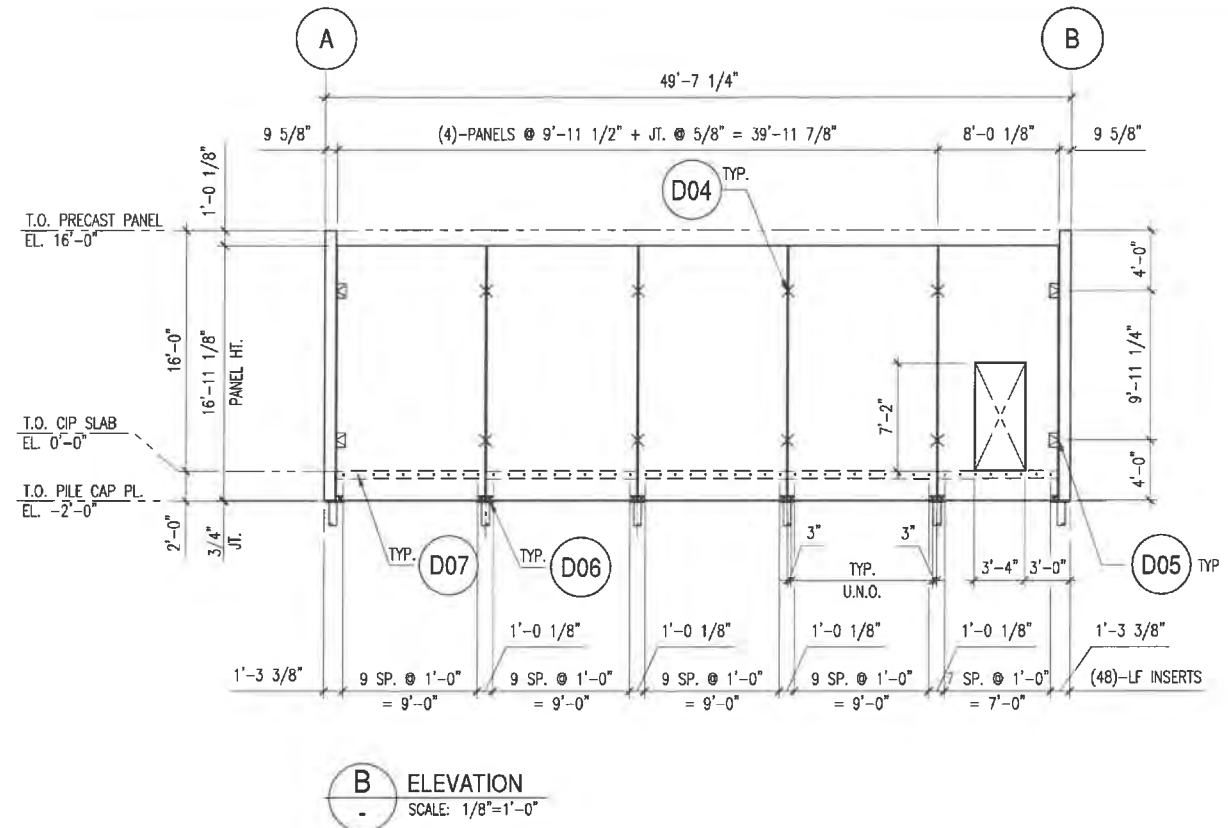
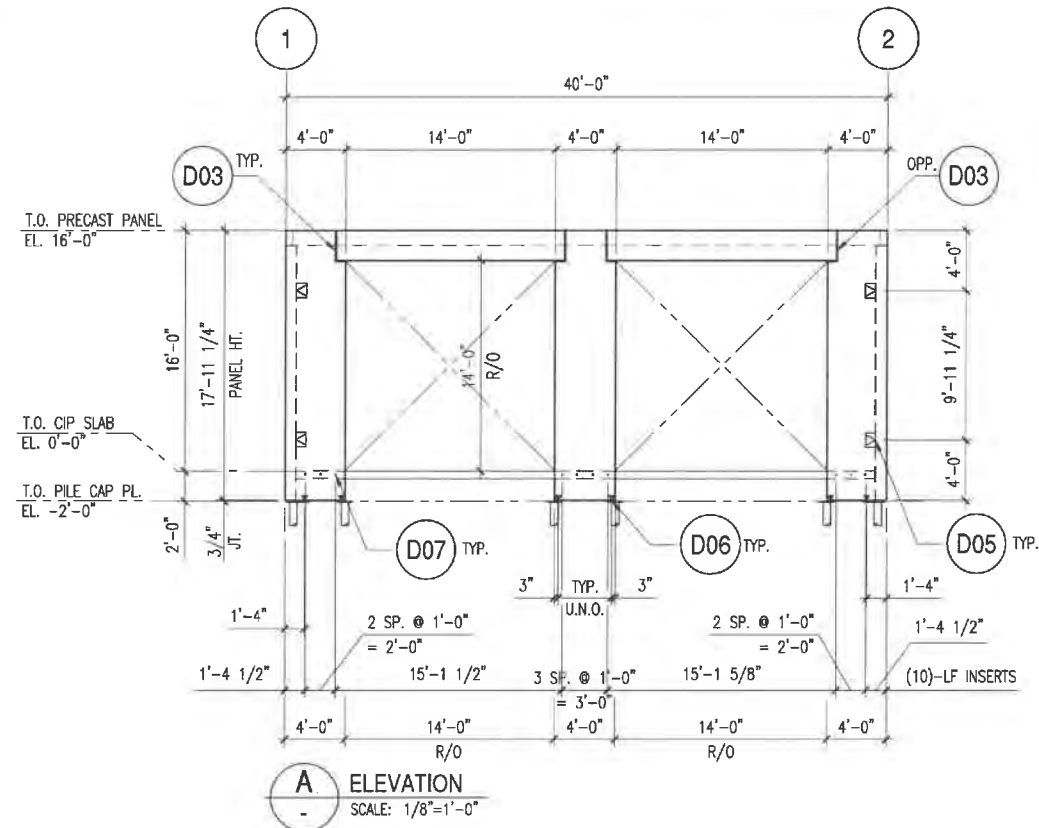
KNELSEN SAND & GRAVEL LTD

DRAWN BY
HX

CHECKED BY

DWG. No.

-00-L02



REV.	DESCRIPTION	BY	YYYY-MM-DD
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ELEVATIONS

KNELSEN WASH-OUT BUILDING

CALGARY, AB



KNELSEN SAND & GRAVEL LTD

DRAWN BY: HX
CHECKED BY: DWG. No. -00-L03

Development Planning Report

Subdivision and Development Appeal Board SDAB 2025-002

File: 2025-DP-00106

Appellant: Crystal Mills

Subject: Approved Development Permit 2025-DP-00106

Legal Description: Lot 2, Block 1, Plan 082 0549

Civic Address: 4500 and 4520 Sapræ Creek Trail

Land Use Designation: BI – Business Industrial District

Development Permit Application: April 9, 2025

Development Permit Issuance: May 5, 2025

Appeal Application Date: June 5, 2025

Introduction

1. This appeal stems from the approval of Development Permit 2025-DP-00106 for a General Industrial use at 4500 and 4520 Sapræ Creek Trail, legally described as Lot 2, Block 1, Plan 082 0549 (the 'Subject Property') (**Attachment 3**). The development includes two principal buildings containing a mechanic shop, office, and material stockpile processing area, as well as three accessory buildings.

Chronology

2. Development Permit application 2025-DP-00106 was submitted to Planning and Development Services on April 10, 2025. The application was deemed complete and was circulated to internal departments and agencies for review and comments on April 15, 2025 (**Attachment 2**).
3. On May 2, 2025, the application was approved for *General Industrial (Bldg. 1: 18.29m x 30.48m; Bldg. 2: 33.53m x 18.29m) and Accessory Buildings (Bldg. 3: 17.49m x 12.19m; Bldg. 4: 17.49m x 10.67m, and Bldg. 5: 4.27m x 18.29m)* (**Attachment 1**). The approved *Development Permit* (2025-DP-00106) was advertised on the Municipality's website on May 15, 2025. A Notice of Appeal was filed on June 4, 2025.

Appellant Concerns

4. The applicant has indicated the following reasons for the appeal:
 - a. There is growing concern regarding the two-lane highway, which has seen a significant increase in heavy machinery and tractor-trailer traffic.

- 1) The concern raised is not a land use planning matter that is taken into consideration when reviewing a development permit application for the proposed use. Nevertheless, there are laws to regulate the speed limit and vehicles.
- b. Safety concerns have been raised related to access point leading to the Texaco Pond, a significant recreational area.
- 1) The Subject Property is located adjacent to the Golden Eagle RV Park and across from the recreational trout pond known as Texaco Pond. The development permit application was circulated to the Engineering and Roads Department for review, and no changes or revisions were recommended. Additionally, the Development Authority has accepted an engineering security deposit for improvements to the access and entry point from the Subject Property to Highway 69 (Saprae Creek Trail), in relation to the previously approved Development Permit 2019-DP-00212. Furthermore, no Bylaw contravention notices or complaints related to Texaco Pond were found during the review of the property file.
- c. The expansion of industrial developments has disrupted the Saprae Creek Estates residential district.
- 1) The approved Development Permit (2025-DP-00106) pertains to an existing site that has previously been used for General Industrial purposes. This is not a new use, nor does it involve any expansion beyond the current boundaries of the Subject Property. To address concerns raised by the appellant and minimize potential disruptions, specific development conditions have been put in place.

Condition #9

All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent properties.

Condition #19

All work shall be contained on-site.

Condition #21

All buildings must comply with the minimum setback requirements from side property boundaries and between individual buildings.

Discussion

5. The Subject Property is located along Highway 69 (Saprae Creek Trail), directly south of Fort McMurray International Airport. The property is zoned BI – Business Industrial District (the “District”), which is intended to provide for the development of general industrial uses not allowed in residential areas.

Section 111.1 of Land Use Bylaw No. 99/059 (the “Bylaw”) states the purpose of *the BI – Business Industrial District as follows:*

“The purpose of this District is to provide for the development of a wide range of compatible commercial businesses and general industrial uses in the Urban Service Area, and in the hamlets of the Rural Service Area, which do not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.”

As such, the District allows for the development of different industrial and compatible uses, including General Industrial and Accessory Buildings, as discretionary uses.

General Industrial means the following activities:

- a) the processing of raw or finished materials;
 - b) the manufacturing or assembly of goods, products or equipment;
 - c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
 - d) the storage or transshipping of materials, goods and equipment, including petro-chemical products and supplies;
 - e) the training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. A general industrial development shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.
6. The Subject Property is located within the Southgate area, as designated in the Southgate Area Structure Plan. Southgate is strategically positioned near key transportation corridors, including Highway 69 (Saprae Creek Trail), Highway 69, Fort McMurray International Airport, and the Canadian National Railway (CNR)/Lynton rail yard. Several small industrial and recreational zones are clustered along the south side of Highway 69 and on lands east of the Airport.
 7. The Subject Property is also located within the Highway 69 / Clearwater Area Structure Plans. Recreational facilities in Southgate are limited, consisting primarily of two (2) recreational trout ponds—Texaco Pond and Texaco East Pond—both stocked by Alberta Environment for fishing. Nearby amenities also include the Clearwater Horse Club and a network of trails. The Subject Property is one of several industrial sites of varying sizes along Highway 69 (Saprae Creek Trail), including the established area Saprae Industrial Park and Prairie Creek Business Park, with some properties currently in use and others slated for future industrial development. At the terminus of Highway 69 (Saprae Creek Trail), the CN/RailLink Intermodal Facility serves as a crucial transfer point for freight bound for oil sands plants, facilitating the movement of goods from train to truck and handling the export of by-products from oil extraction and processing.
 8. The Subject Property lies within the Urban Service Area and is identified as a priority employment area under the Municipal Development Plan (Bylaw No. 24/015).

Rationale:

9. The development permit application was approved as it aligns with the intent of the BI – Business Industrial District and complies with the Land Use Bylaw, applicable Area Structure Plans, and the Municipal Development Plan. Furthermore, no formal complaints have been received regarding emissions, noise, odours, bright lighting, or dust associated with the Subject Property.

The property is identified as a priority employment area, currently characterized by a mix of commercial and industrial uses. Development Permit 2025-DP-00106 has been approved on a temporary basis and is valid until May 3, 2026. The Subject Property is currently unserviced, with no water, sanitary, or storm infrastructure. It is screened by a natural vegetation buffer along Highway 69 (Saprae Creek Trail) and the eastern property boundary. In accordance with development conditions, all on-site lighting must be directed and positioned to prevent unnecessary illumination of adjacent properties.

The Development Authority is of the opinion that the proposed development will not negatively impact nearby residential areas or adjacent properties, given the existing setbacks and controlled site access. The BI – Business Industrial District is intended to support compatible commercial and general industrial uses that do not adversely affect surrounding lands.

10. The subject property has previously been approved for the following industrial uses.
 - a. Development Permit 2008-DP-0959 for a Project Accommodation (196 person). Valid until August 31, 2009.
 - b. Bylaw Amendment No. 2014/026 for the redesignation of the subject property from Urban Expansion District (UE) to Highway Commercial District (C4) and the Business Industrial District (BI).
 - c. Development Permit 2014-DP-01297 for a Warehouse and Storage and Office.
 - d. Development Permit 2017-DP-01130 for General Contractor (Stockpiling Gravel and Concrete). Valid until October 31, 2018.
 - e. Development Permit 2019-DP-00212 for General Industrial (Concrete and Asphalt). Valid until October 15, 2019.
 - f. Development Permit 2025-DP-00052 for General Industrial at 4520 Saprae Creek Trail.

Recommendation:

11. The Development Authority recommends the Subdivision and Development Appeal Board uphold the decision of the Planner/ Development Officer.

Attachments:

1. Approved Development Permit 2025-DP-00106
2. Circulation comments
3. Subject Property
4. Statutory Maps and Plans
5. Photo Report
6. Notice of Appeal

**REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD
FILE #**

Prepared By: Biolley-Villalobos

Elias Biolley-Villalobos
Planner/ Development Officer
Planning and Development Services

Date August 20, 2025

Reviewed and
Supported By:

Ermias Amayu

Ermias Amayu
Acting Supervisor
Planning and Development Services

Date August 21, 2025

Presented to: Subdivision and Development Appeal Board

May 02, 2025

Applicant

SOLIDITY MANAGEMENT LIMITED AURICK DE SOUSA
412 Dixon Road
Fort McMurray, AB T9K 2Y6
(780) 742-8832

Owner

2623248 ALBERTA LTD.
42 FREESTONE WAY
FORT MCMURRAY AB T9H5B4
(780) 531-4719

RE: General Industrial (Bldg. 1: 18.29m x 30.48m; Bldg. 2: 33.53m x 18.29m) and Accessory Buildings (Bldg. 3: 17.49m x 12.19m; Bldg. 4: 17.49m x 10.67m, and Bldg. 5: 4.27m x 18.29m).

**4500 and 4520 SAPRAE CREEK TRAIL
Lot: 2 Block: 1 Plan: 082 0549**

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:



Elias Biolley-Villalobos
Planner II
Planning and Development Dept.
Regional Municipality of Wood Buffalo
DerbeElias.BiolleyVillalobos@rmwb.ca

May 2, 2025

Date

Applicant: Aurick de Sousa <aurick@soliditylimited.ca>

Issued : May 2, 2025

Development Permit

4500 & 4520 SAPRAE CREEK TRAIL

Lot	Block	Plan	Section	Township	Range
2	1	0820549	17	88	8

New Commercial Industrial or Institutional Development

General Industrial (Bldg. 1: 18.29m x 30.48m; Bldg. 2: 33.53m x 18.29m) and Accessory Buildings (Bldg. 3: 17.49m x 12.19m; Bldg. 4: 17.49m x 10.67m, and Bldg. 5: 4.27m x 18.29m).

Discretionary Advertising:

Advertising Date May 15, 2025

Expiry Date June 5, 2025

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:



Issued : May 2, 2025

Date

Elias Biolley-Villalobos
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
DerbeElias.BiolleyVillalobos@rmwb.ca

Advisory Notes:

- 1 Any signage proposed for this development shall require a separate application and approval.
- 2 The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
- 3 The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
- 4 Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo – Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
- 5 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 6 It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 7 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
- 8 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 9 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 10 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 11 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 12 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 13 ROUTE HAUL PERMIT - a route haul permit issued in accordance with the Roads and Transportation Bylaw 02/079. Contact the Public Works - Roads Department to determine the requirement of route haul permit via email at Streets.resource@rmwb.ca or by phone at 780-743-7979 or 780-743-7859.
- 14 LANDFILL DISPOSAL - All debris from the demolition on this site must be sorted BEFORE being brought to an approved landfill site for disposal. Contact the Regional Landfill at 780-743-7947 to verify the minimum sorting requirements and pricing.
- 15 A Demolition Permit shall be required prior to the removal of the existing building indicated in the approved drawing plans.
- 16 A route permit may be required for this development and shall be applied for through the Roads and Maintenance Services Division.

- 17 GENERAL INDUSTRIAL means the following activities:
- (a) the processing of raw or finished materials;
 - (b) the manufacturing or assembly of goods, products or equipment;
 - (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
 - (d) the storage or transshipping of materials, goods and equipment, including petro-chemical products and supplies;
 - (e) the training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. A general industrial development shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.
- 18 If the developer seeks a permanent development permit, it may be subject to applicable off-site levies and security fees.
- 19 Engineering has received a security deposit of \$10,000.00 for a temporary approach from Development Permit 2019-DP-00212.

Conditions:

- 1 There shall be no use of any adjoining Public Utility Lot or Reserve Land during the course of development unless written permission has first been obtained from the Planning and Development Department of the Regional Municipality of Wood Buffalo.
- 2 This development is classified as Industrial, General which is a Discretionary Use in the BI – Business Industrial District.
- 3 This development is authorized on a temporary basis and shall not extend beyond **May 3, 2026**.
- 4 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties. The site is to be kept in a clean and orderly manner. All garbage and waste material shall be removed.
- 5 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 6 This development shall not, in any way, reduce the number of parking stalls available on the subject property.
- 7 Any excess waste must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.
- 8 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 9 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent properties.

- 10 The building location, design and external finish shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval, even if said changes are minor in nature and are consistent with the regulations applied to the site.
- 11 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832
- 12 A service connection permit may be required. Please apply at <https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.asp> x.
- 13 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 14 The area designated for stockpile shall be as indicated on the attached plans.
- 15 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 16 The Principal and Accessory Buildings shall not be located on any easements and/or utility right of ways.
- 17 The Principal and Accessory Buildings shall not be used as dwelling units.
- 18 An Accessory Buildings shall be similar to and compliment the principal buildings in exterior material, colour and appearance.
- 19 All work shall be contained on-site.
- 20 A Demolition Permit shall be required prior to the removal of the existing building indicated in the approved drawing plans.
- 20 Any uses outside of the approved Industrial General, shall require a new Development Permit.
- 21 All buildings must comply with the minimum setback requirements from side property boundaries and between individual buildings.

**Clearwater Welding Ltd
#42 Freestone Way,
Fort McMurray, AB.
T9H 5B4**

April 9, 2025

To Whom It May Concern:

Re: Permit Application

Address: Plan: 0820549 Block 1 Lot 2 4540 Saprae Creek Trail

This letter is to inform you that I authorize Aurick DeSousa as my agent to amend all the necessary permits for the above-mentioned address.

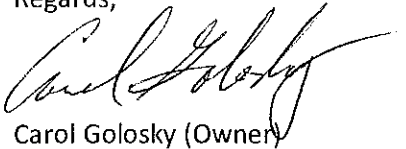
If you require any further clarification, please do not hesitate to contact me.

My cell # is (780) 531 – 4719

Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

Regards;



Carol Golosky (Owner)



Elias Biolley-Villalobos

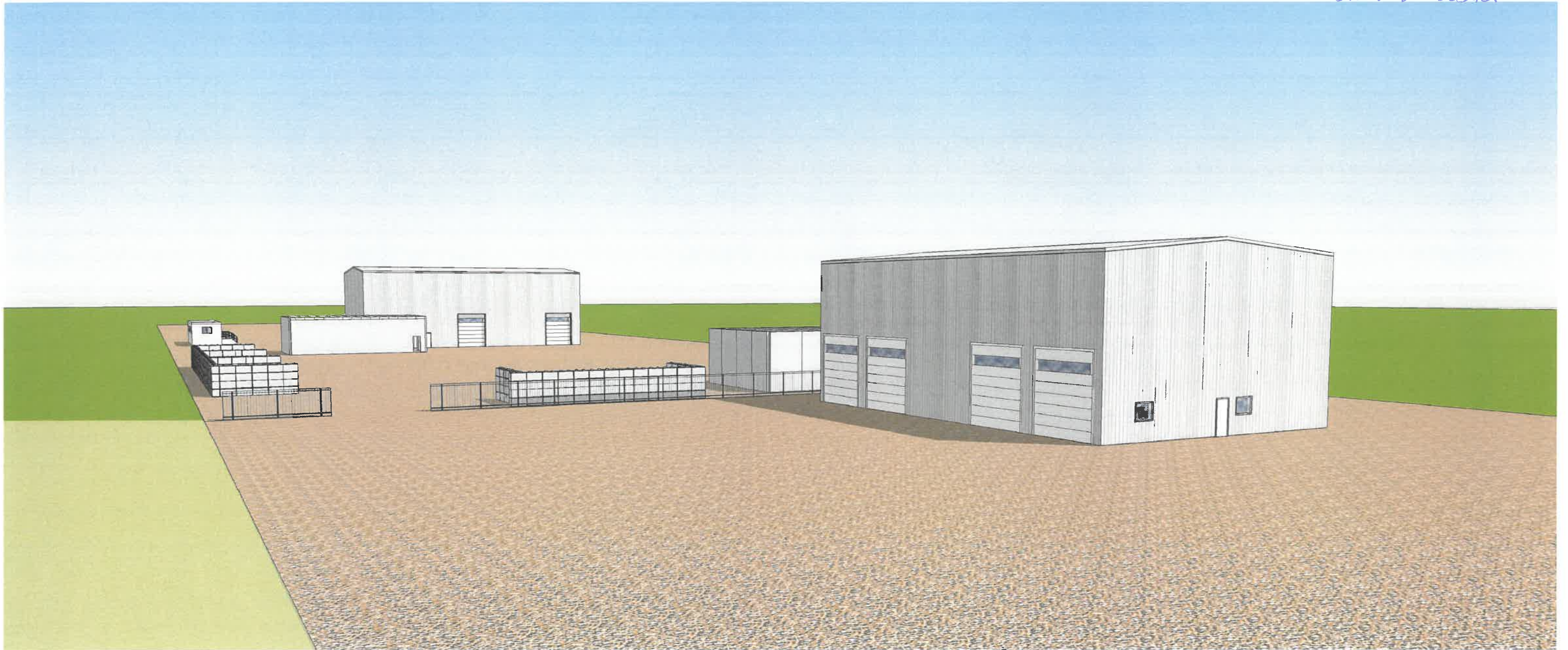
Development Authority

Development Permit

No: 2025-DP-00106

Page: 1 / 23

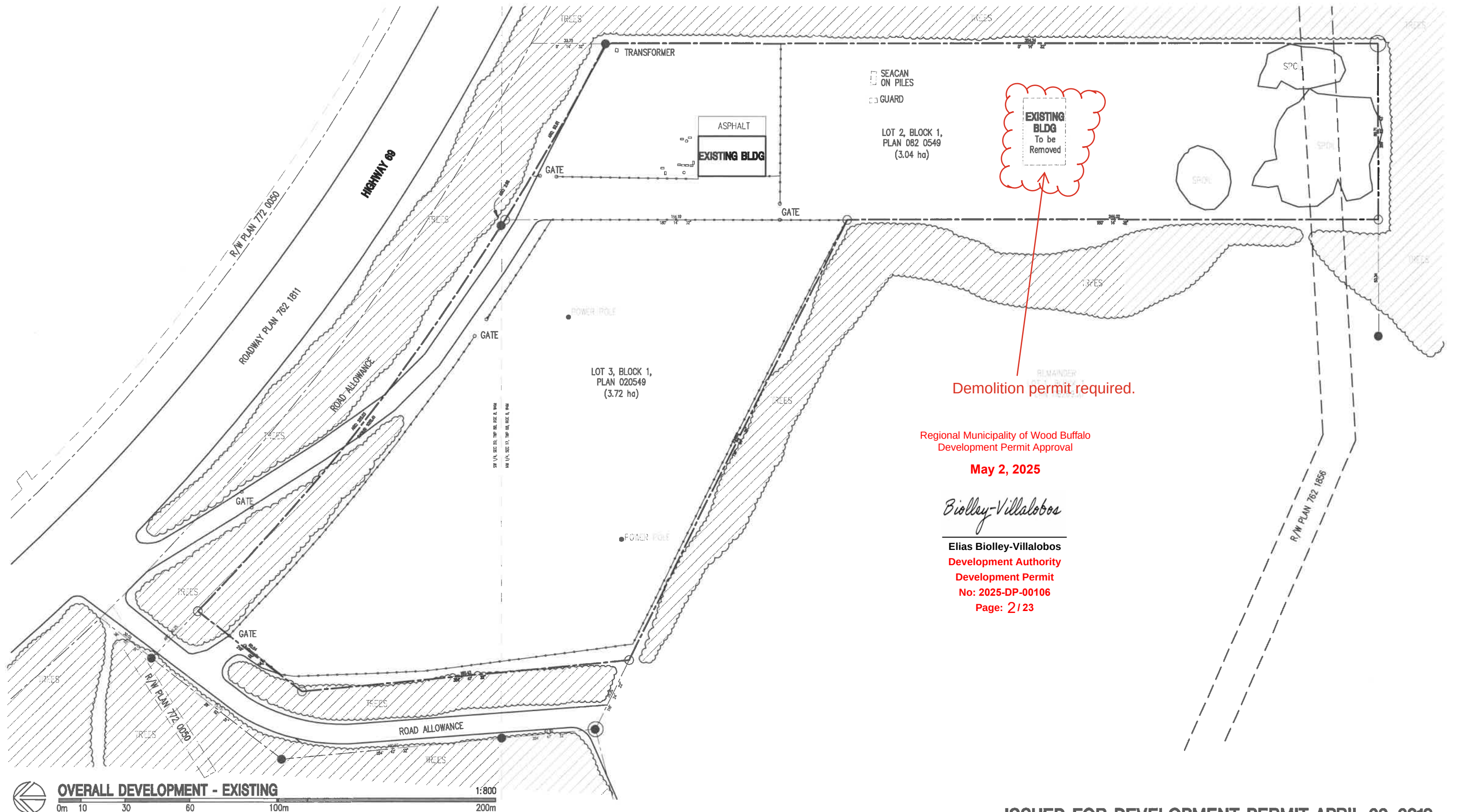
2019-DP-00212



Knelsen Sand and Gravel

PARCEL 2280855, LOT 5, BLOCK 1, PLAN 020549

ISSUED FOR DEVELOPMENT PERMIT APRIL 23, 2018



OVERALL DEVELOPMENT - EXISTING

0m 10 30 60 100m 200m

NOTE:

The contractor shall check and verify all dimensions and measurements of materials shown on this drawing and with other drawings. Specifications and on-site conditions where discrepancies occur, he shall report same to the architect before proceeding with any portion of the work or be responsible for such discrepancies. All drawings and prints thereof are the property of the architect and must be returned to him at completion of the work.

CONSULTANT:

SEAL:



ISSUE:

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WILLIAM
RUTLEDGE
ARCHITECT

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PROJECT:

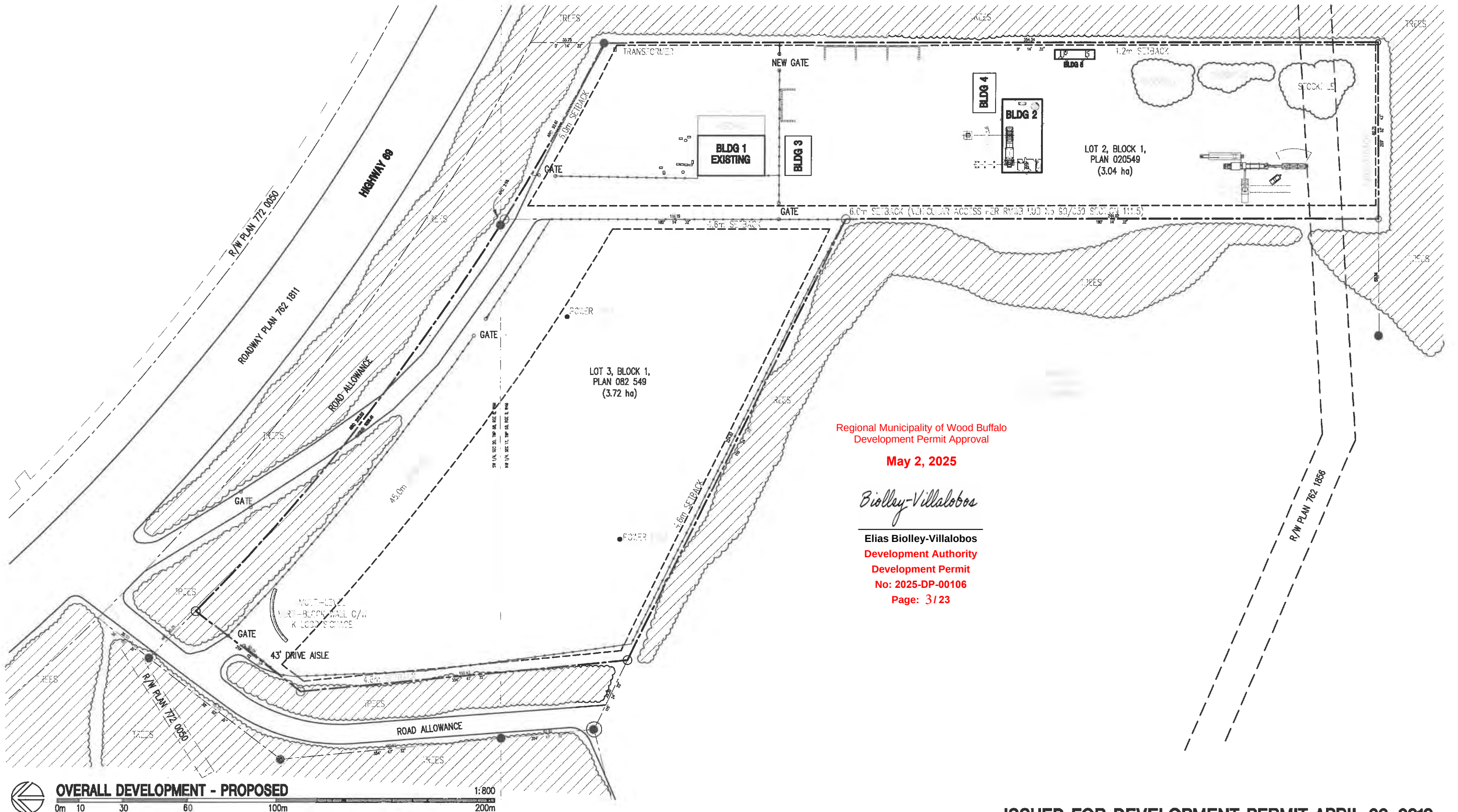
KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA

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OVERALL DEVELOPMENT - PROPOSED

0m 10 30 60 100m 200m 1:800

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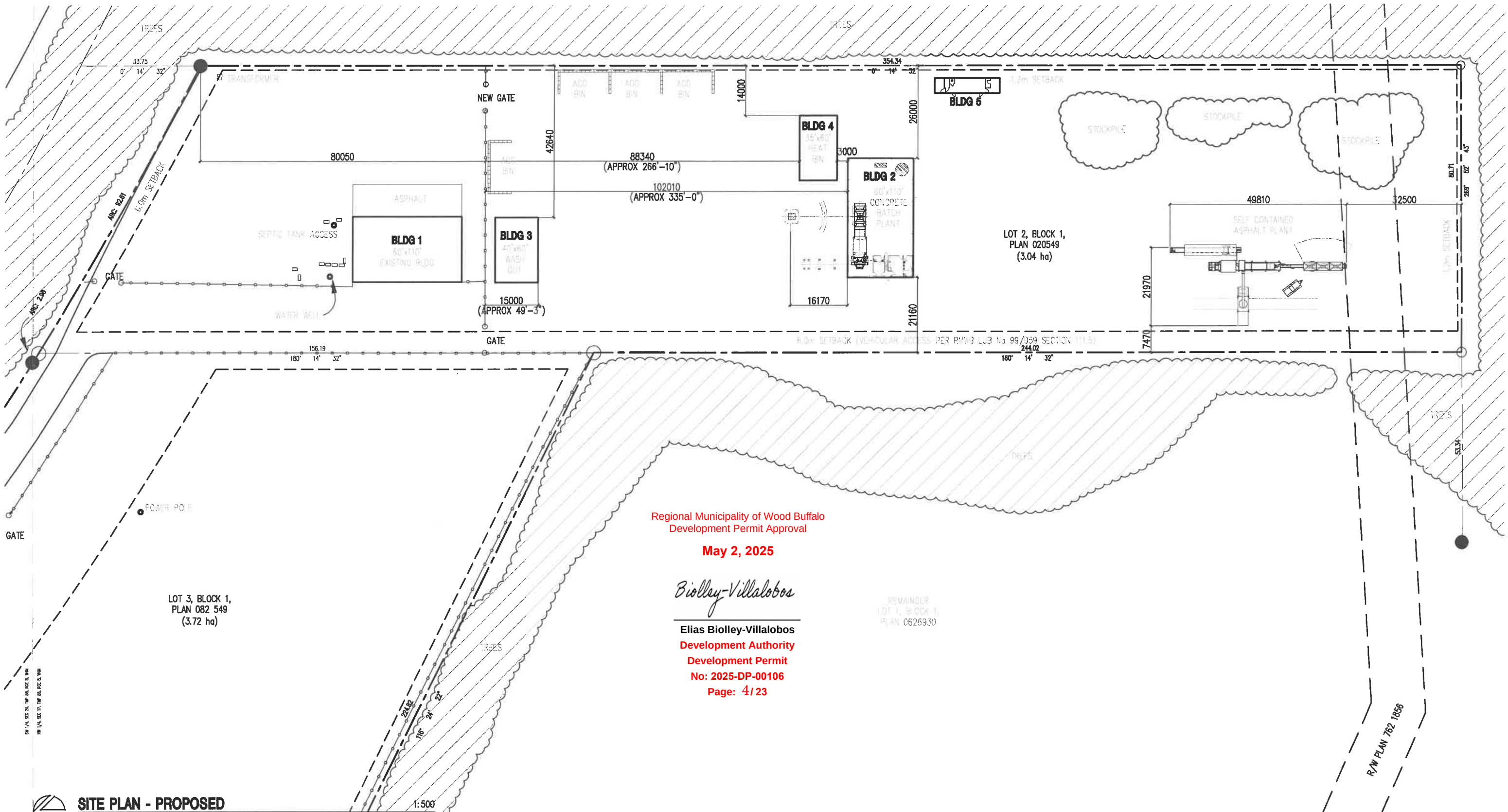
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SITE PLAN - PROPOSED

0m 10m 25m 50m 100m

1:500

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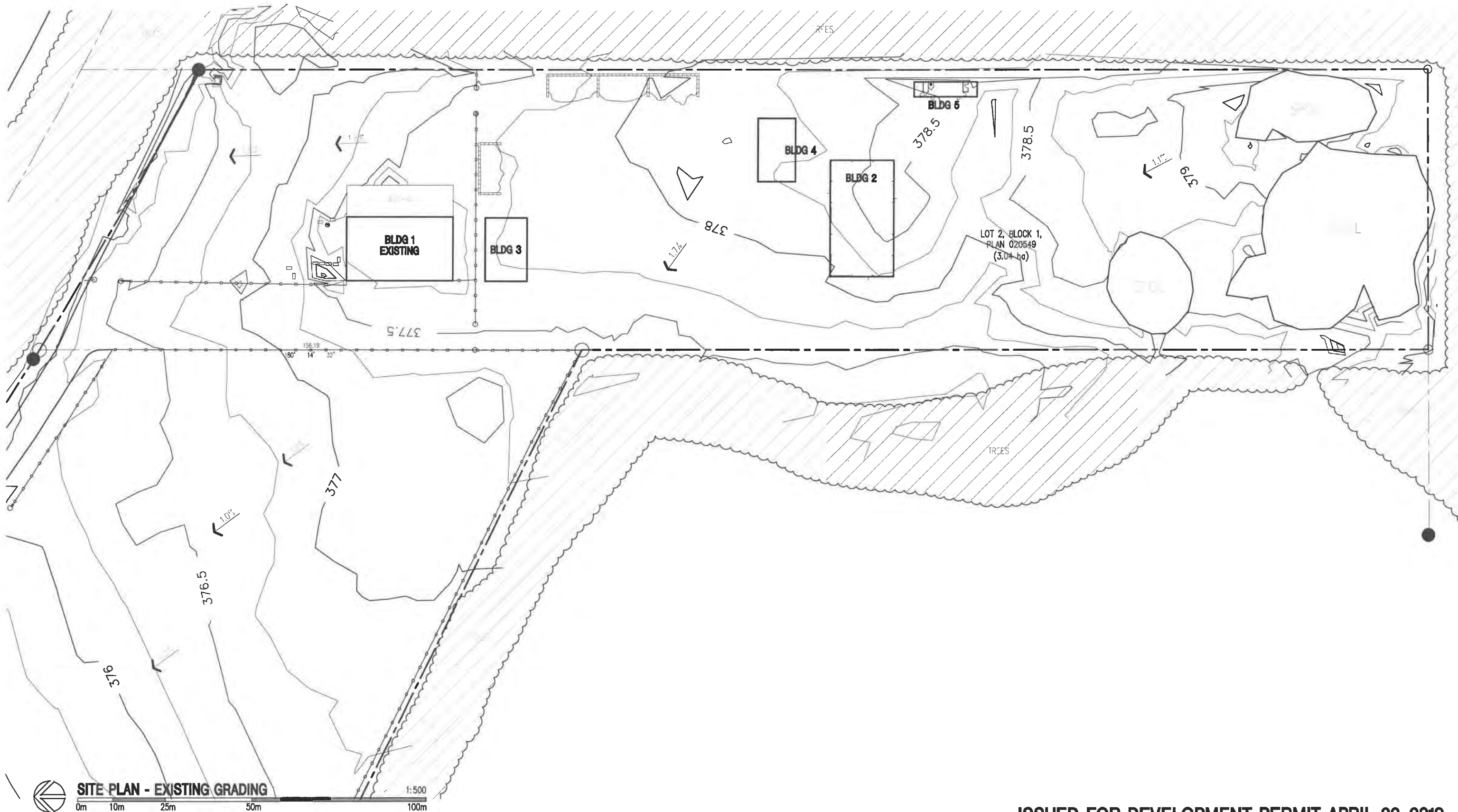
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SITING PLAN - EXISTING GRADING

0m 10m 25m 50m 100m

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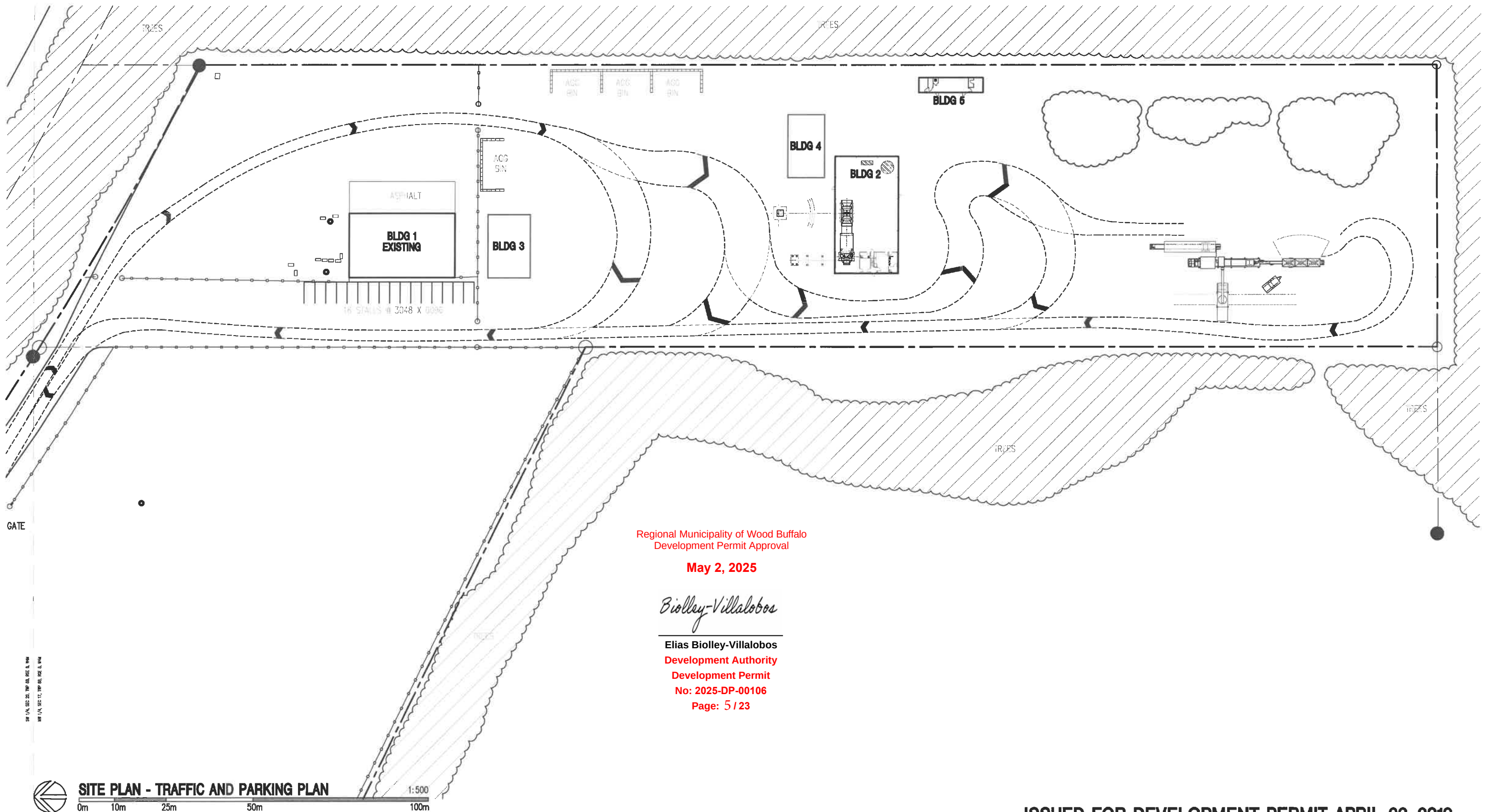
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SITE PLAN - TRAFFIC AND PARKING PLAN

0m 10m 25m 50m 100m

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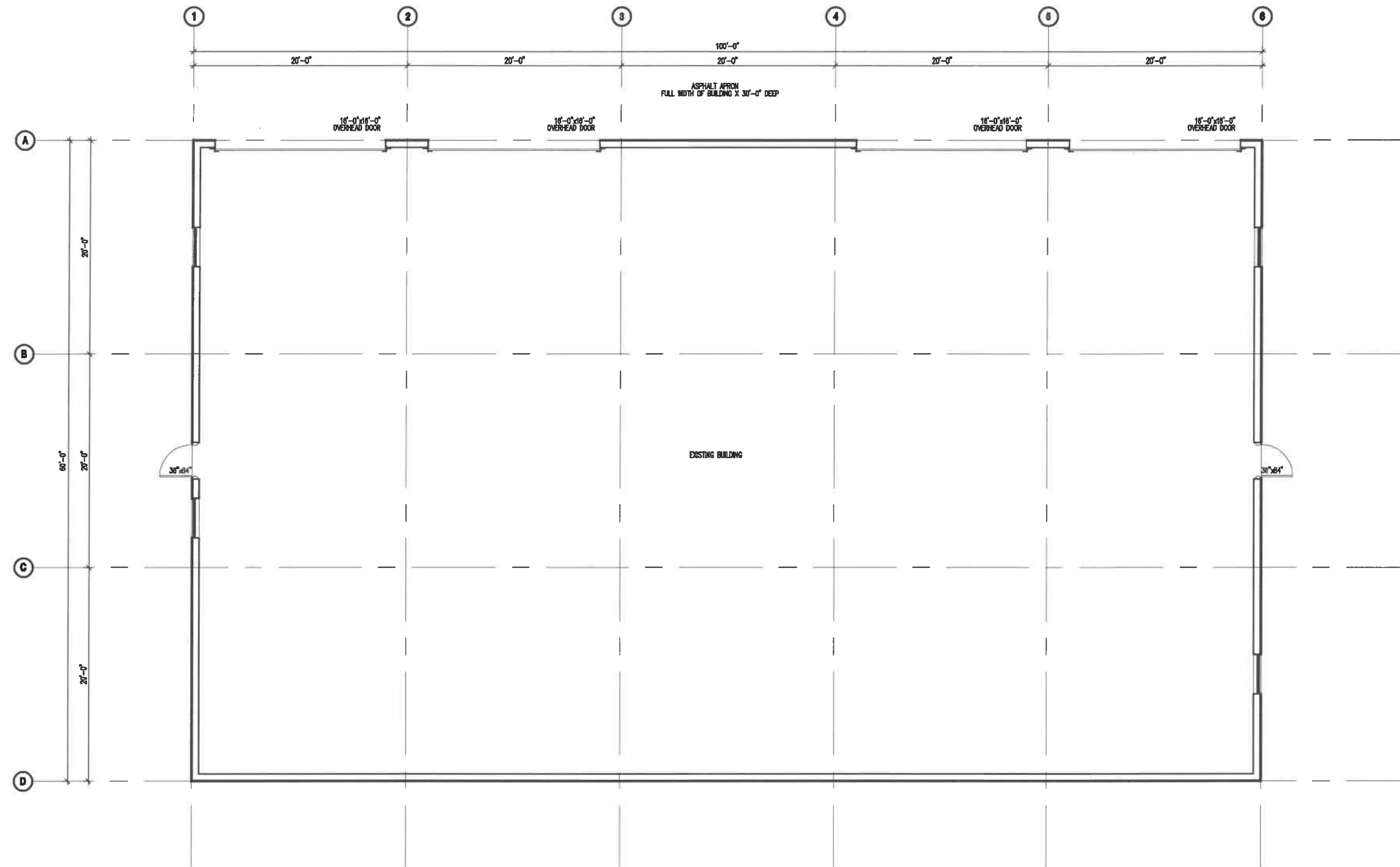
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EXISTING BUILDING FLOOR PLAN - 6000 sqft.

3/32"=1'-0"

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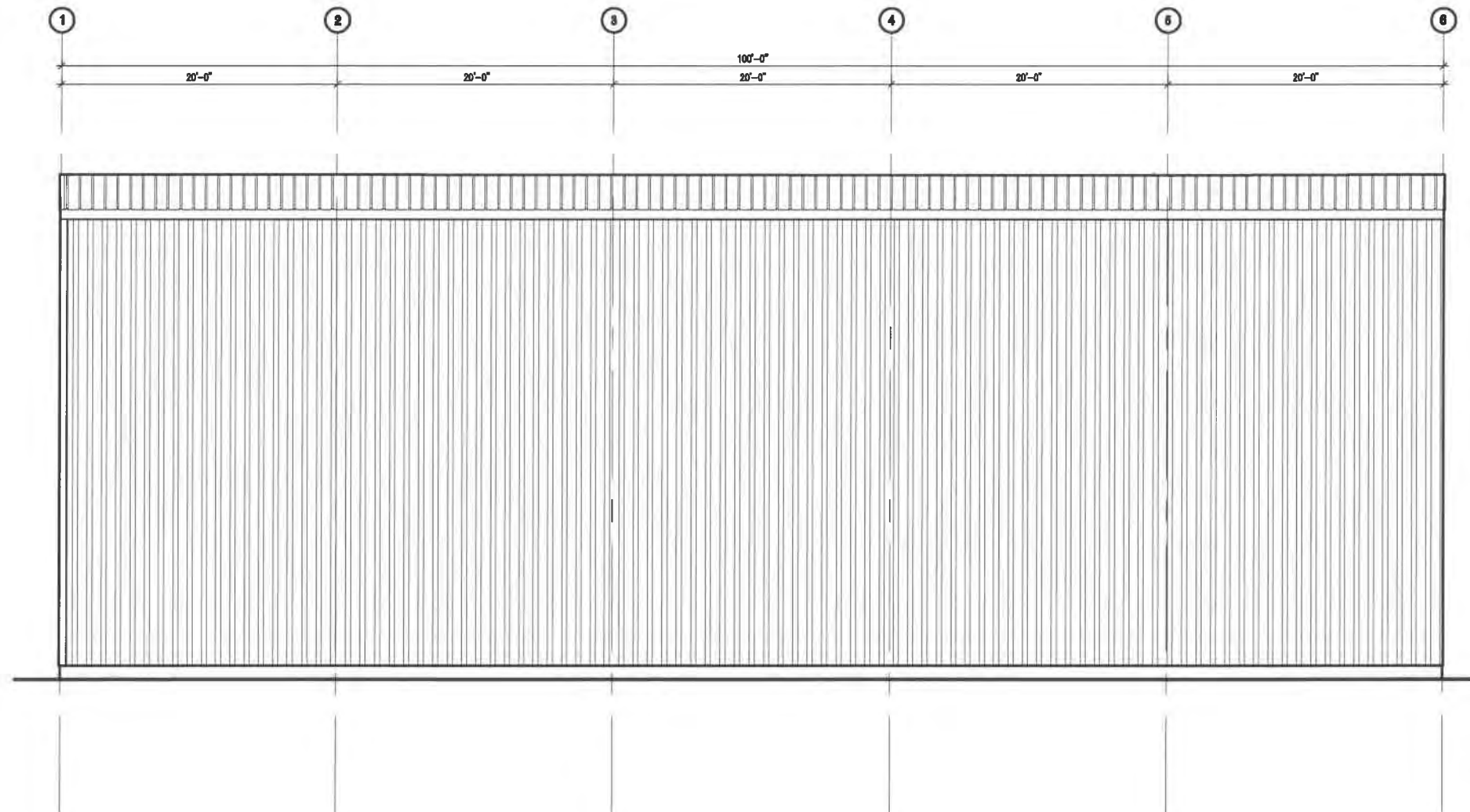
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WEST ELEVATION

3/32"=1'-0"

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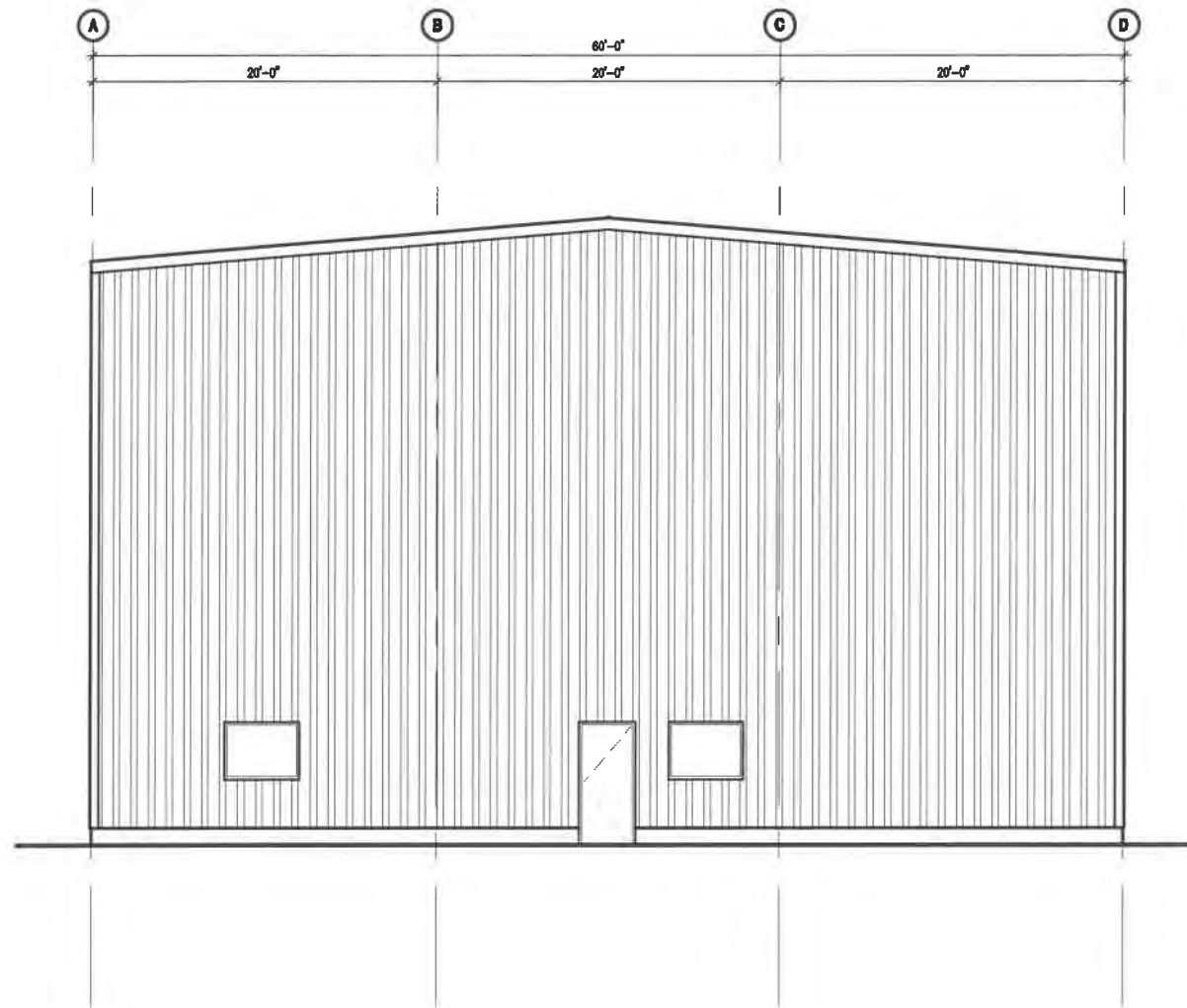
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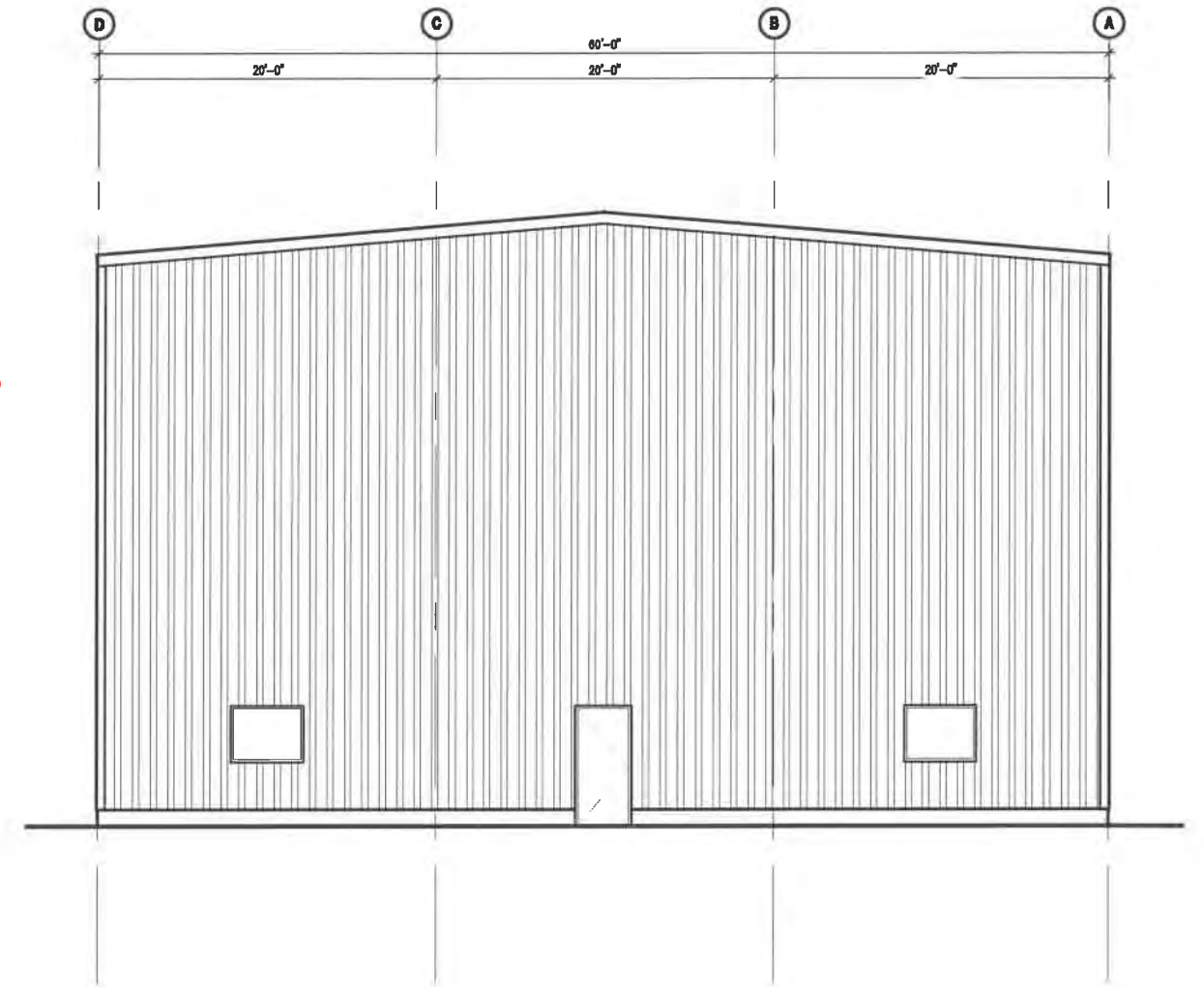
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NORTH ELEVATION

3/32"=1'-0"



SOUTH ELEVATION

3/32"=1'-0"

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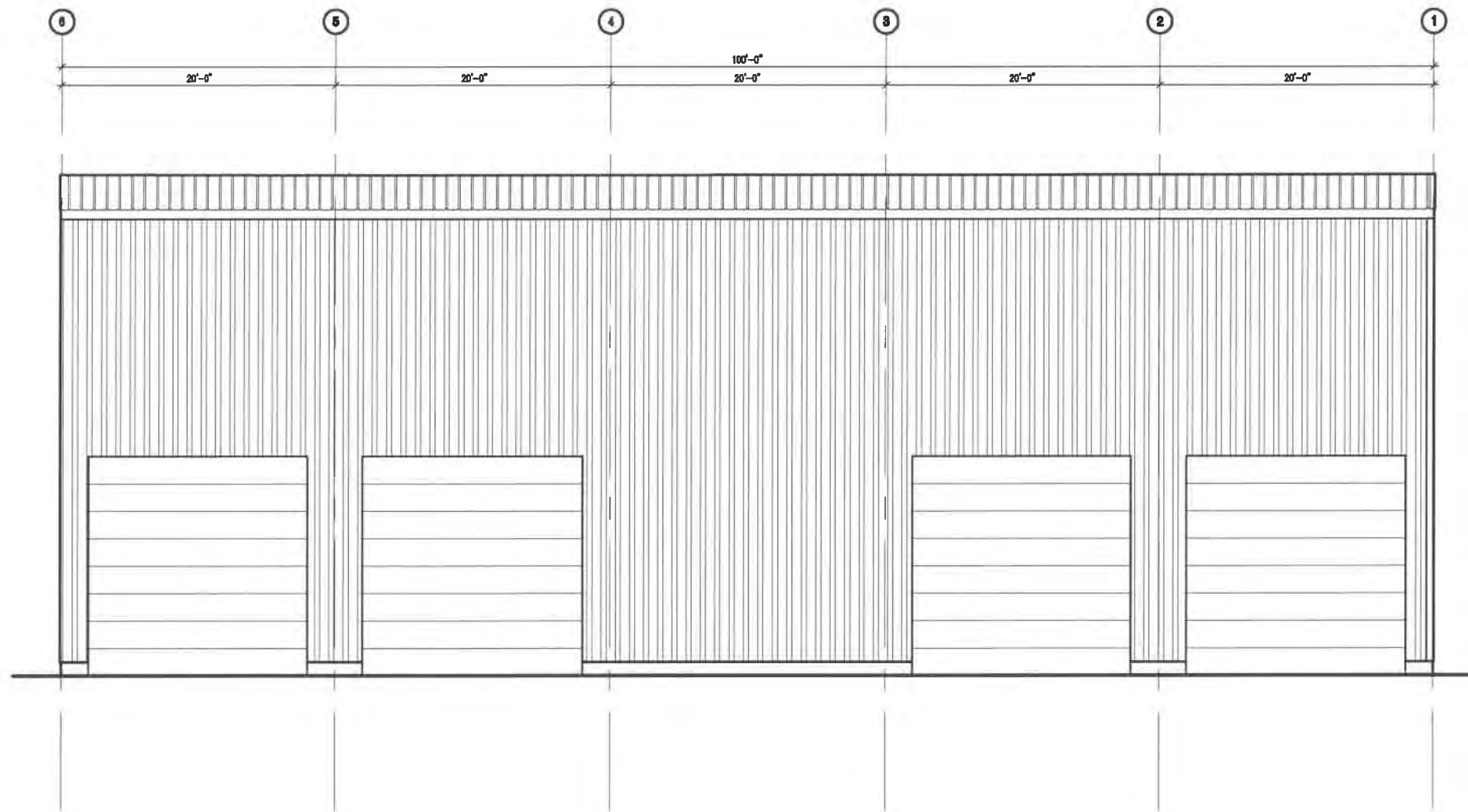
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EAST ELEVATION

3/32"=1'-0"

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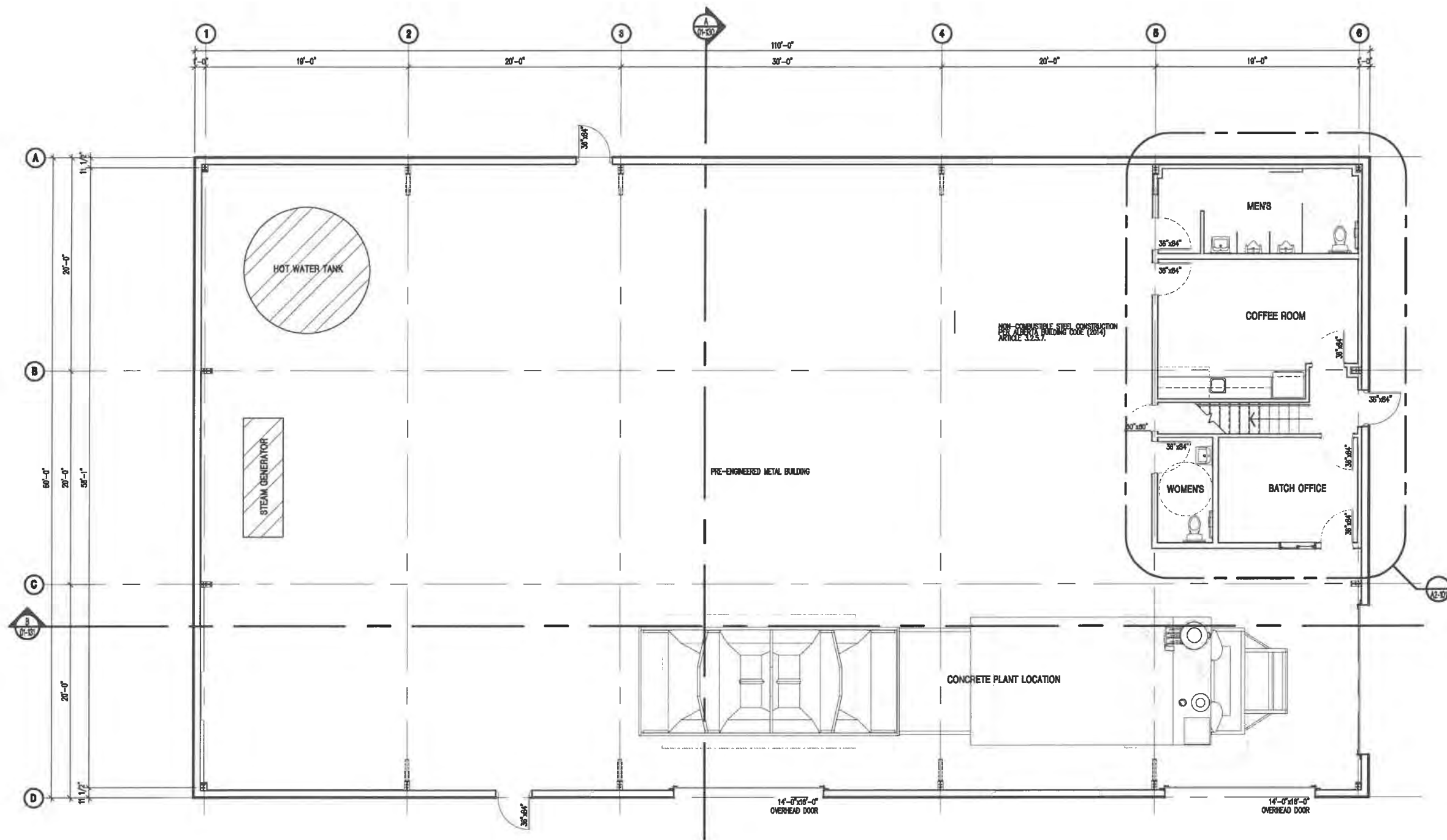
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FLOOR PLAN - 6600 sqft.

3/32" = 1'-0"

NOTE:

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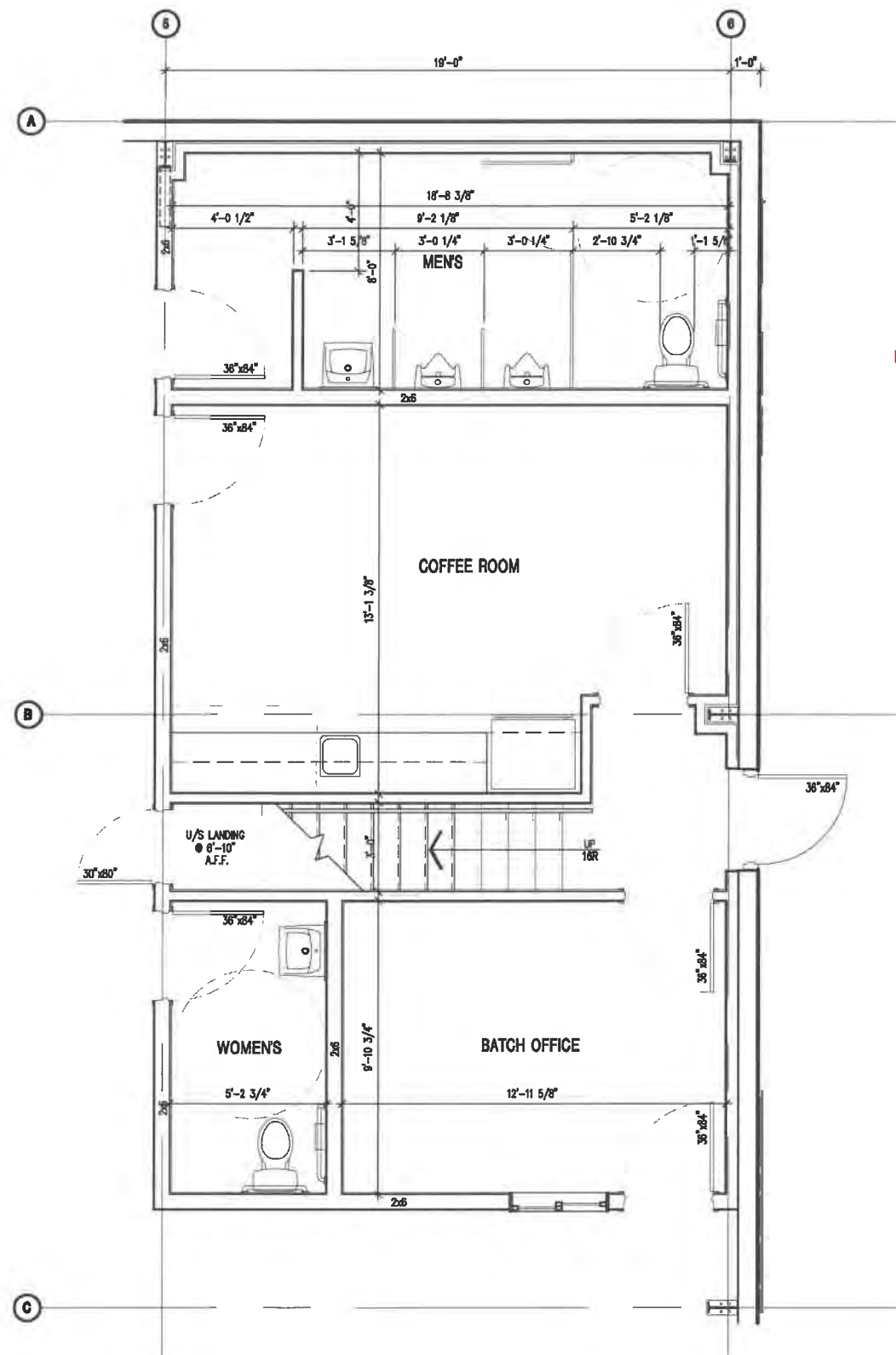
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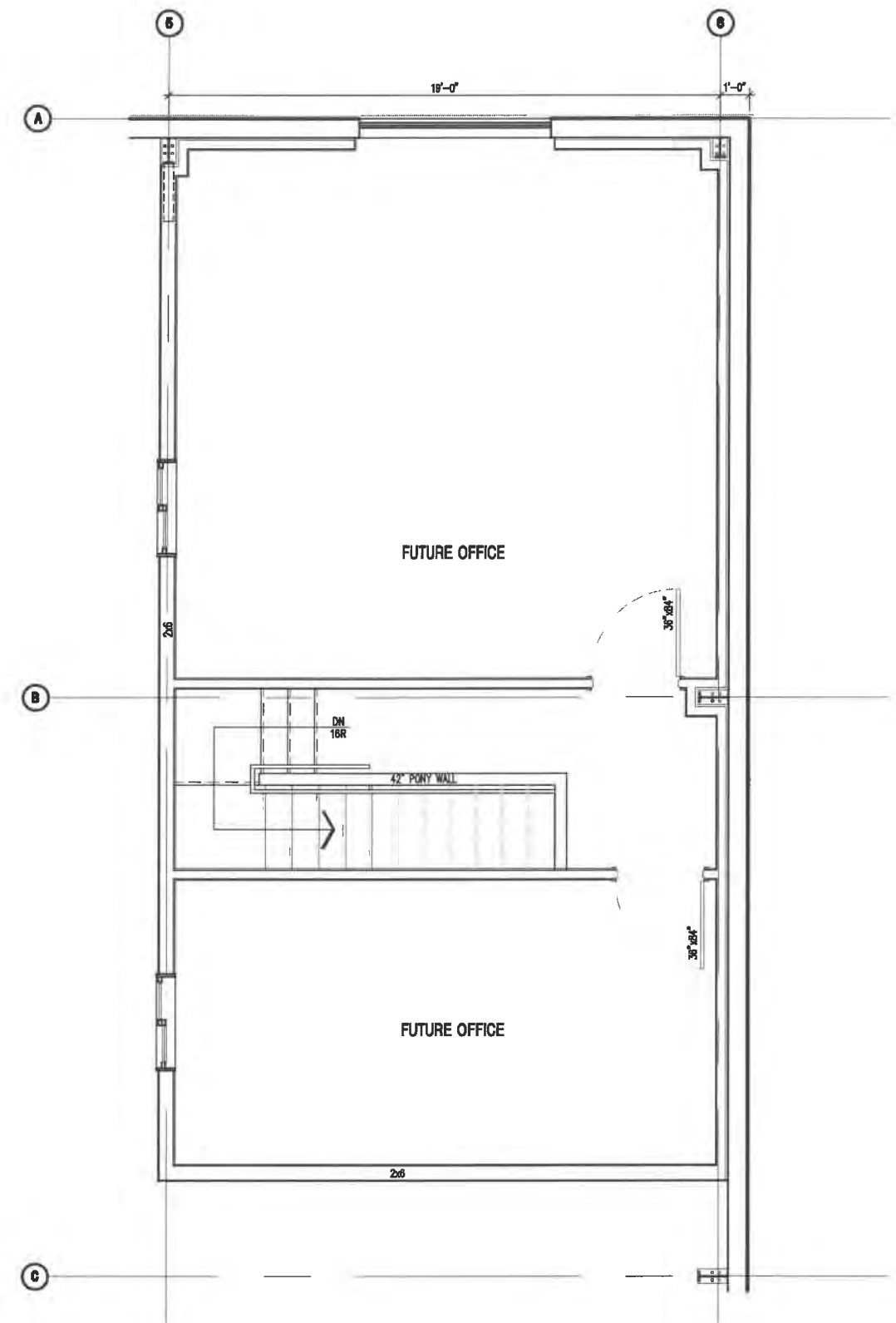


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INTERIOR BUILD-OUT MAIN FLOOR PLAN

3/16"=1'-0"

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INTERIOR BUILD-OUT MEZZANINE FLOOR PLAN

3/16"=1'-0"

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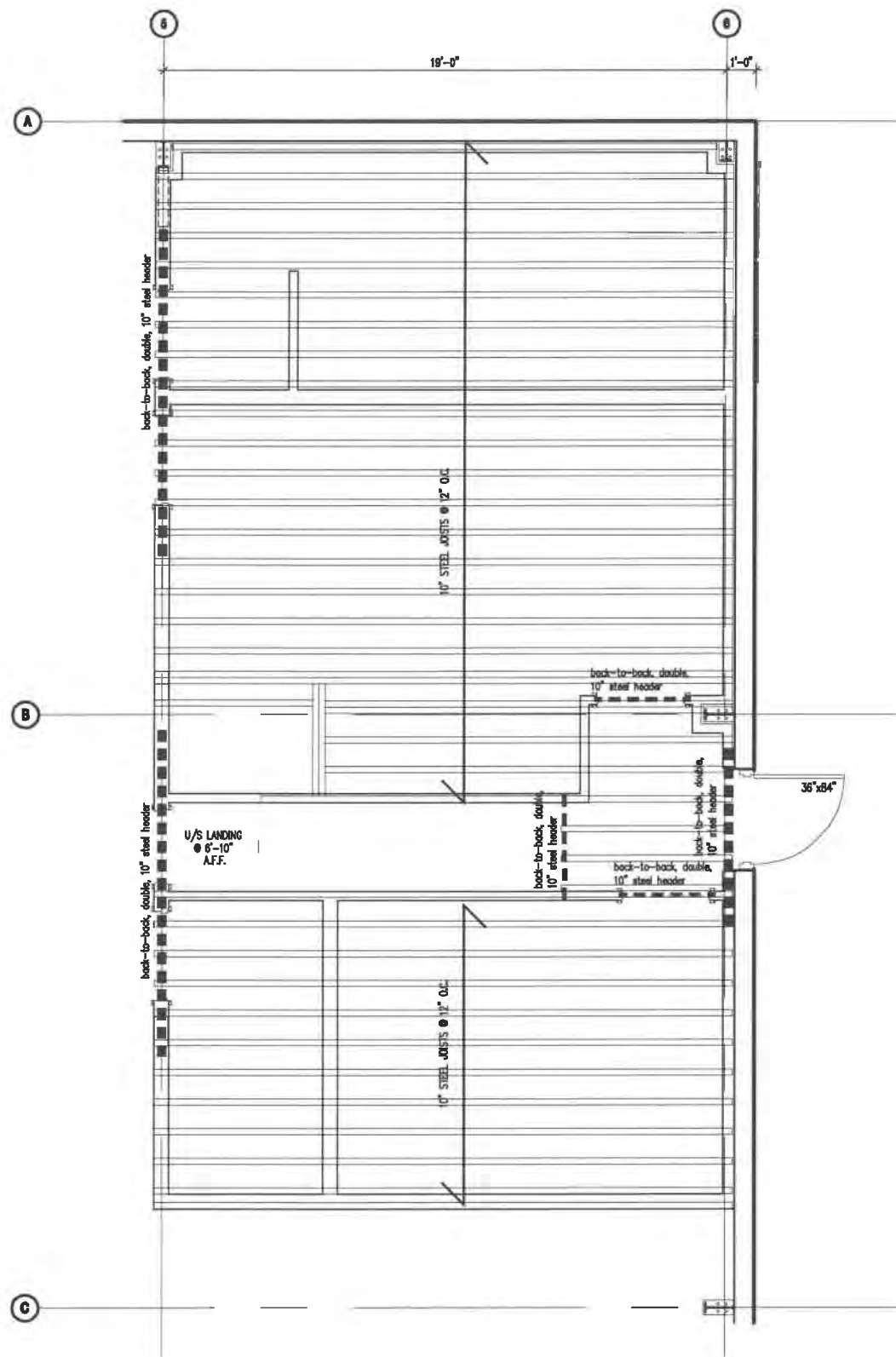
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NEW MEZZANINE FLOOR

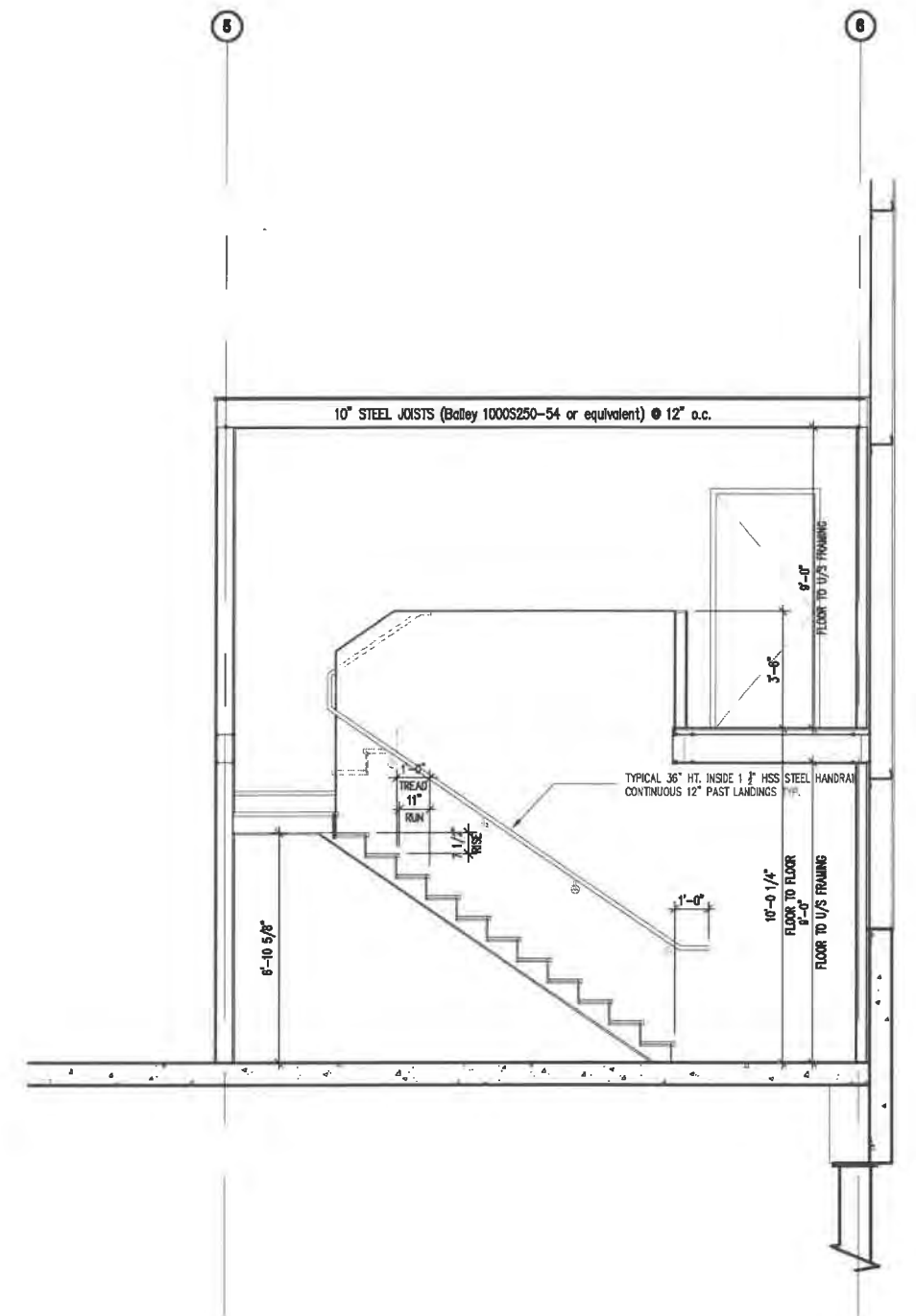
- 3/4" fir T&G subfloor sheathing glued and screwed
- 1 1/2" steel Q-deck
- 10" steel joists (Balley 1000S250-54 or equivalent) @ 12" o.c.
- 5/8" type "x" gypsum board - taped, sanded and painted

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STAIR SECTION

3/16"=1'-0"



INTERIOR BUILD-OUT FLOOR FRAMING PLAN

3/16"=1'-0"

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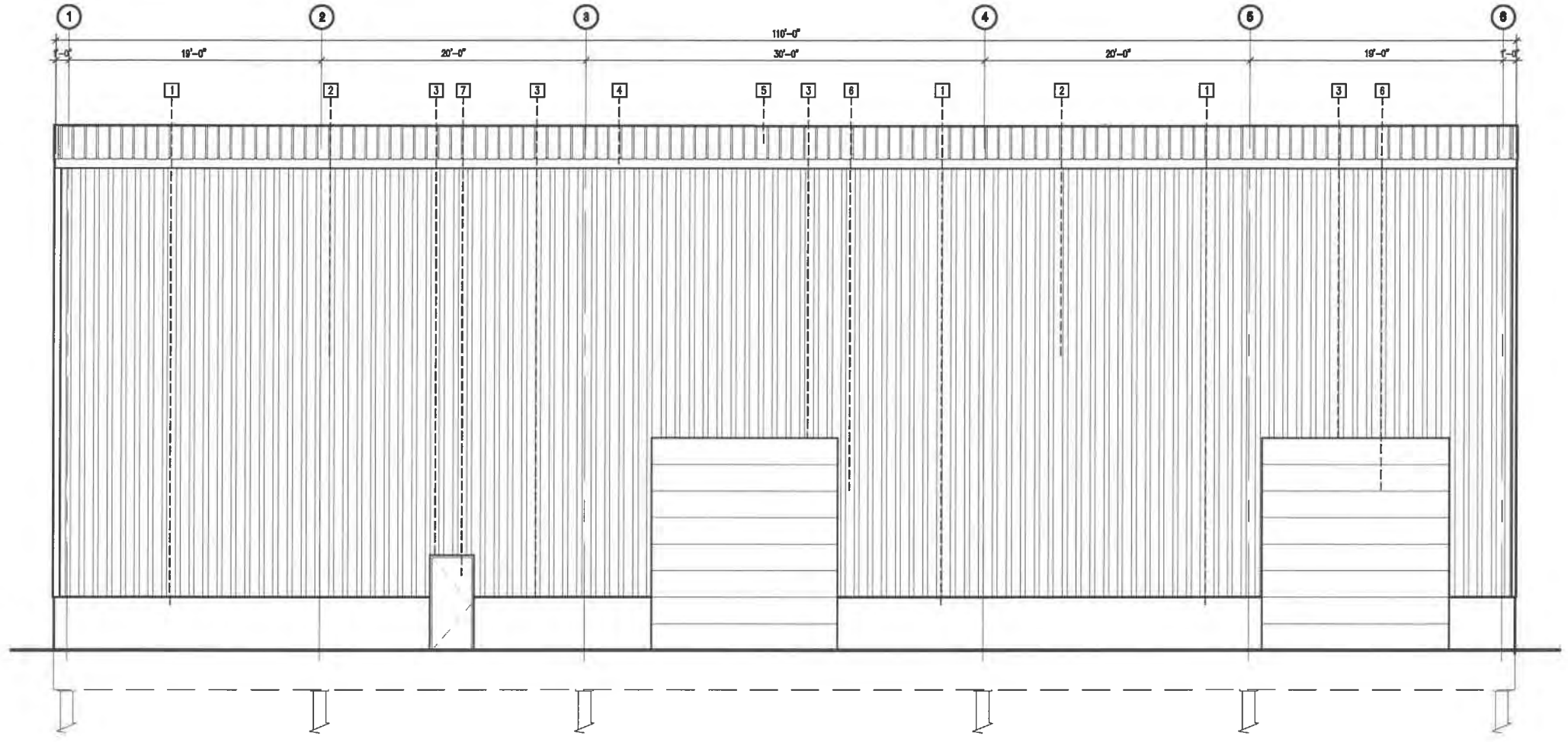
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NORTH ELEVATION

3/32"=1'-0"

FINISHES LEGEND

- 1 CONCRETE GRADE BEAM
- 2 PREFINISHED METAL PANEL
- 3 PREFINISHED METAL FLASHING
- 4 PREFINISHED METAL FASCIA
- 5 PREFINISHED METAL ROOF PANEL
- 6 PRE-FINISHED METAL INSULATED OVERHEAD DOOR
- 7 PRIMED AND PAINTED METAL DOOR
- 8 WINDOW OPENINGS

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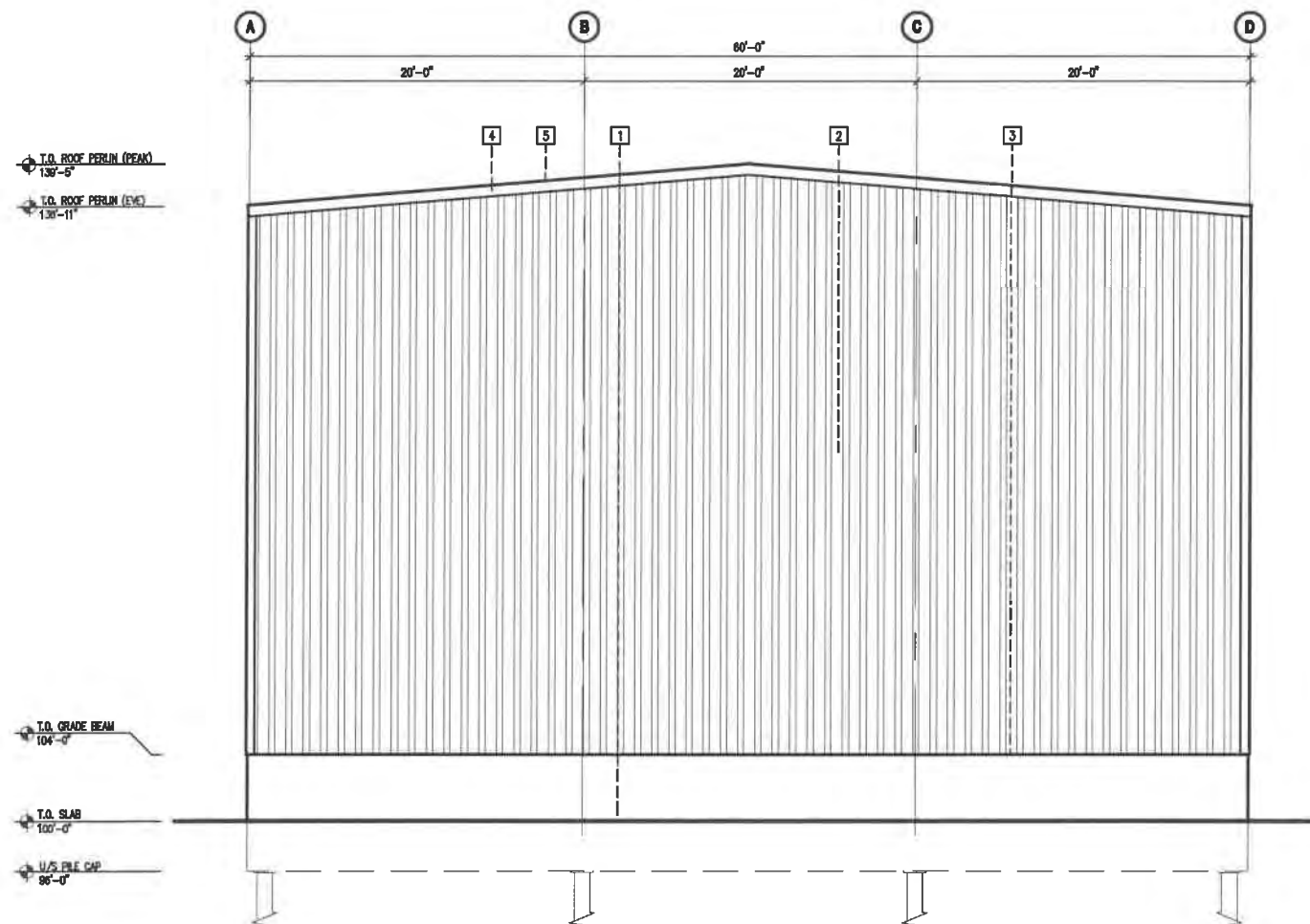
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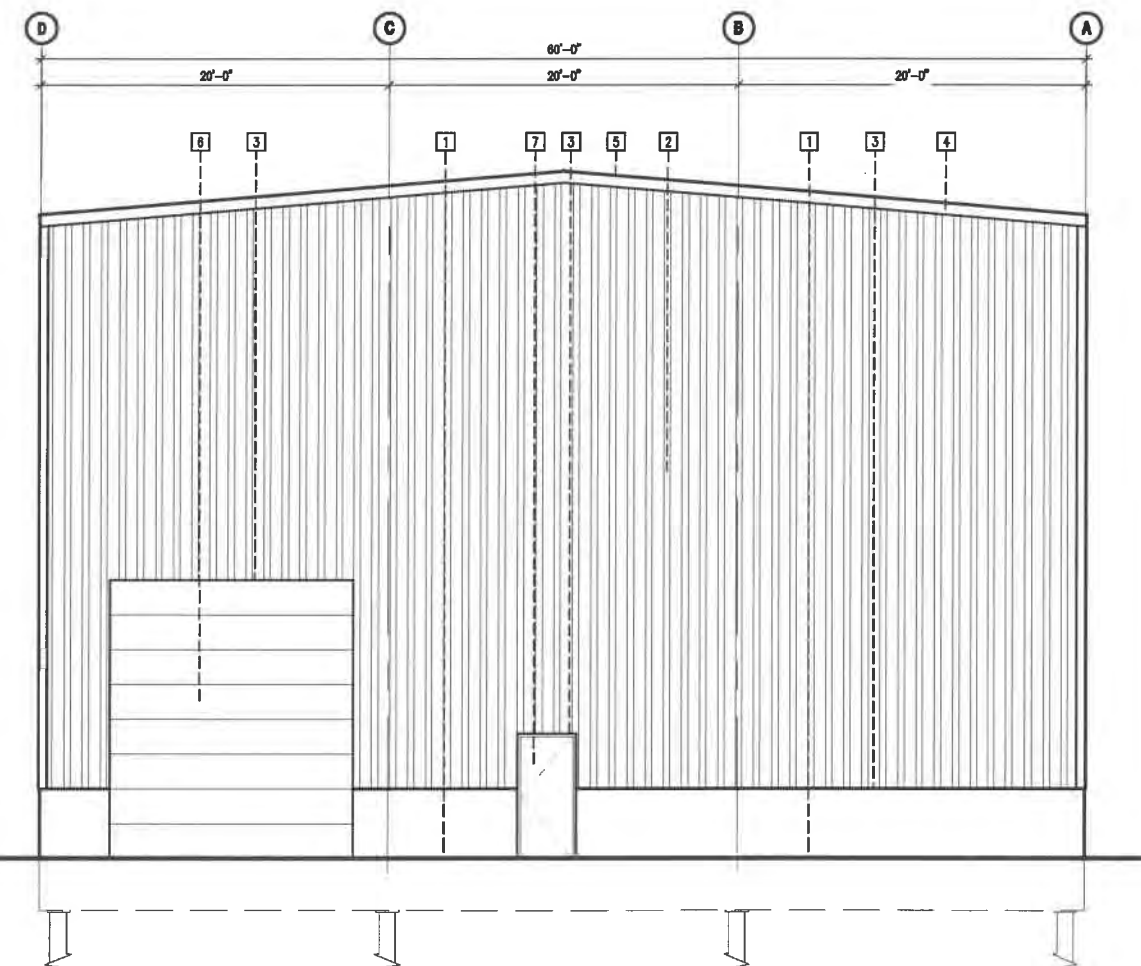


EAST ELEVATION

3/32"=1'-0"

FINISHES LEGEND

- 1 CONCRETE GRADE BEAM
- 2 PREFINISHED METAL PANEL
- 3 PREFINISHED METAL FLASHING
- 4 PREFINISHED METAL FASCIA
- 5 PREFINISHED METAL ROOF PANEL
- 6 PRE-FINISHED METAL INSULATED OVERHEAD DOOR
- 7 PRIMED AND PAINTED METAL DOOR
- 8 WINDOW OPENINGS



WEST ELEVATION

3/32"=1'-0"

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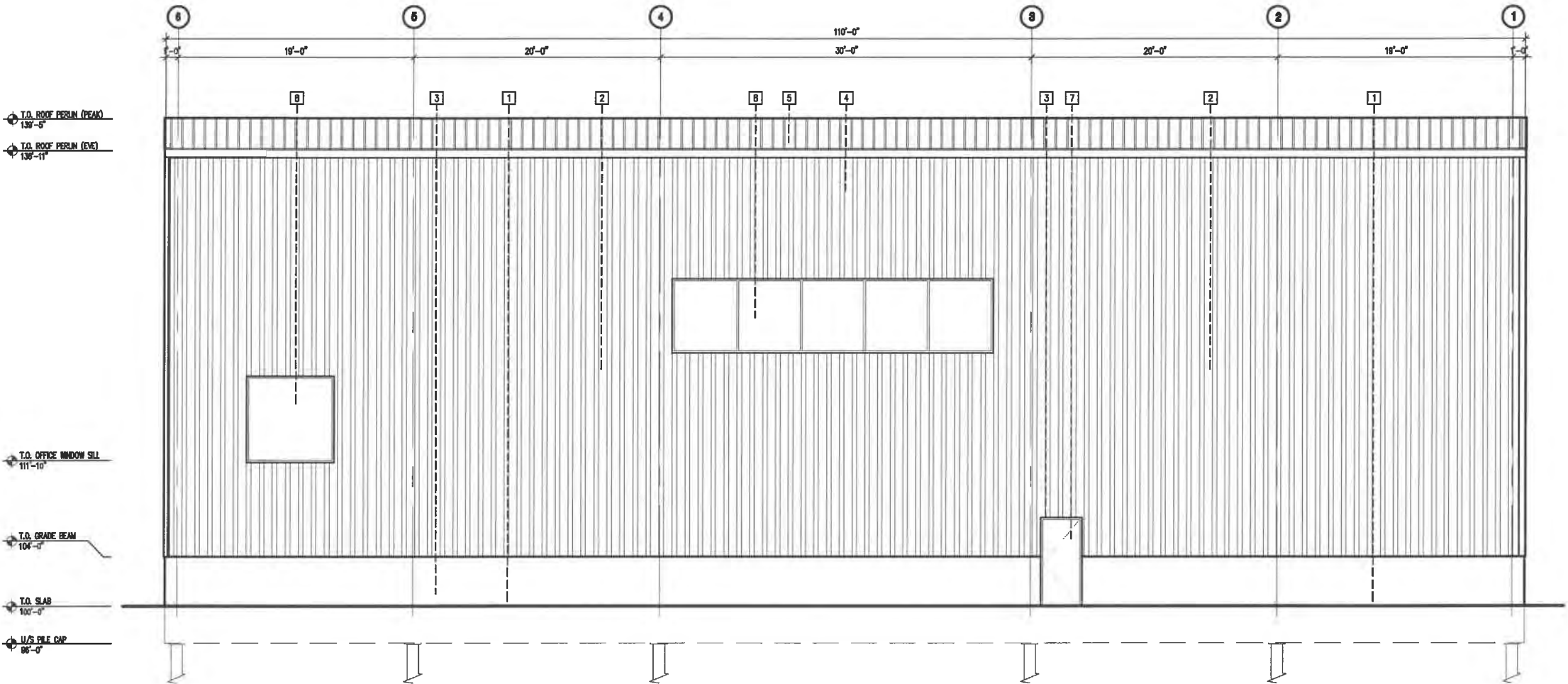
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SOUTH ELEVATION

3/32"=1'-0"

FINISHES LEGEND

- 1 CONCRETE GRADE BEAM
- 2 PREFINISHED METAL PANEL
- 3 PREFINISHED METAL FLASHING
- 4 PREFINISHED METAL FASCIA
- 5 PREFINISHED METAL ROOF PANEL
- 6 PRE-FINISHED METAL INSULATED OVERHEAD DOOR
- 7 PRIMED AND PAINTED METAL DOOR
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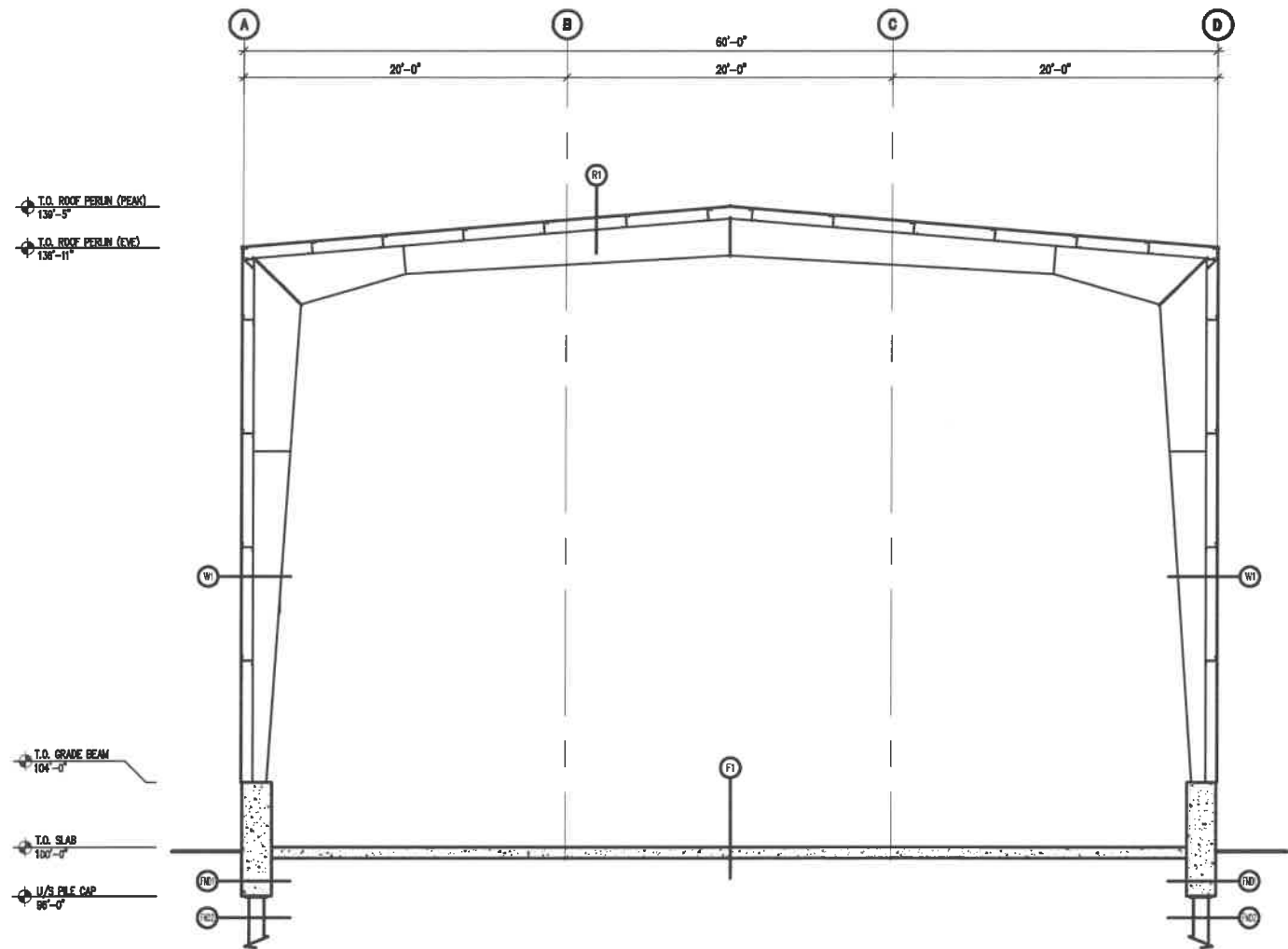
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BUILDING SECTION A

3/32"=1'-0"

CONSTRUCTION NOTES

ALL CONSTRUCTION AND ASSEMBLIES TO COMPLY WITH ALBERTA BUILDING CODE 2014.

- (C1) CONCRETE GRADE BEAM
REINFORCED 48"x6" CONCRETE GRADE BEAM
(SEE STRUCTURAL FOR DETAILS)
- (F1) SCREW PILE
(SEE STRUCTURAL FOR DETAILS)
- (R1) CONCRETE PLASTER
(SEE STRUCTURAL FOR DETAILS)
- (F1) SLAB
FLOOR FINISH
REINFORCED 8" CONCRETE
(SEE STRUCTURAL FOR DETAILS)
2" MIN LEVELING SAND
COMPACTED 6" MIN GRANULAR BASE
- (C2) CEILING
1 HOUR FIRE RATED,
GA FILE NO. FC 5517
FLOOR FINISH
3/4" TAG SUBFLOOR
PRE-ENGINEERED 11 7/8" JOIST (SEE STRUCTURAL)
R 20 BATT INSULATION
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD
- (W1) EXTERIOR WALL
PRE FINISHED VERTICAL SEAMED METAL
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)
- (W2) INTERIOR WALL
1 HOUR FIRE RESISTANCE RATING, STC 32
ABC 2014 TYPE Wtd
5/8" TYPE X GYPSUM WALLBOARD
2x4 OR 2x6 STUDS @ 16" O.C.
5/8" TYPE X GYPSUM WALLBOARD
NOTE: APPLY 5/8" MOISTURE RESISTANT WALLBOARD IN WASHROOM
- (R1) ROOF
PRE FINISHED METAL ROOF
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)

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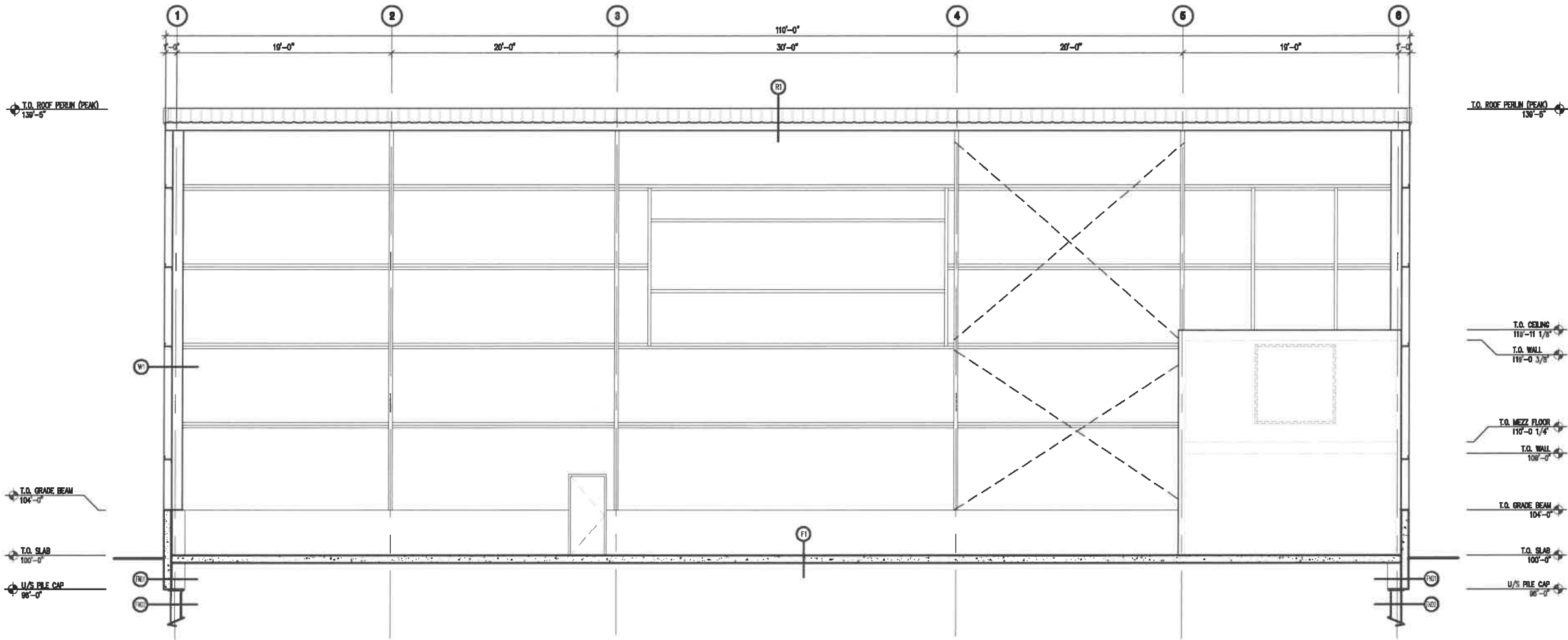
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BUILDING SECTION B

3/32"=1'-0"

CONSTRUCTION NOTES

ALL CONSTRUCTION AND ASSEMBLIES TO COMPLY WITH ALBERTA BUILDING CODE 2014.

- (10) CONCRETE GRADE BEAM
REINFORCED 48"x18" CONCRETE GRADE BEAM
(SEE STRUCTURAL FOR DETAILS)
- (10) SCREW PILE
(SEE STRUCTURAL FOR DETAILS)
- (10) CONCRETE PLASTER
(SEE STRUCTURAL FOR DETAILS)
- (1) SLAB
FLOOR FINISH
REINFORCED 8" CONCRETE
(SEE STRUCTURAL FOR DETAILS)
2" MIN LEVELING SAND
COMPACTED 6" MIN GRANULAR BASE
- (12) CEILING
1 HOUR FIRE RATED,
GA FILE NO. FC 5517
FLOOR FINISH
3/4" TAG SUBFLOOR
PRE ENGINEERED 11 7/8" JOIST (SEE STRUCTURAL)
R 20 BATT INSULATION
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD
- (10) INTERIOR WALL
1 HOUR FIRE RESISTANCE RATING, STC 32
ABC 2014 TYPE Wtd
5/8" TYPE X GYPSUM WALLBOARD
2x4 OR 2x6 STUDS @ 16" O.C.
5/8" TYPE X GYPSUM WALLBOARD
NOTE: APPLY 5/8" MOISTURE RESISTANT WALLBOARD IN WASHROOM
- (1) ROOF
PRE FINISHED METAL ROOF
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)
- (1) EXTERIOR WALL
PRE FINISHED VERTICAL SEAMED METAL
(SEE PRE-ENGINEERED STEEL BUILDING DRAWINGS)

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CONSULTANT:

SEAL:



ISSUE:

#202, 11121-156 ST., EDMONTON, ALBERTA T5M 1X9

**WILLIAM
RUTLEDGE**
ARCHITECT

ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

PROJECT:

**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

A2 - 131

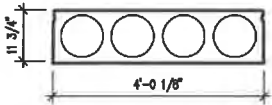
JOB NO: 19-0300

Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

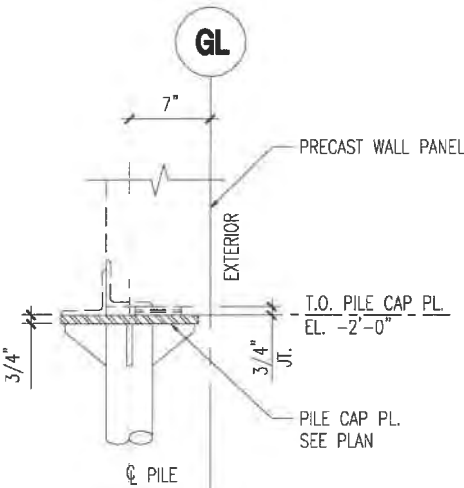
Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 18/23

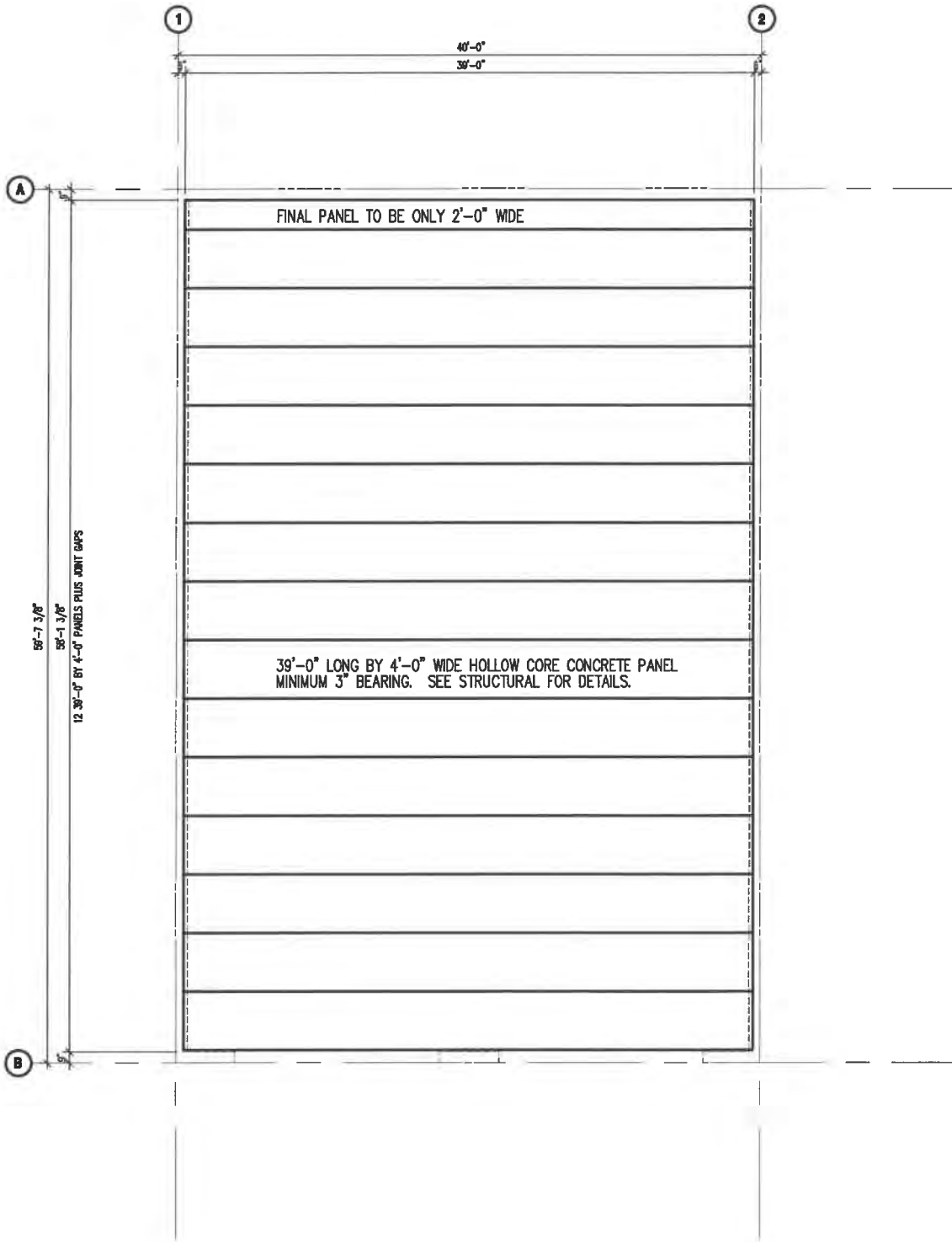
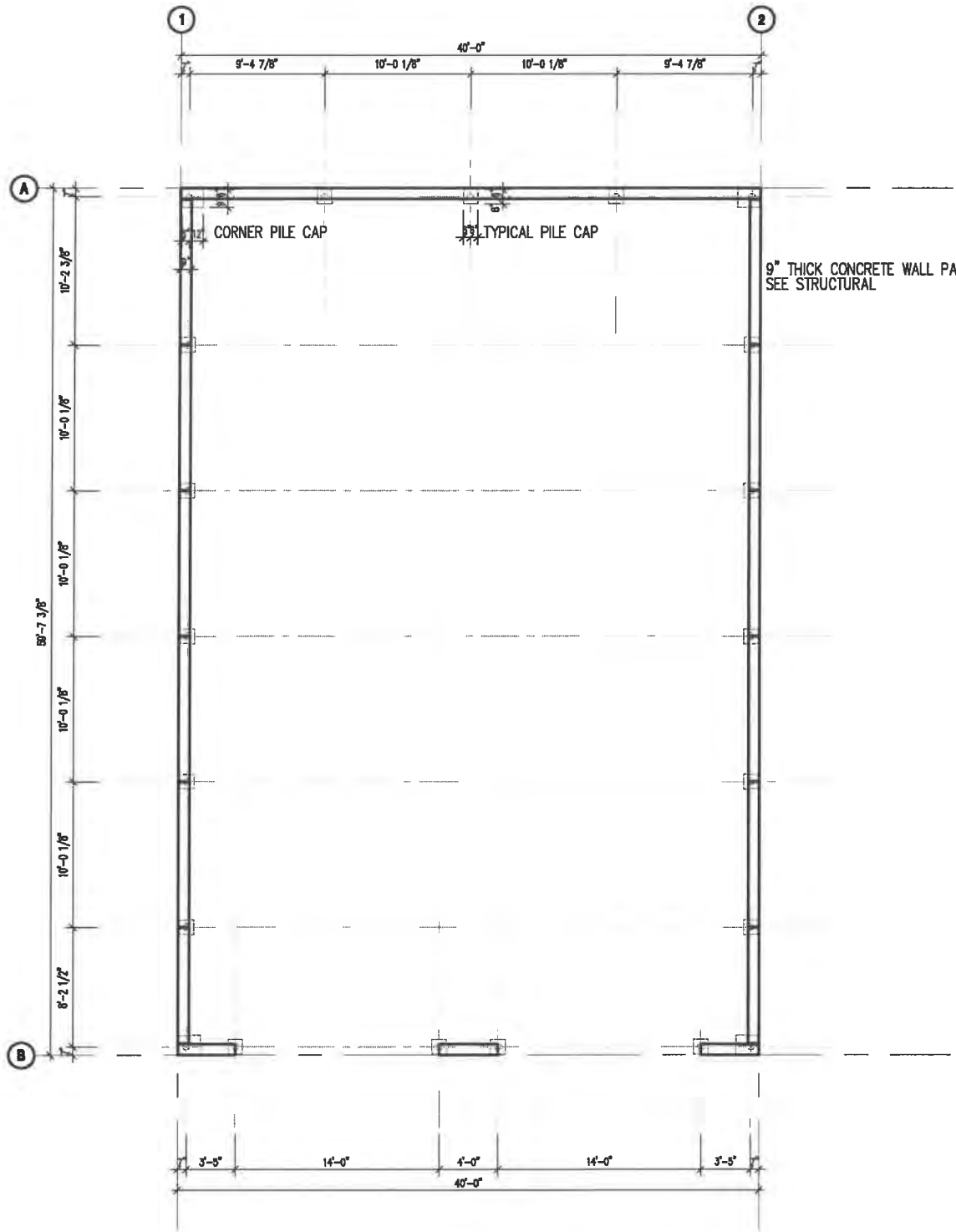


TYPICAL HOLLOW CORE ROOF PANEL SECTION

NOMINAL 48x12 PRE-CAST HOLLOW-CORE CONCRETE ROOF PANEL



TYPICAL PILE CAP SECTION DETAIL



WASH OUT BLDG PLAN

3/32"=1'-0"



WASH OUT BLDG ROOF PLAN

3/32"=1'-0"

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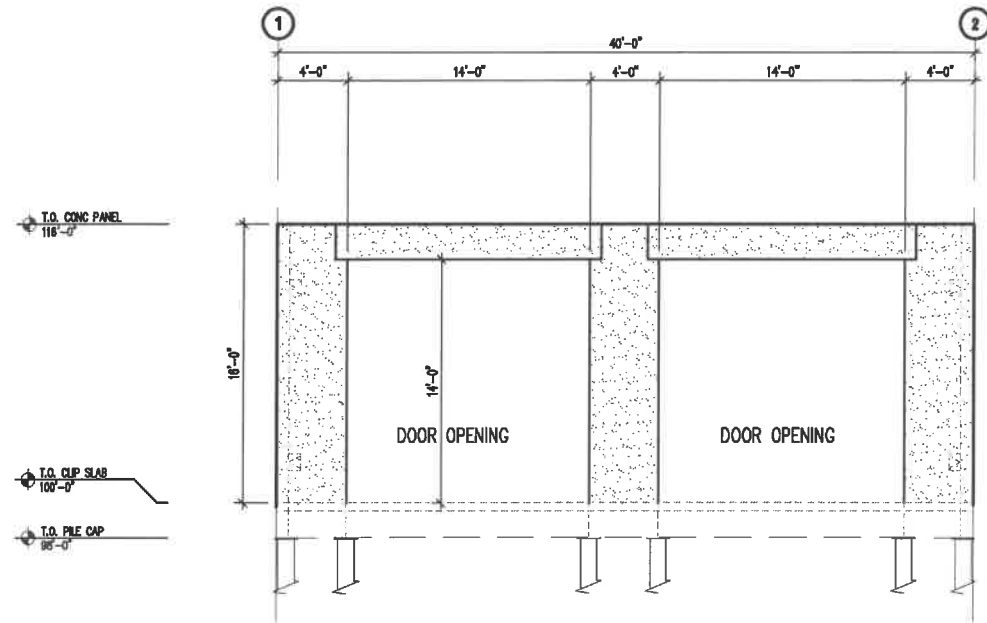
**KNELSEN SAND & GRAVEL
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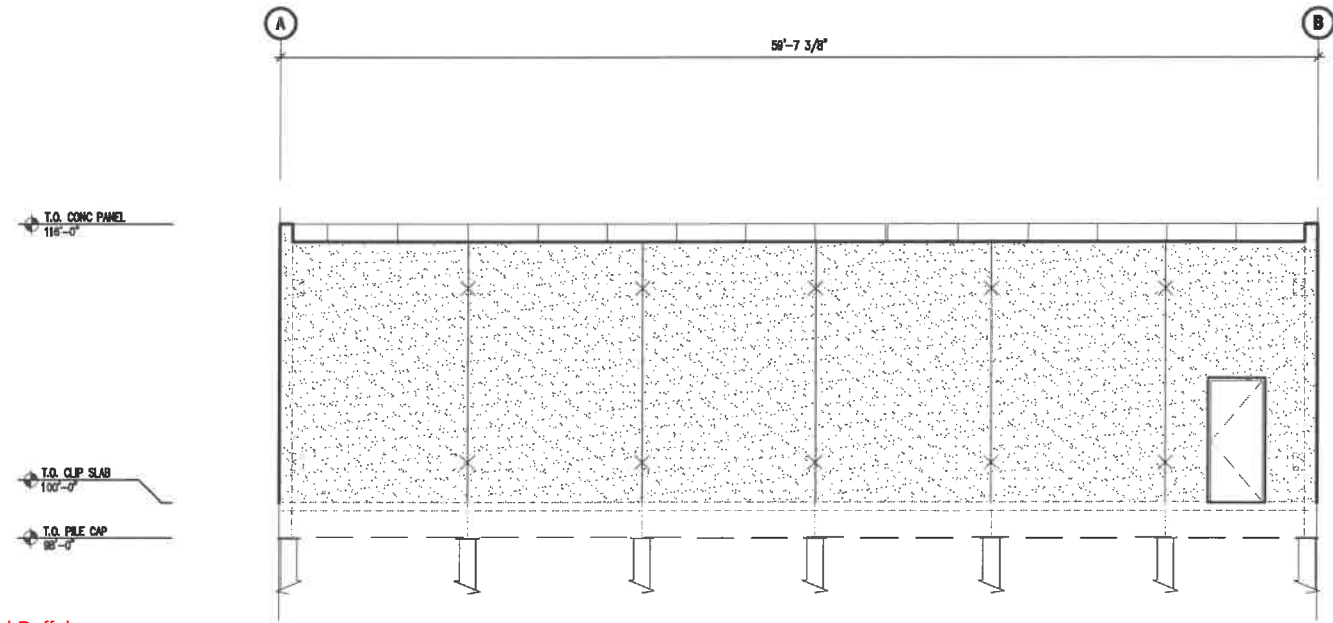
DWG.

A3 - 100

JOB NO: 19-0300



WEST ELEVATION
3/32"=1'-0"



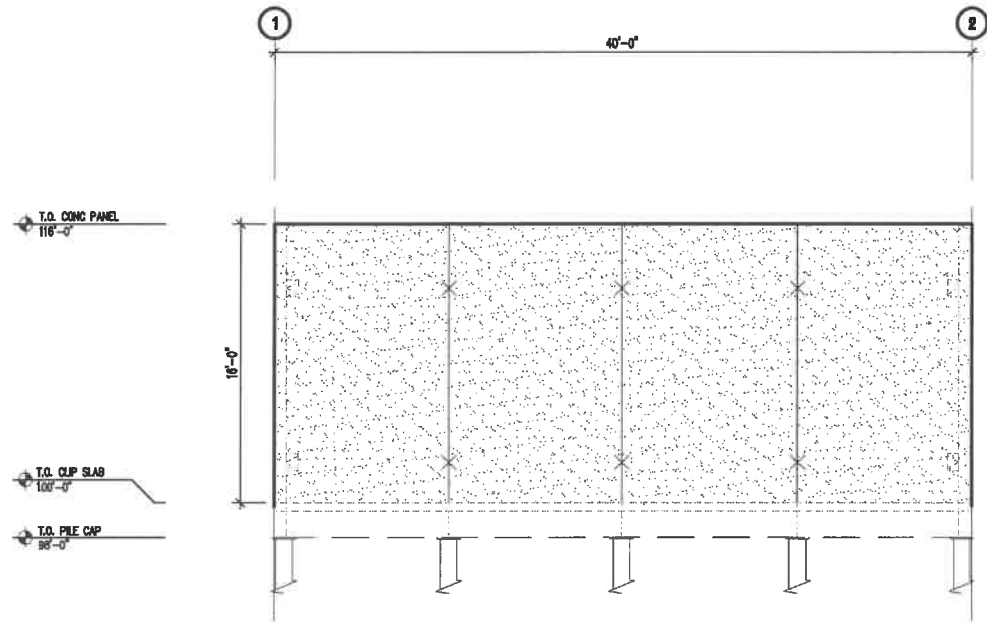
NORTH ELEVATION
3/32"=1'-0"

Regional Municipality of Wood Buffalo
Development Permit Approval

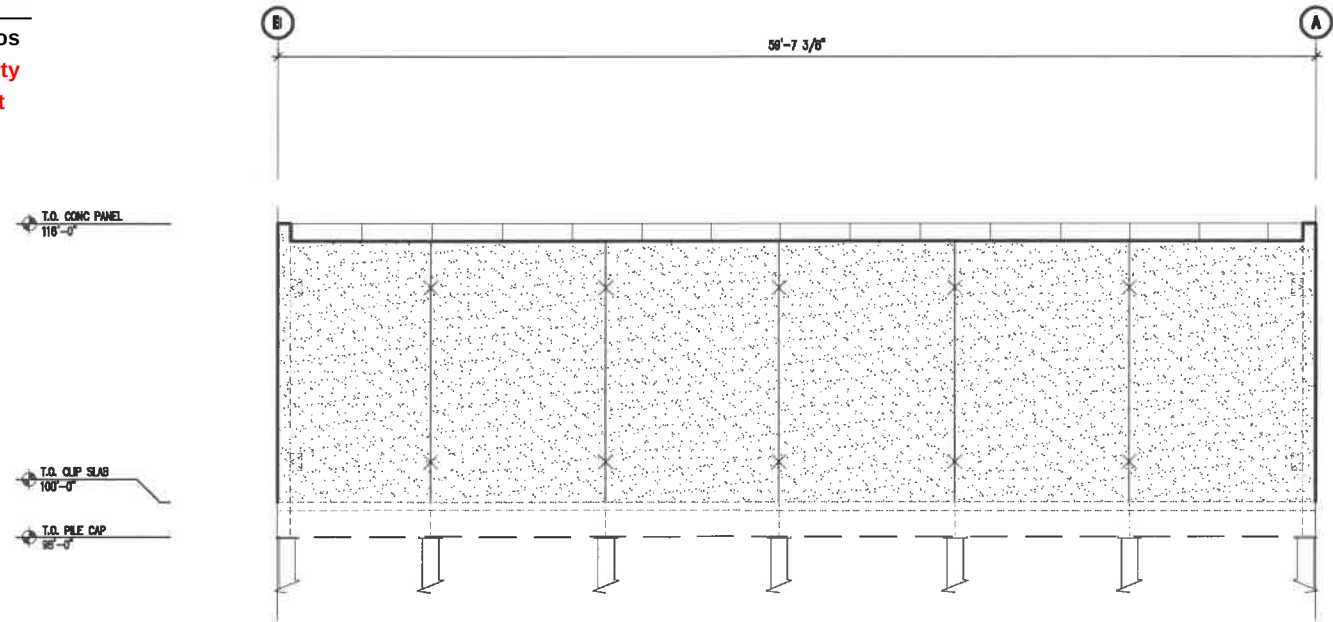
May 2, 2025

Biolley-Villalobos

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Development Authority
Development Permit
No: 2025-DP-00106
Page: 19/23



EAST ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"

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CONSULTANT:



SEAL:



ISSUE:



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**WILLIAM
RUTLEDGE
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ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

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PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

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DWG:

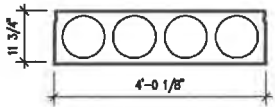
A3 - 120

JOB NO: 19-0300

May 2, 2025

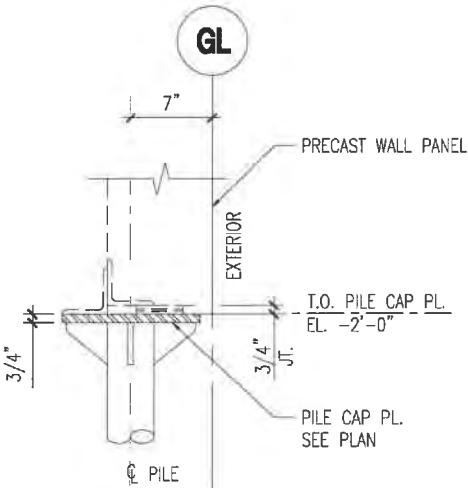
Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 20/23

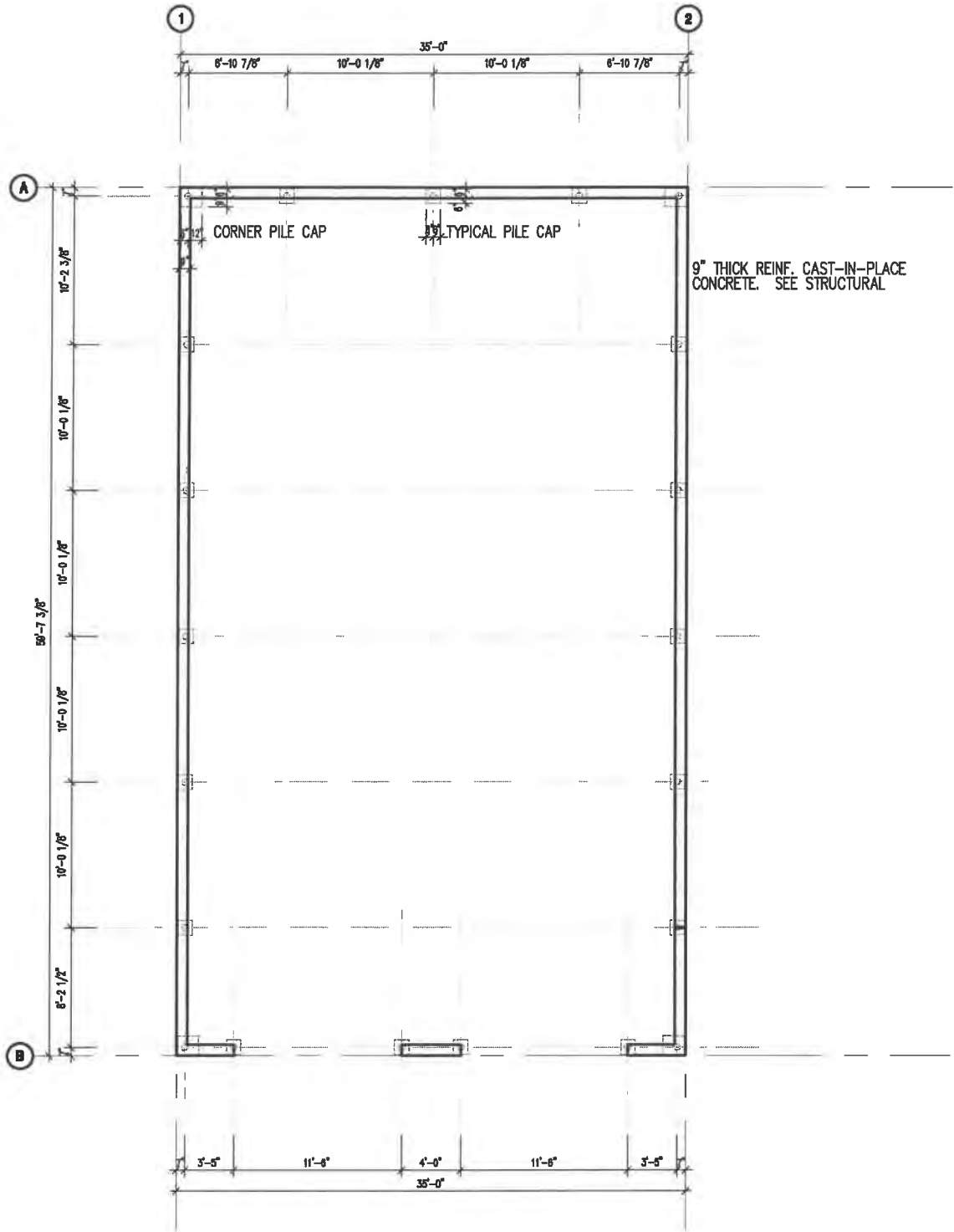


TYPICAL HOLLOW CORE ROOF PANEL SECTION

NOMINAL 48x12 PRE-CAST HOLLOW-CORE CONCRETE ROOF PANEL

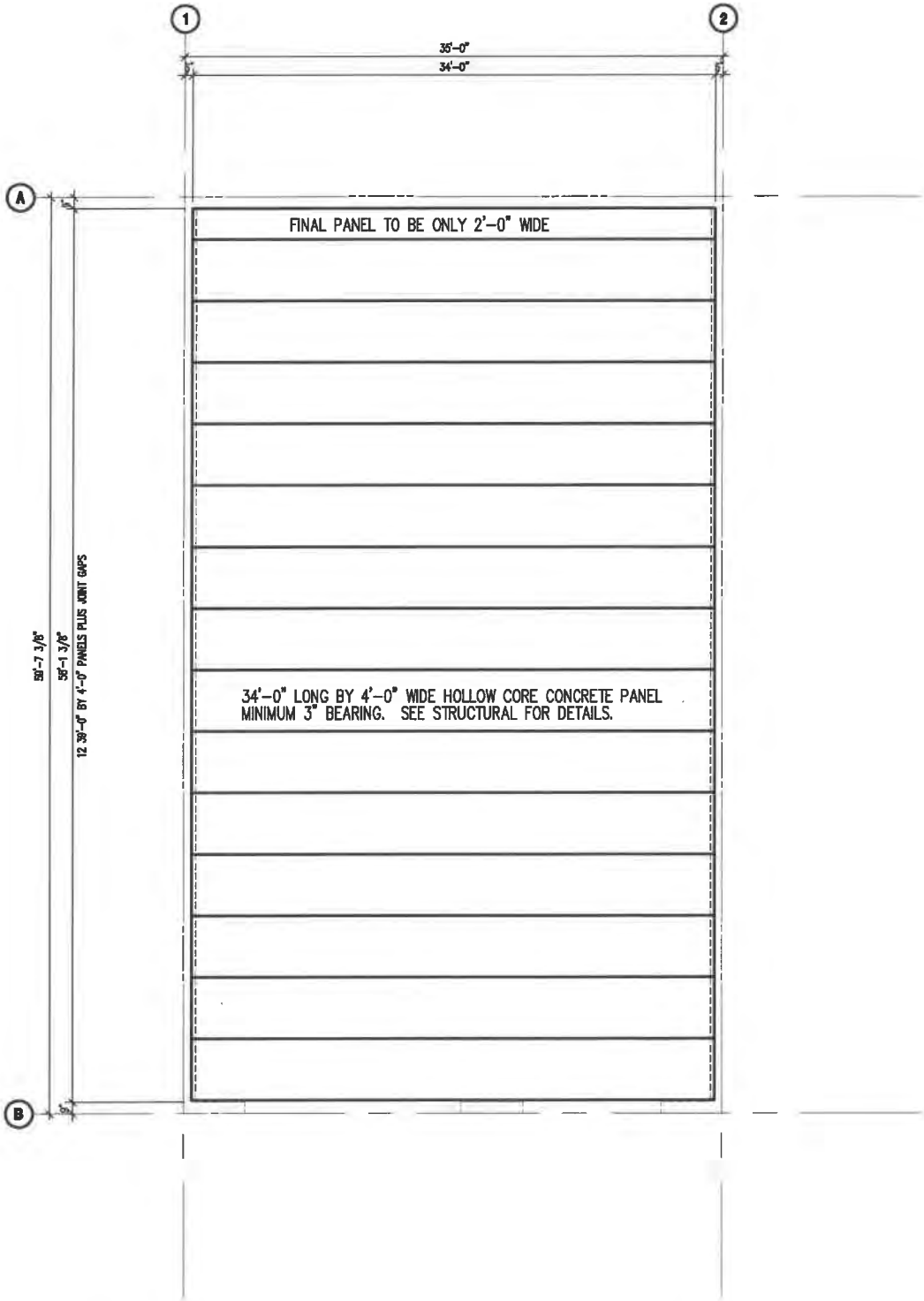


TYPICAL PILE CAP SECTION DETAIL



HEAT BIN BLDG PLAN

3/32"=1'-0"



HEAT BIN BLDG ROOF PLAN

3/32"=1'-0"

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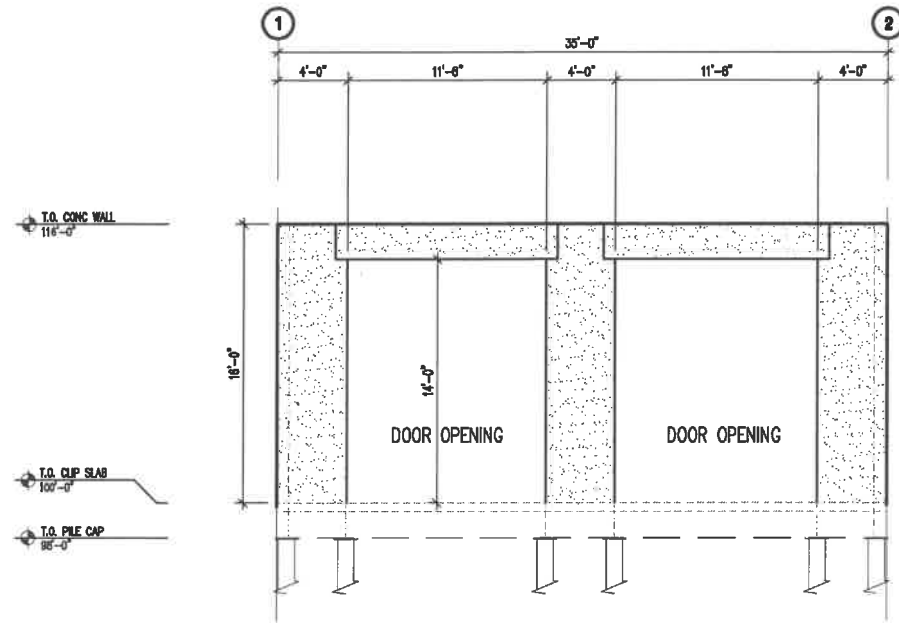
**KNELSEN SAND & GRAVEL
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DWG:

A4 - 100

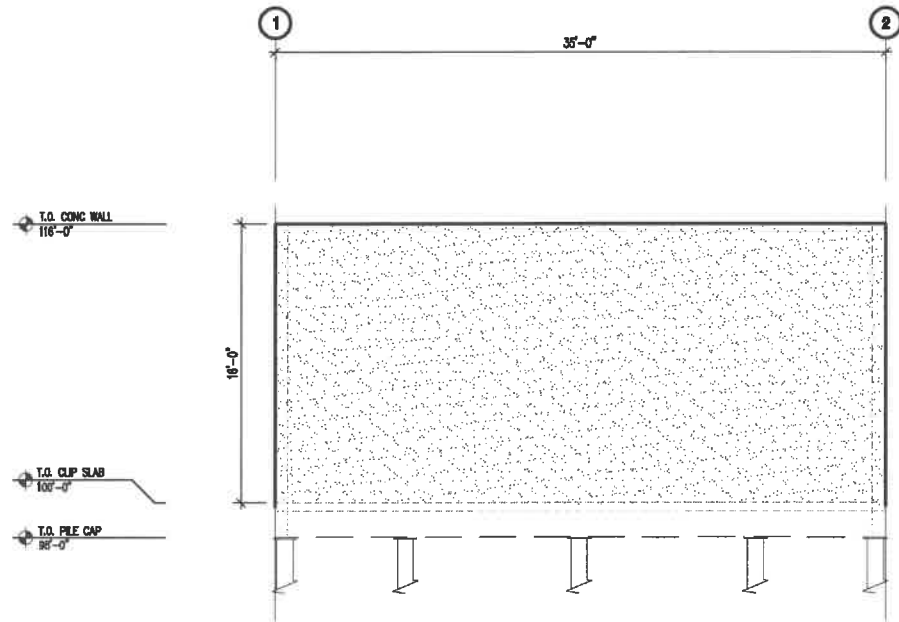
JOB NO: 19-0300



WEST ELEVATION
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"



EAST ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"

Regional Municipality of Wood Buffalo
Development Permit Approval
May 2, 2025

Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page: 21/23

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ISSUED FOR DEVELOPMENT PERMIT APRIL 22, 2019

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HIGHWAY 69
FORT McMURRAY, ALBERTA**

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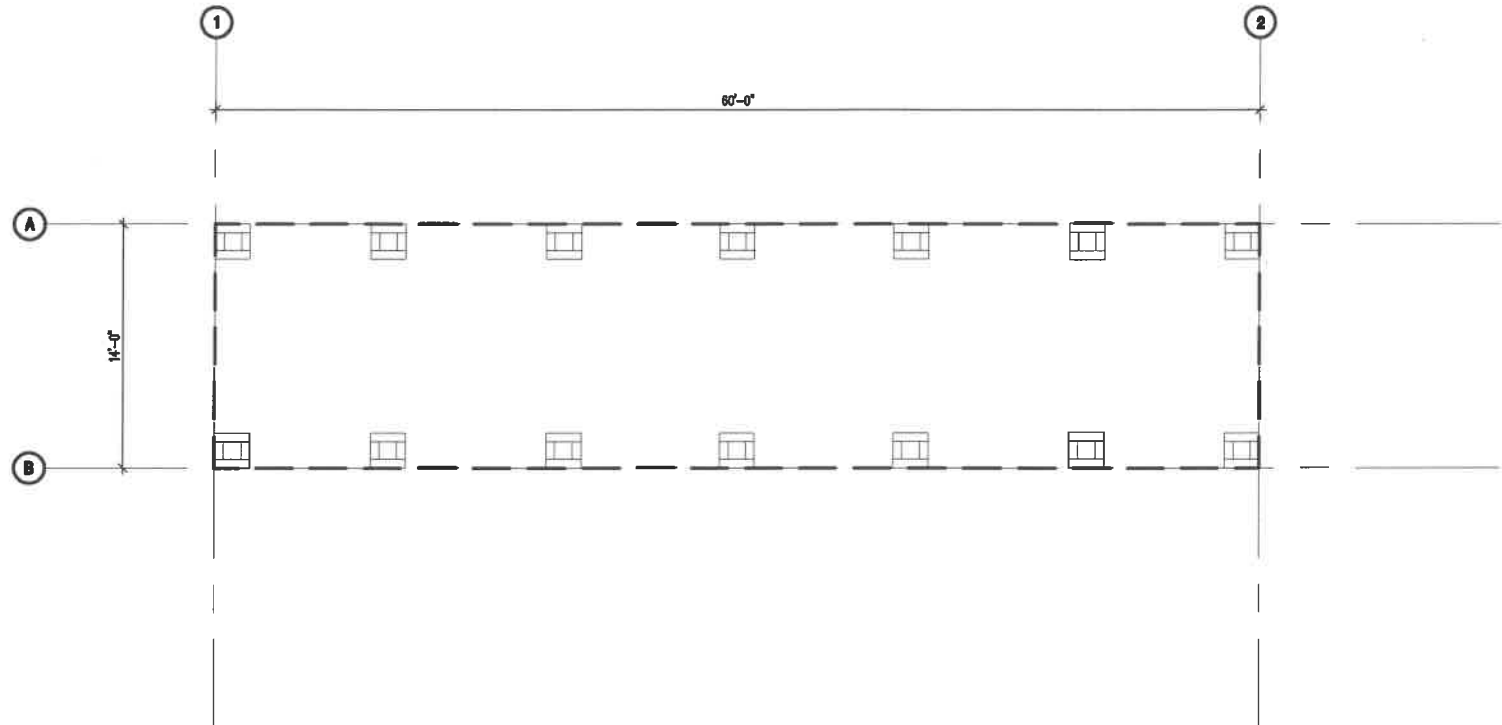
A4 - 120

JOB NO: 19-0300



LAB BLDG BLOCK FOUNDATION PLAN

3/32"=1'-0"



Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

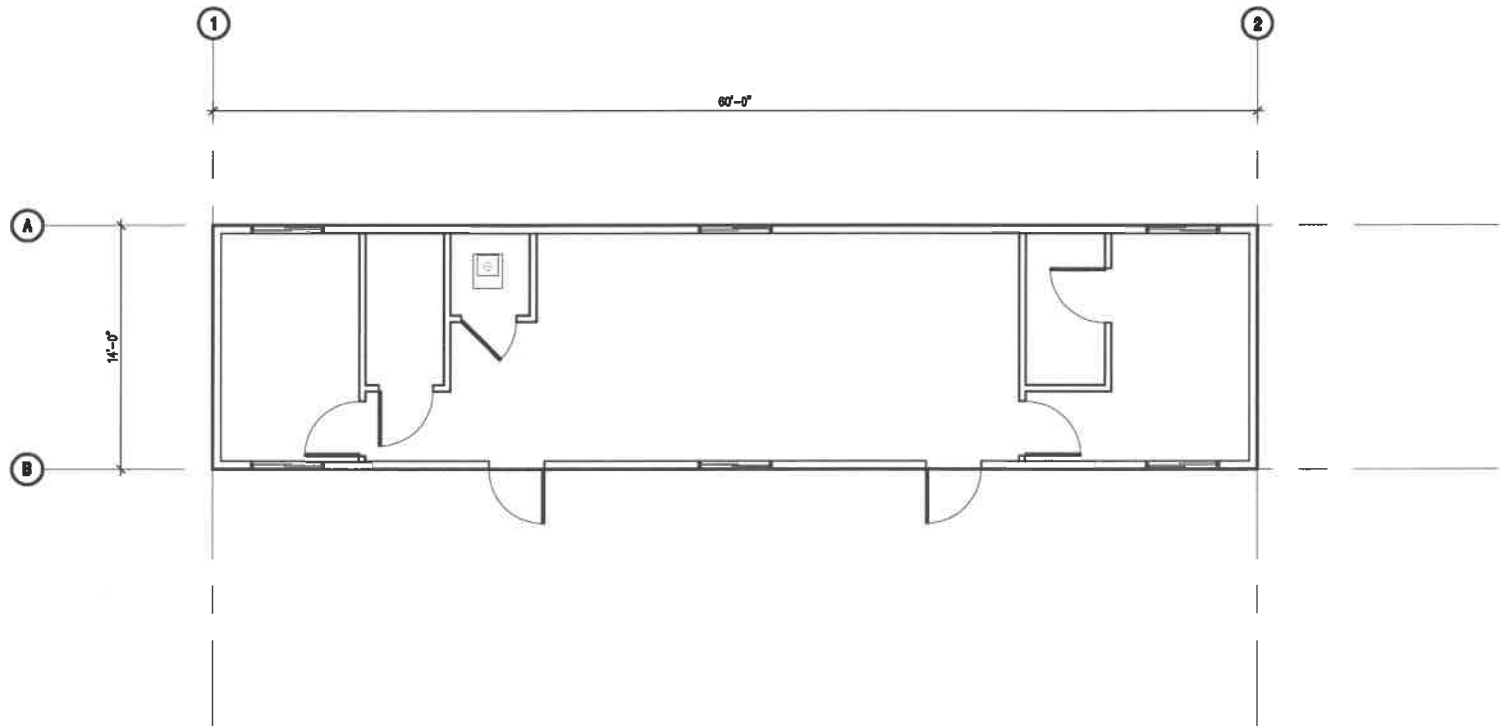
Biolley-Villalobos

Elias Biolley-Villalobos
Development Authority
Development Permit
No: 2025-DP-00106
Page:22/ 23



LAB BLDG FLOOR PLAN

3/32"=1'-0"



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CONSULTANT:



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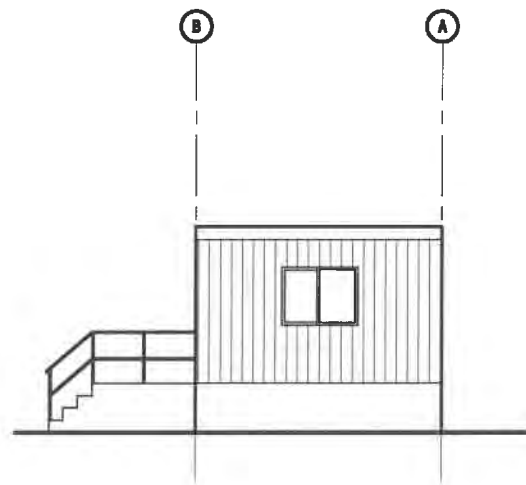
**KNELSEN SAND & GRAVEL
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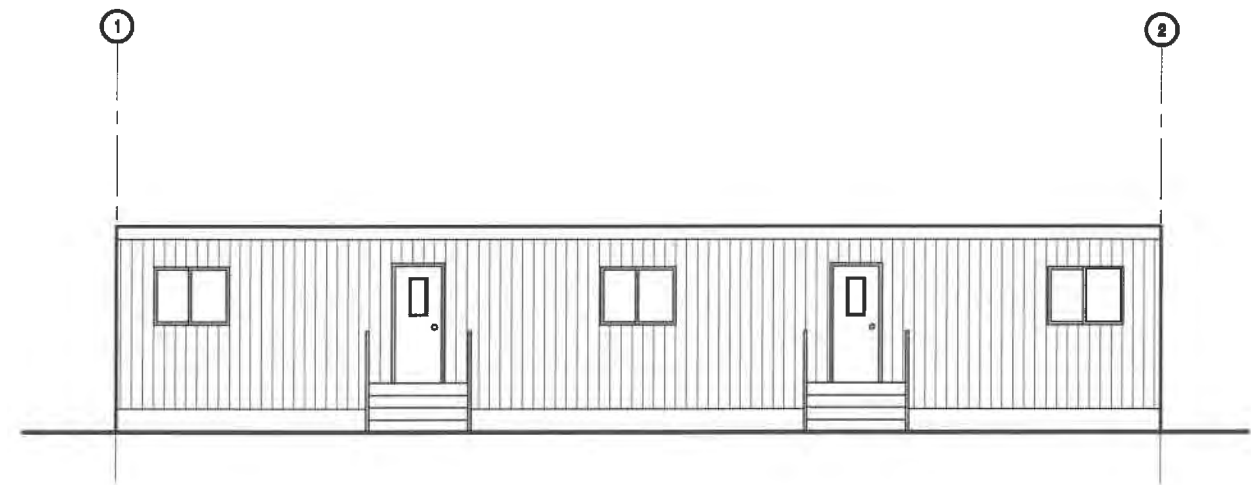
A5 - 100

JOB NO: 19-0300



LAB BLDG SOUTH ELEVATION

3/32"=1'-0"



LAB BLDG WEST ELEVATION

3/32"=1'-0"

Regional Municipality of Wood Buffalo
Development Permit Approval

May 2, 2025

Biolley-Villalobos

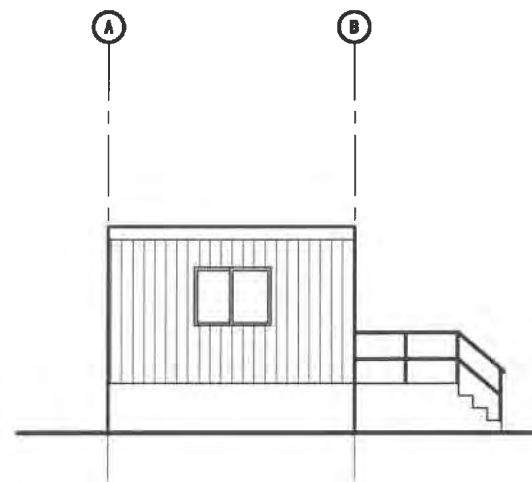
Elias Biolley-Villalobos

Development Authority

Development Permit

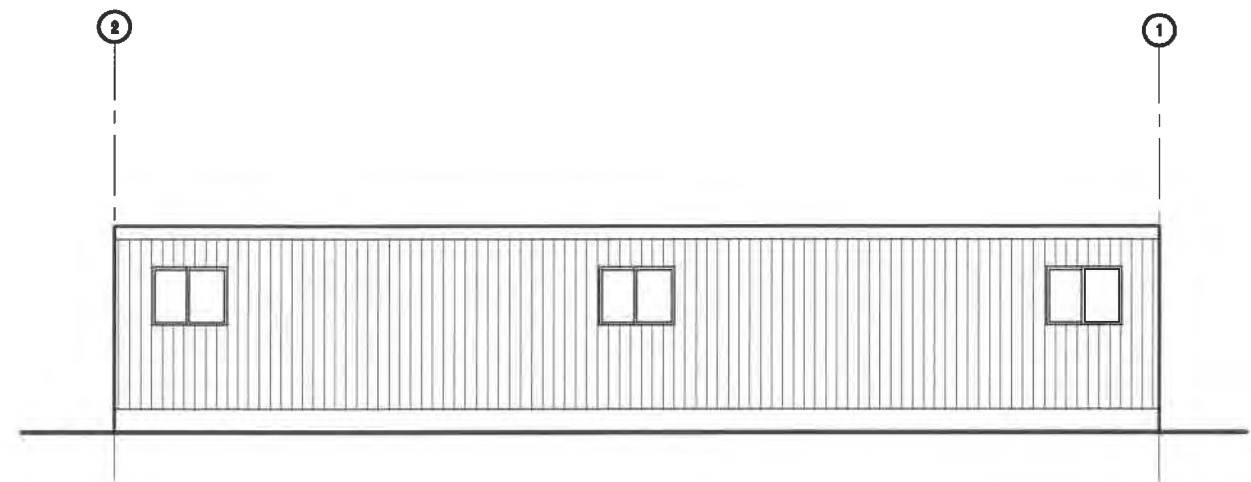
No: 2025-DP-00106

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LAB BLDG NORTH ELEVATION

3/32"=1'-0"



LAB BLDG EAST ELEVATION

3/32"=1'-0"

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SEAL:



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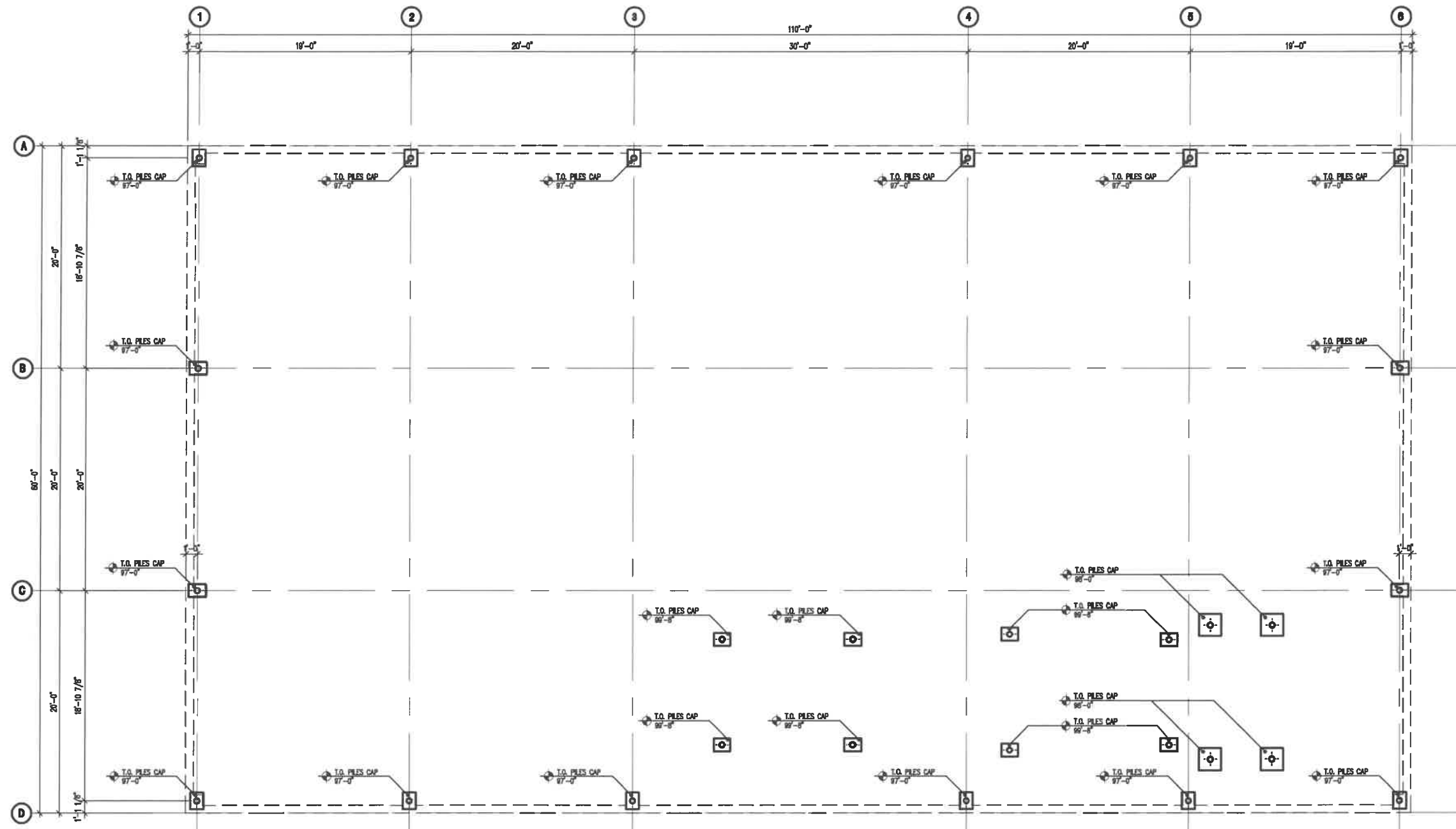
**KNELSEN SAND & GRAVEL
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HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG.

A5 - 120

JOB NO: 19-0300



PILE PLAN

3/32"=1'-0"

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CONSULTANT:

SEAL:



ISSUE:

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**WILLIAM
RUTLEDGE
ARCHITECT**

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PROJECT:

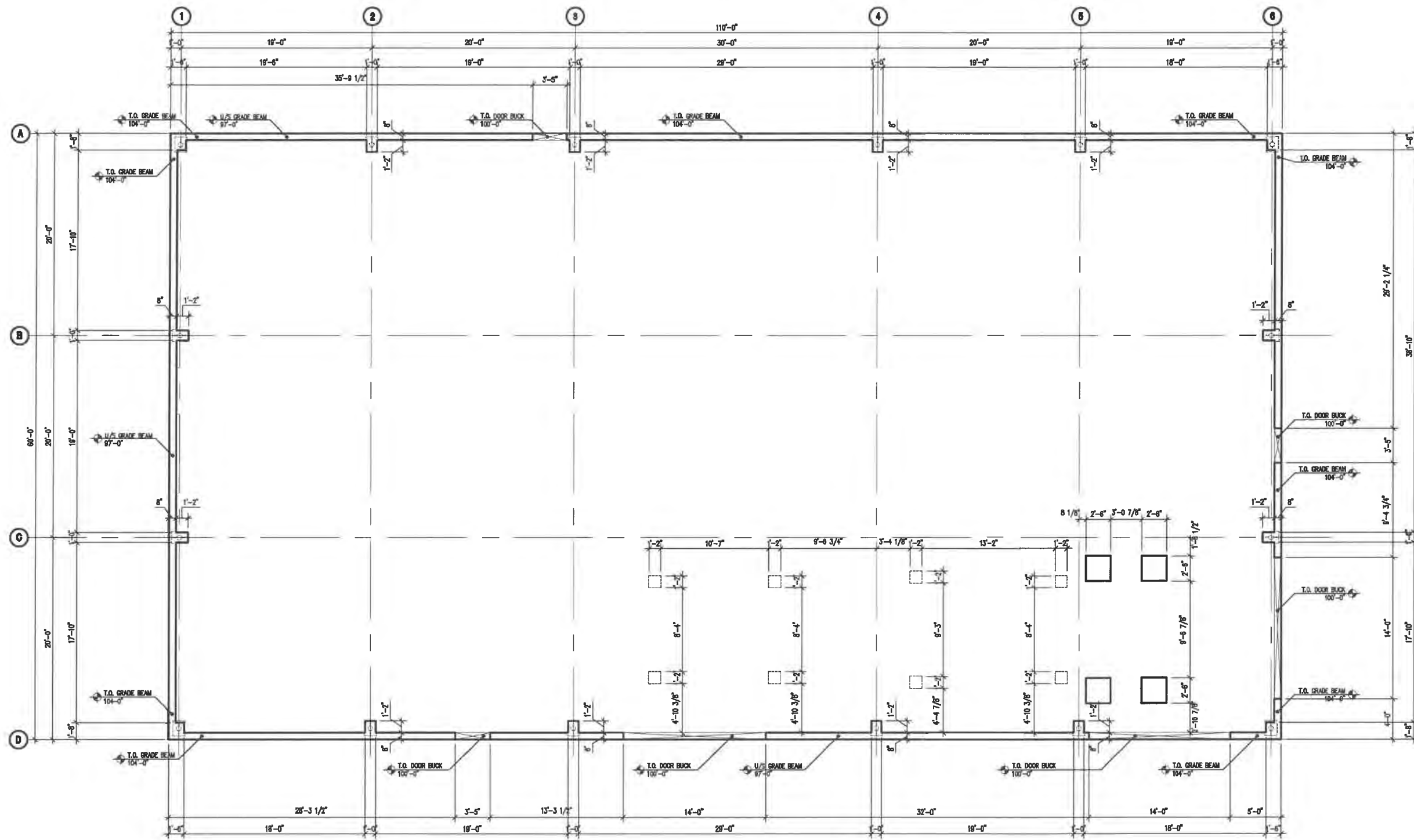
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG:

S2 - 100

JOB NO: 19-0300



GRADE BEAM PLAN

3/32"=1'-0"

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SEAL:



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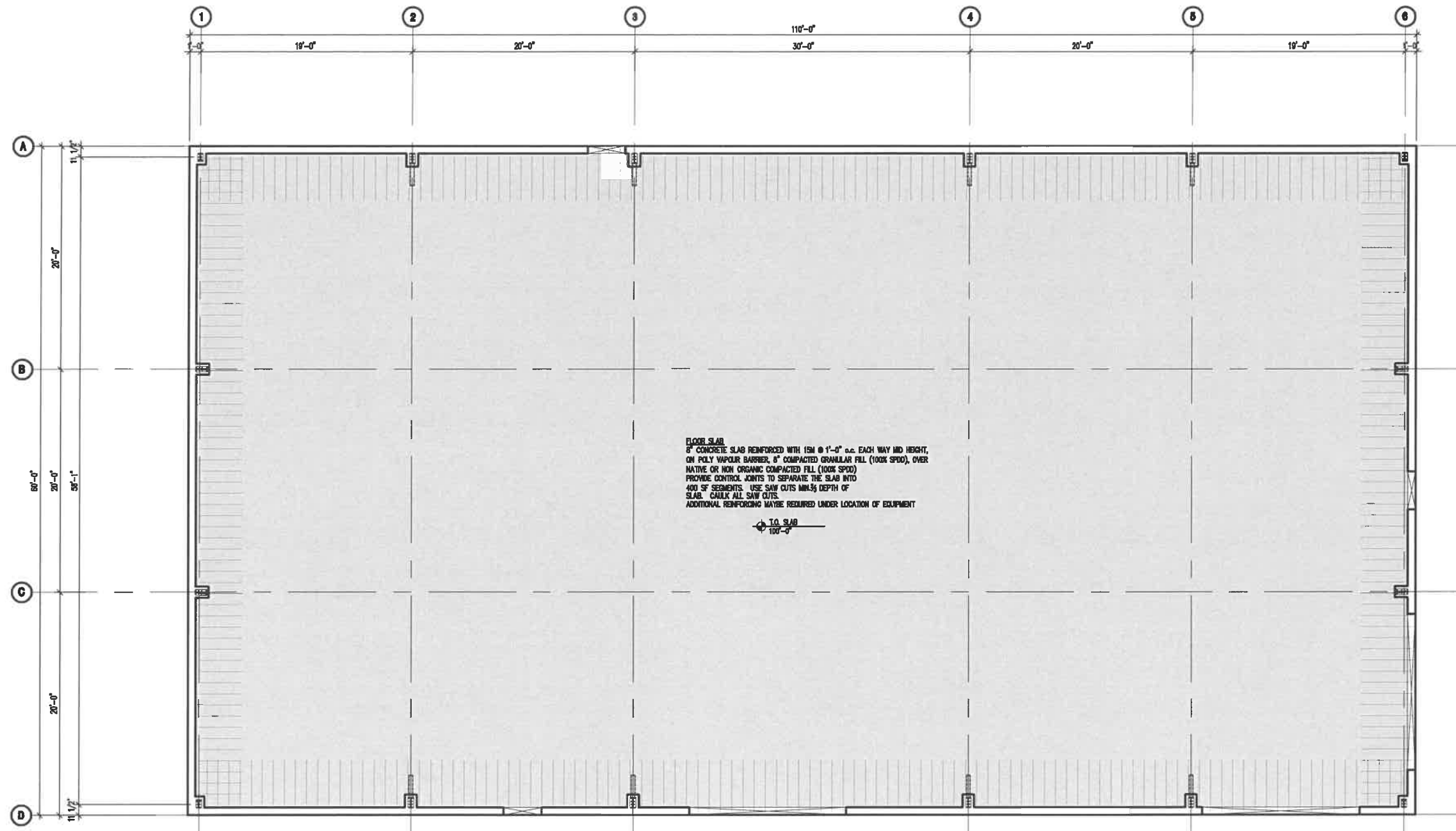
**KNELSEN SAND & GRAVEL
PARCEL 2280855, LOT 2, BLOCK 1, PLAN 020549
HIGHWAY 69
FORT McMURRAY, ALBERTA**

TEL: 1-780-454-3422 FAX: 1-780-482-2921

DWG.

S2 - 101

JOB NO: 19-0300



FLOOR PLAN - 6600 sq.ft

3/32"=1'-0"

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 FORT McMURRAY, ALBERTA**

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DWG.

S2 - 102

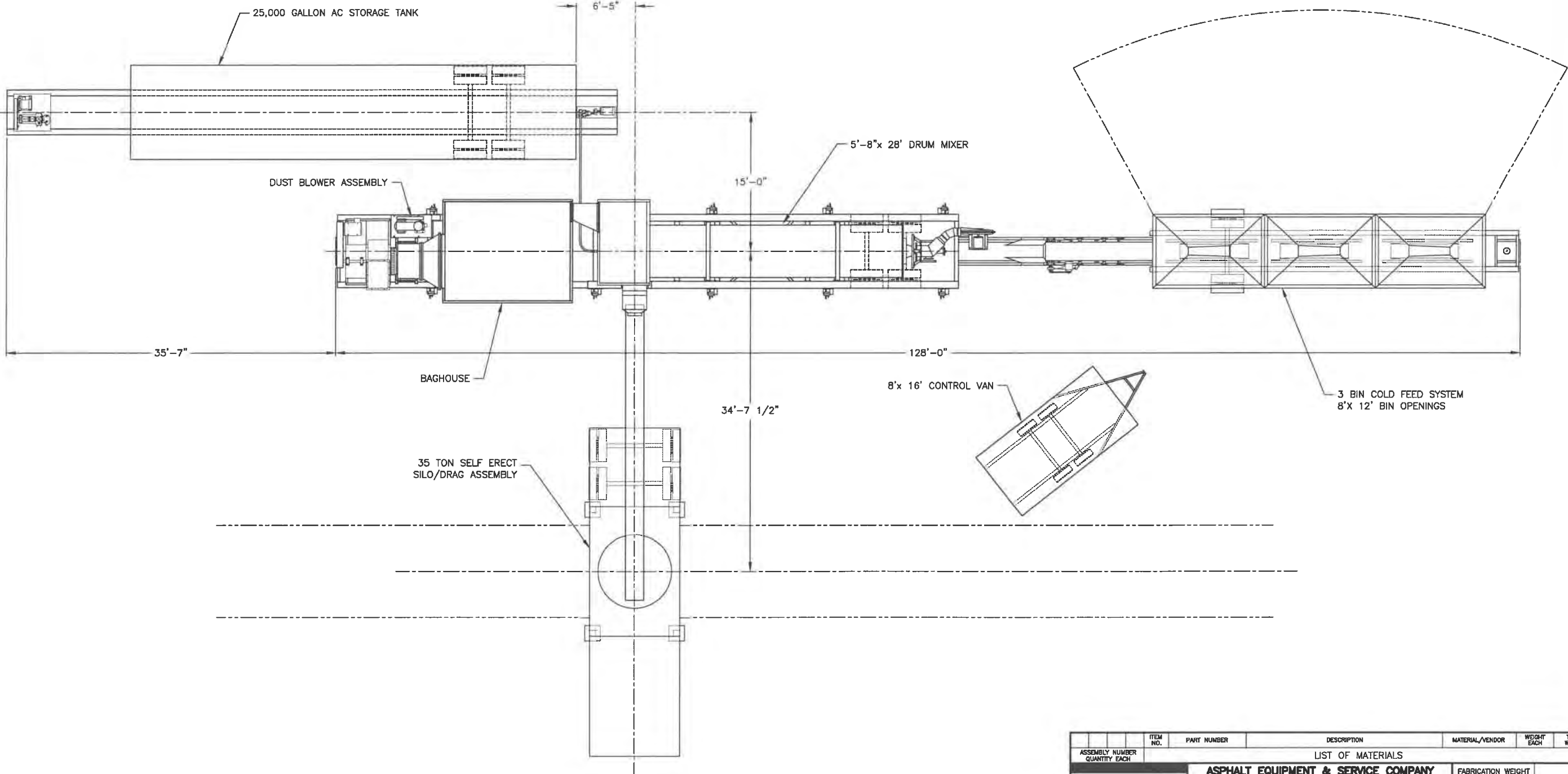
JOB NO: 19-0300

[illegible]

		2	16		36" AESCO/MADSEN DECAL			
		2	15		24"x 30" AESCO/MADSEN MUD FLAP			
		1	14		AESCO/MADSEN SERIAL NO. PLATE			
		1	13		3" THICK INSULATION ASSEMBLY	EXCEL		1900
		1	12		70KW HOT OIL HEATER	PROCESS		1900
		1	11	330-0037-1	TRAILER AIR/ELECTICAL INSTALLATION			100
		1	10	330-0091-1	LANDING GEAR ASSEMBLY			254
		1	9	330-0075-1	TRAILER SUSPENSION ASSEMBLY			3744
		4	8	281-0274-1	TANK SUPPORT ASSEMBLY		508	2032
		1	7	281-0275-1	FRAME ASSEMBLY - GOOSENECK			2480
		1	6	281-0276-1	FRAME ASSEMBLY - REAR DECK			1274
		1	5	281-0277-1	EXTERNAL PIPING ASSEMBLY			2903
		1	4	281-0278-1	INTERNAL PIPING ASSEMBLY			560
		1	3	281-0279-1	TANK SHELL ASSEMBLY			18438
		1	2	281-0280-1	LADDER & PLATFORM ASSEMBLY			375
		-	1	281-0281-1	AC TANK ASSEMBLY			36000

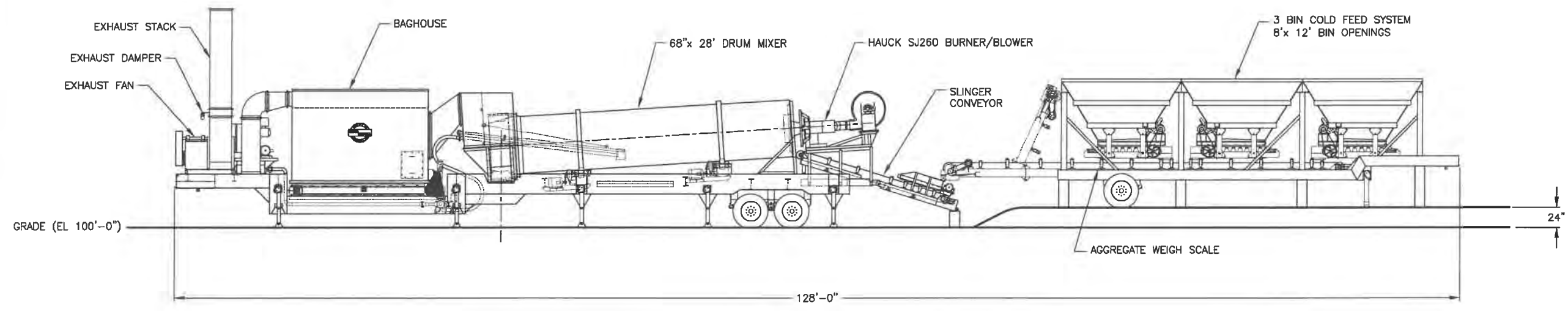
Page 95

REVISIONS			
LTR.	DESCRIPTION	DATE	APPROVED

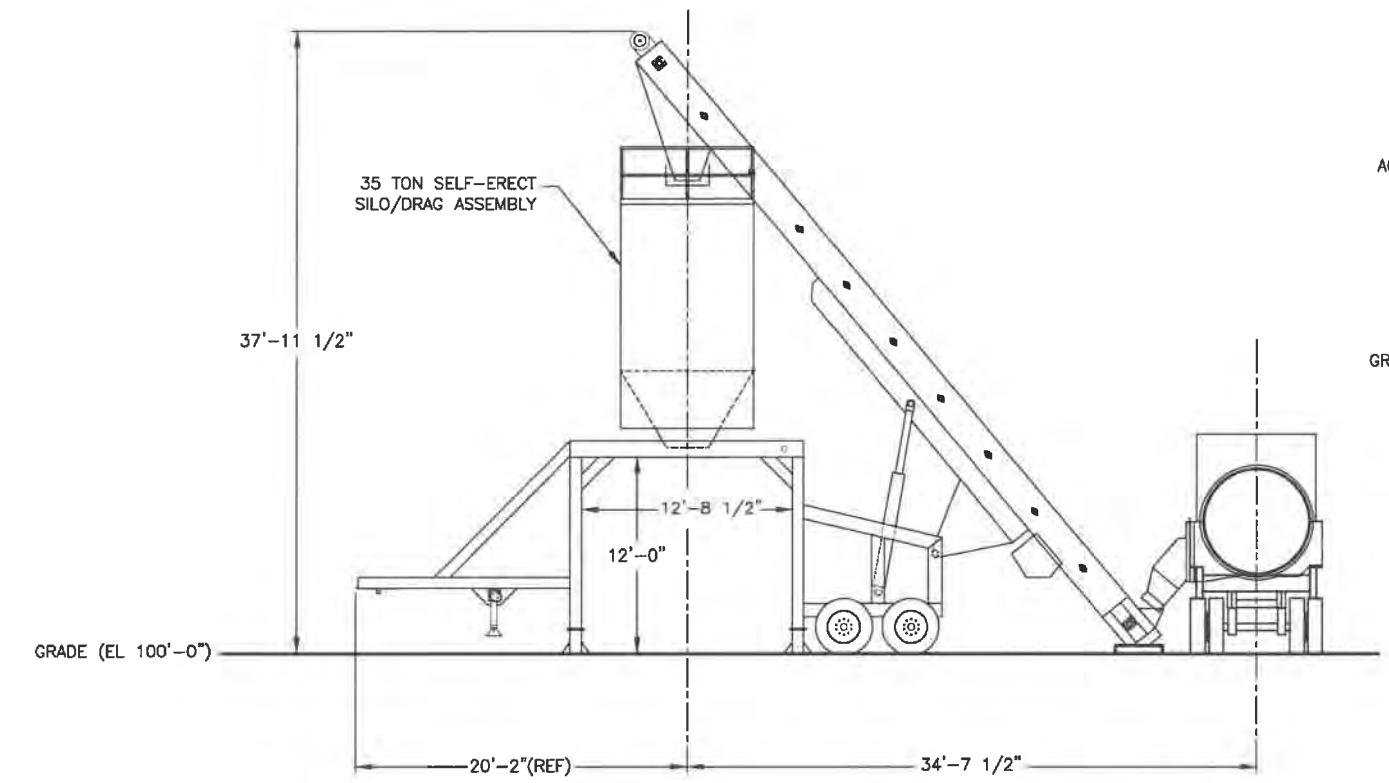


			ITEM NO.	PART NUMBER	DESCRIPTION	MATERIAL/VENDOR	WEIGHT EACH	TOTAL WEIGHT	
ASSEMBLY NUMBER		LIST OF MATERIALS							
QUANTITY EACH									
AESCO		ASPHALT EQUIPMENT & SERVICE COMPANY 1531 20th St. N.W. Auburn, Washington 98001 253-939-4150 253-939-1576 FAX					FABRICATION WEIGHT		
							SHIPPING WEIGHT		
MADSEN		NEXT ASSEMBLY:			FIRST USED ON: J2124			DRWN BY: K.L.KIRBY	
		SUPERSEDES:			TOLERANCE, EXCEPT AS NOTED:			APPD BY:	
<u>PROPRIETARY NOTICE</u>									
THE INFORMATION CONTAINED HEREIN IS PROPRIETARY AND SHALL NOT BE REPRODUCED OR DISCLOSED IN WHOLE OR IN PART, NOR USED FOR ANY DESIGN OR MANUFACTURING PURPOSE, UNLESS AUTHORIZED IN WRITING BY ASPHALT EQUIPMENT & SERVICE CO.		PORTABLE DRUM MIX PLANT LAYOUT							
		DM SERIES 6828 W/BAGHOUSE - KNELSON S & G							
		SCALE:	DATE:	DWG. NO.	AES-320-0136				SHT 1 OF 3
		3/16"=1'	5/14/00						REV.

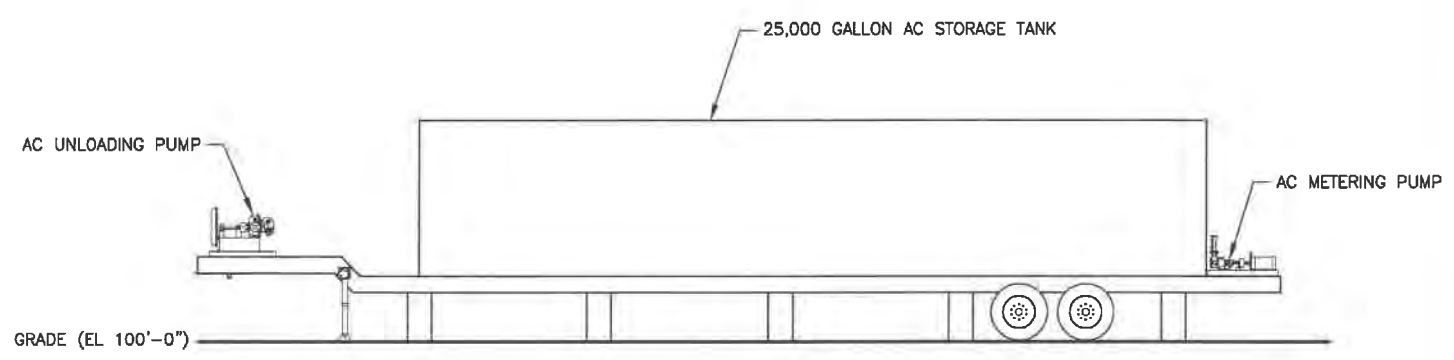
REVISIONS			
LTR.	DESCRIPTION	DATE	APPROVED



DRUM MIXER/COLD FEED ELEVATION VIEW



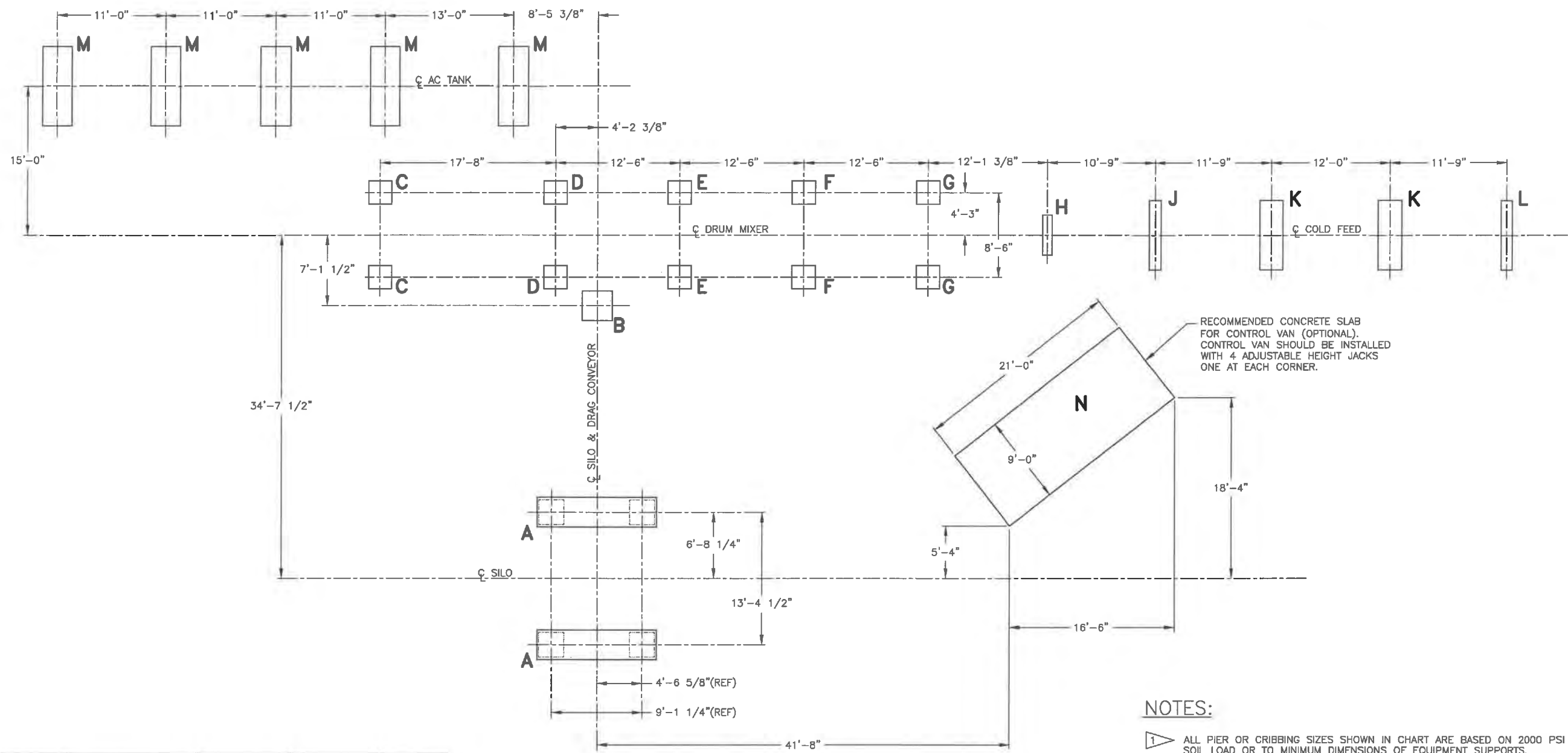
DRAG CONVEYOR/HOT MIX SILO ELEVATION VIEW



AC STORAGE TANK ELEVATION VIEW

ITEM NO.		PART NUMBER		DESCRIPTION		MATERIAL/VENDOR		WEIGHT EACH		TOTAL WEIGHT	
ASSEMBLY NUMBER		LIST OF MATERIALS									
QUANTITY EACH								FABRICATION WEIGHT			
 MADSEN		ASPHALT EQUIPMENT & SERVICE COMPANY						SHIPPING WEIGHT			
		1531 20th St. N.W. Auburn, Washington 98001 253-939-4150 253-939-1576 FAX									
NEXT ASSEMBLY:		FIRST USED ON: J2124				DRWN BY: K.L.KIRBY					
SUPERSEDES:		TOLERANCE, EXCEPT AS NOTED:				APPD BY:					
<u>PROPRIETARY NOTICE</u>											
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		DM SERIES 6828 W/BAGHOUSE - KNELSON S & G									
		SCALE:		DATE:		DWG. NO.		SHT 2 OF 3		REV.	
		3/16"=1'		5/14/00		AES-320-0136					

REVISIONS			
LTR.	DESCRIPTION	DATE	APPROVED

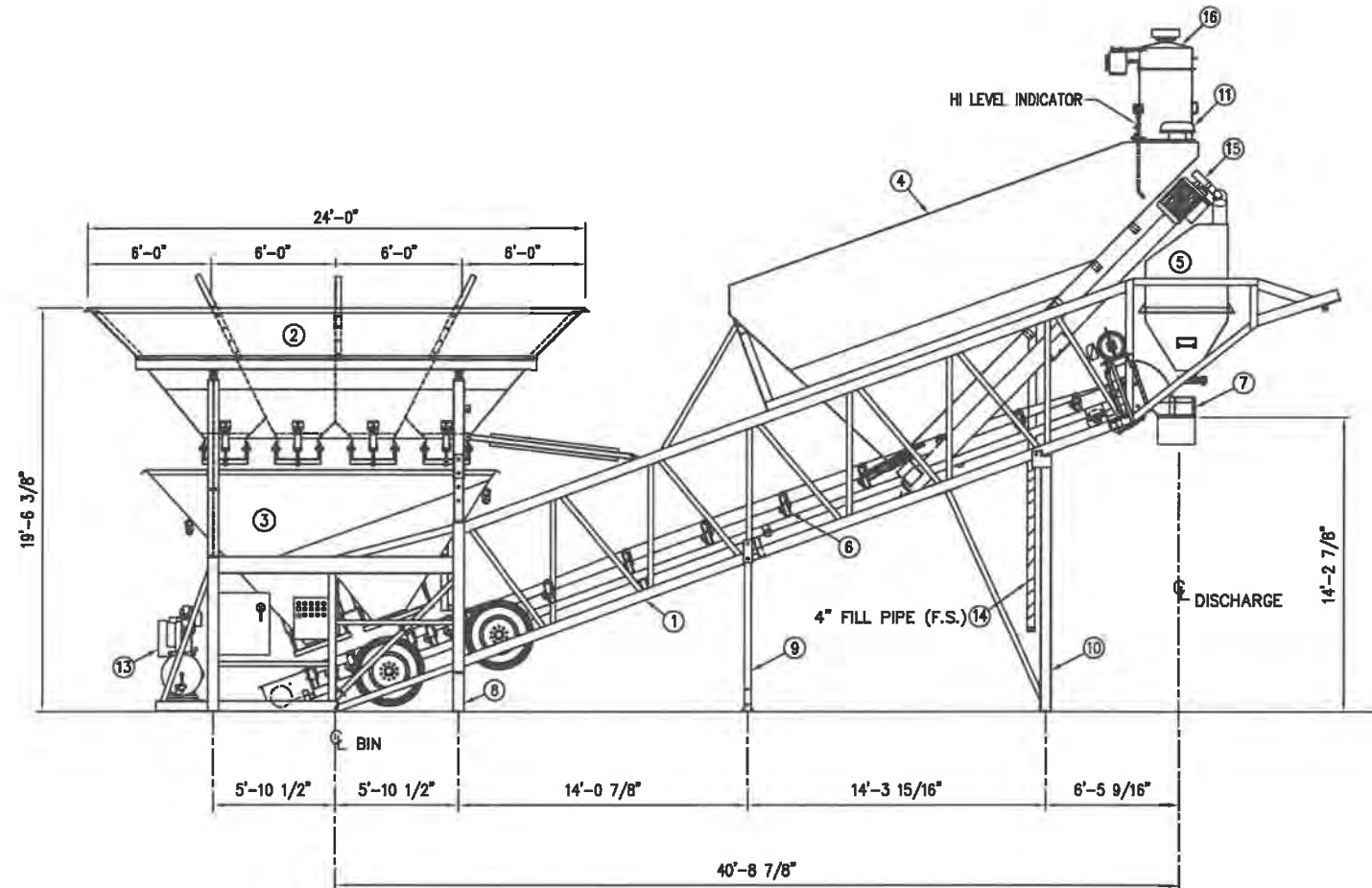
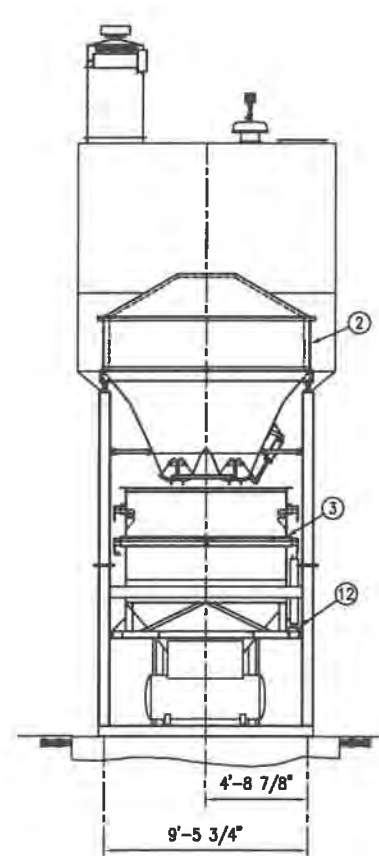
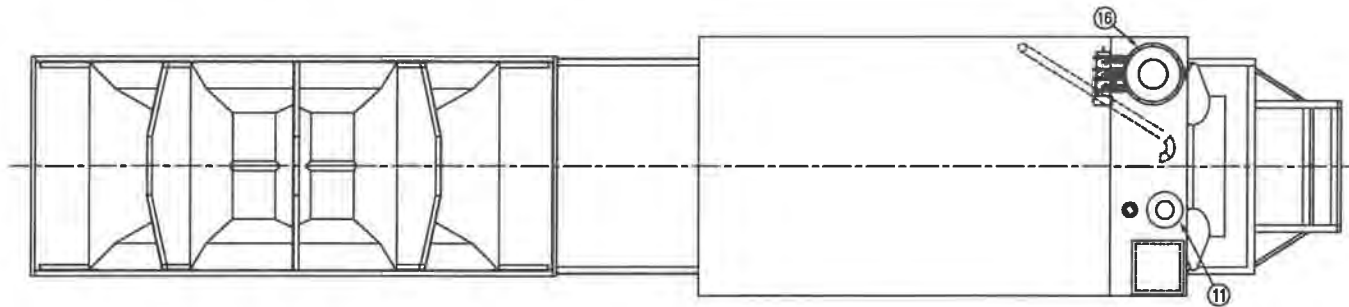


PIER		DESCRIPTION	MINIMUM PIER SIZE ¹	PIER ELEVATION ²	LIVE LOAD PER PIER
LTR	QTY				
A	2	HOT MIX SILO	36"x 144"	100'-0"	60,000
B	1	DRAG SLAT CONVEYOR	36"x 36"	100'-6"	17,500
C	2	DRUM MIXER	24"x 24"	100'-0"	10,000
D	2	DRUM MIXER	24"x 24"	100'-0"	10,000
E	2	DRUM MIXER	24"x 24"	100'-0"	10,000
F	2	DRUM MIXER	24"x 24"	100'-0"	10,000
G	2	DRUM MIXER	24"x 24"	100'-0"	10,000
H	1	SLINGER CONVEYOR	12"x 48"	101'-6"	2,000
J	1	COLD FEED	14"x 84"	104'-9" ³	15,500
K	2	COLD FEED	28"x 84"	104'-9" ³	31,000
L	1	COLD FEED	14"x 84"	106'-1" ³	15,500
M	5	AC STORAGE TANK	36"x 96"	103'-0"	46,800
N	1	CONTROL VAN	108"x 252"	100'-0"	10,000

ASPHALT PLANT
FOOTING LAYOUT

- NOTES:
- 1 ALL PIER OR CRIBBING SIZES SHOWN IN CHART ARE BASED ON 2000 PSI SOIL LOAD OR TO MINIMUM DIMENSIONS OF EQUIPMENT SUPPORTS. ALL PIER INFORMATION IS FOR REFERENCE ONLY. IT IS THE CUSTOMERS RESPONSIBILITY FOR ALL PIER DESIGN, CONSTRUCTION AND INSTALLATION.
 - 2 BASE LINE ELEVATION (GROUND) = 100'-0". ALL ELEVATIONS SHOWN IN CHART ARE TO TOP OF PIER OR CRIBBING.
 - 3 NOTE THAT TOP HEIGHT OF COLD FEED CRIBBING INCLUDES 24" HIGH ELEVATED MOUND (SEE SHEET 2).

			ITEM NO.	PART NUMBER	DESCRIPTION	MATERIAL/VENDOR	WEIGHT EACH	TOTAL WEIGHT
ASSEMBLY NUMBER QUANTITY EACH			LIST OF MATERIALS					
AESCO MADSEN			ASPHALT EQUIPMENT & SERVICE COMPANY 1531 20th St. N.W. Auburn, Washington 98001 253-939-4150 253-939-1576 FAX				FABRICATION WEIGHT	
							SHIPPING WEIGHT	
PROPRIETARY NOTICE THE INFORMATION CONTAINED HEREIN IS PROPRIETARY AND SHALL NOT BE REPRODUCED OR DISCLOSED IN WHOLE OR IN PART, NOR USED FOR ANY DESIGN OR MANUFACTURING PURPOSE, UNLESS AUTHORIZED IN WRITING BY ASPHALT EQUIPMENT & SERVICE CO.			NEXT ASSEMBLY:		FIRST USED ON: J2124		DRWN BY: K.L.KIRBY	
			SUPERSEDES:		TOLERANCE, EXCEPT AS NOTED:		APPD BY:	
			PORTABLE DRUM MIX PLANT LAYOUT DM SERIES 6828 W/ BAGHOUSE - KNELSON S & G					
			SCALE: 3/16"=1'		DATE: 5/14/01		DWG. NO. AES-320-0136	

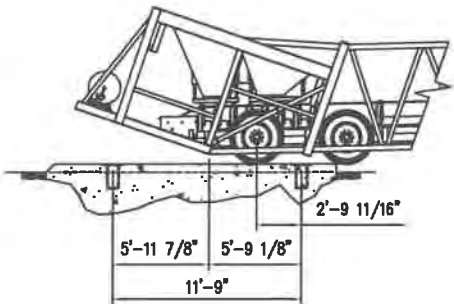
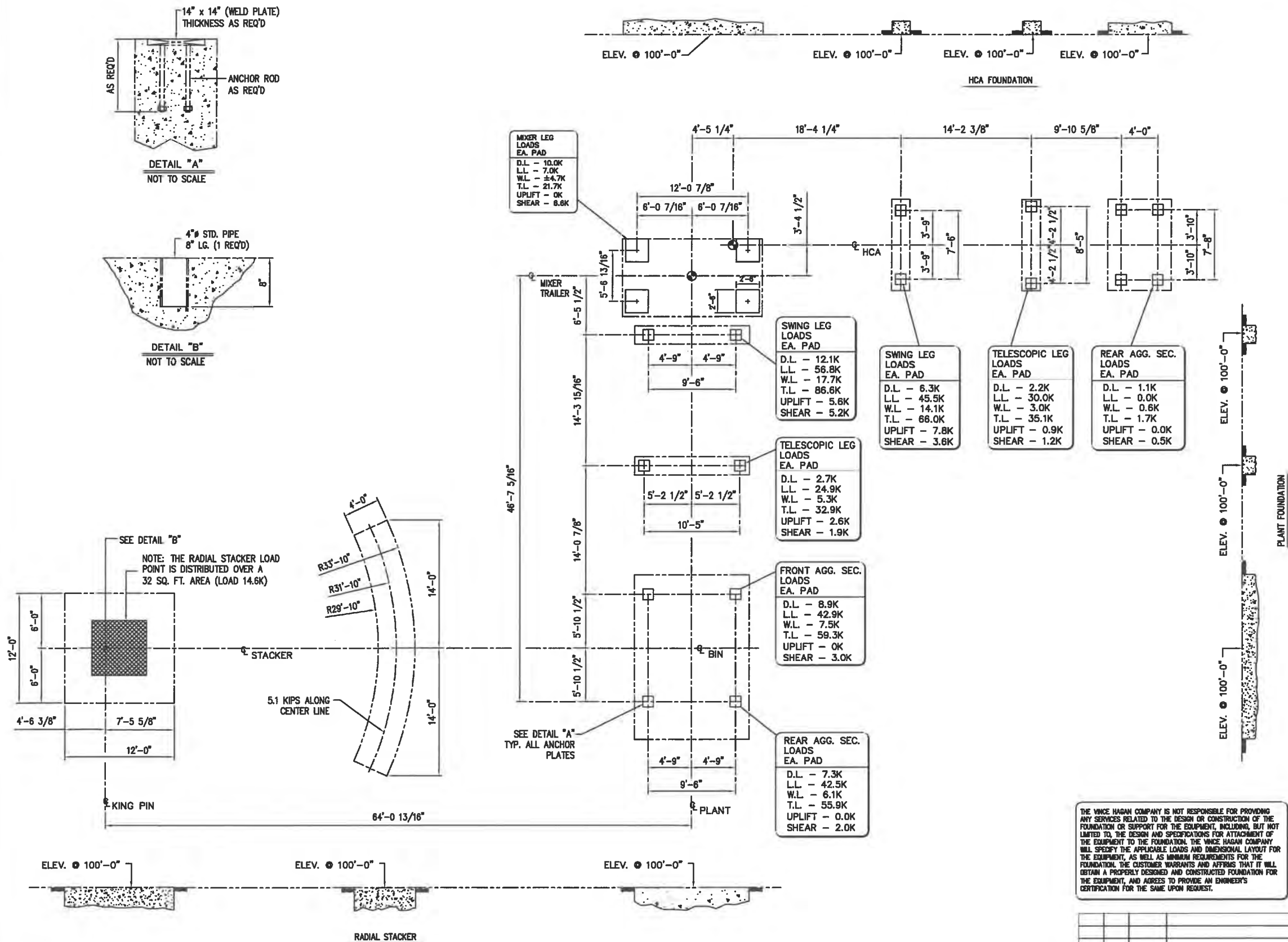


BILL OF MATERIALS

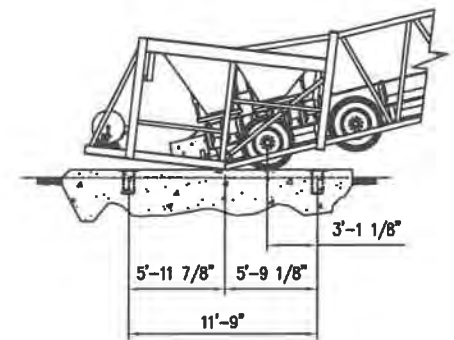
ITEM	QTY.	DESCRIPTION	REMARKS
1	1	HT TRUSS ASSEMBLY	N-400
2	1	AGGREGATE BIN 65 TON 4-COMP	N-425Q
3	1	AGGREGATE WEIGH BATCHER, 12 CU YD	N-471
4	1	CEMENT SILO 400 BBL W/ HIGH LEVEL INDICATOR	N-935
5	1	CEMENT WEIGH BATCHER 12 CU. YD. 111 CU FT	N-54A
6	1	INTRUSS CONVEYOR 30" W/ 20 HP DRIVE	N-923
7	1	30" DISCHARGE HOOD	N-188
8	2	STUB LEG	N-400-1
9	1	TELESCOPIC LEG ASS'Y	N-419
10	1	SWING LEG ASS'Y	N-419
11	1	POP OFF RELIEF VALVE	WAM
12	1	3" BADGER WATER METER	N-957
13	1	10 HP COMPRESSOR W/ 120 GAL TANK	N-967BA
14	1	4" FILL PIPE W/ CAMLOCK FITTING & FLEX HOSE	N-964
15	2	10" CEMENT FEEDER W/ 15 HP DRIVES	N-11
16	1	VH-245 DUST COLLECTOR	D0245A01
17			
18			

MADE FROM	REV.	THE VINCE HAGAN COMPANY
JOB# 070628		DALLAS, TEXAS
OWNER	STEVENSON EQUIPMENT	
DIST.		
MODEL NO.	HT-12400B-65/4	
TITLE	GENERAL ARRANGEMENT	
DWN. BY	CHKD. BY	DATE REL.
LOOGLER	8/3/07	8/3/07
SCALE	1/4"=1'-0"	
DRAWING NO.	HTCA0098	

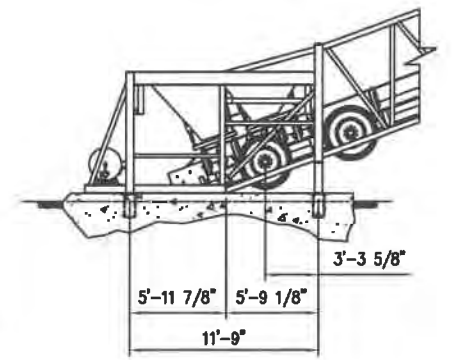
REV.	BY	DATE	DESCRIPTION



STEP ONE



STEP TWO



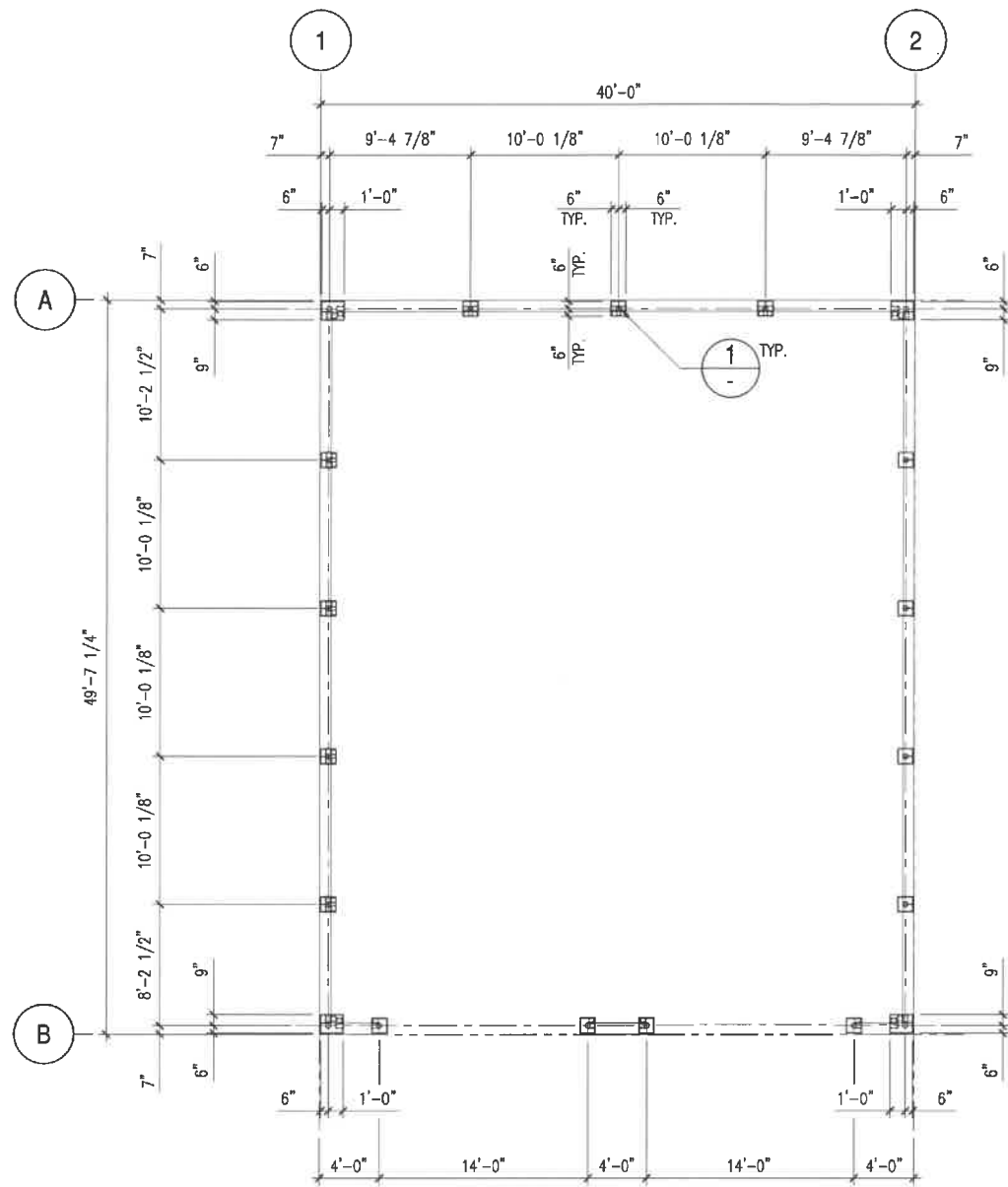
STEP THREE

- NOTES:
- 1) ALL LOADS ARE GIVEN IN KIPS: 1 KIP = 1000 lbf
 - 2) ALL ELEVATIONS GIVEN ARE TOP OF PLATE WITH A BENCH ELEVATION OF 100'-0" (FINISHED GRADE).
 - 3) ALL DIMENSIONS ARE TO THE CENTERS OF THE SQUARE EMBEDDED PLATES U.N.O..
 - 4) ALL FOUNDATIONS ARE SHOWN IN PHANTOM, ANY FOUNDATION DIMENSIONS ARE SUGGESTIONS ONLY.
 - 5) TOP OF EMBEDDED PLATES AND TOP OF CONCRETE ELEVATIONS ARE EQUAL U.N.O..
 - 6) PORTABLE VINCE HAGAN CO. EQUIPMENT SHALL NOT BE WELDED TO THE EMBEDDED PLATES.
 - 7) THE PURCHASER MUST DETERMINE SOIL BEARING VALUE AND DESIGN ALL FOUNDATIONS.
 - 8) VINCE HAGAN CO. ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR STRENGTH OF FOUNDATIONS OR FOR EXPENSES IN ERECTION DUE TO INACCURATE FIELD / FOUNDATION WORK.

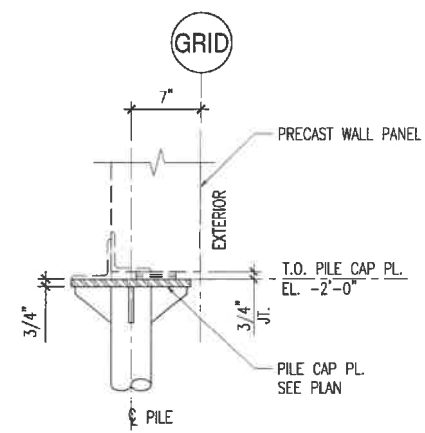
THE VINCE HAGAN COMPANY IS NOT RESPONSIBLE FOR PROVIDING ANY SERVICES RELATED TO THE DESIGN OR CONSTRUCTION OF THE FOUNDATION OR SUPPORT FOR THE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND SPECIFICATIONS FOR ATTACHMENT OF THE EQUIPMENT TO THE FOUNDATION. THE VINCE HAGAN COMPANY WILL SPECIFY THE APPLICABLE LOADS AND DIMENSIONAL LAYOUT FOR THE EQUIPMENT, AS WELL AS MINIMUM REQUIREMENTS FOR THE FOUNDATION. THE CUSTOMER WARRANTS AND AFFIRMS THAT IT WILL OBTAIN A PROPERLY DESIGNED AND CONSTRUCTED FOUNDATION FOR THE EQUIPMENT, AND AGREES TO PROVIDE AN ENGINEER'S CERTIFICATION FOR THE SAME UPON REQUEST.

REV.	BY	DATE	DESCRIPTION
A	JL	10/8/09	ADDED 4 1/2 YARD MIXER

MADE FROM	REV.	THE VINCE HAGAN COMPANY DALLAS, TEXAS
JOB# 090121		
OWNER		KNELSEN SAND & GRAVEL
DIST.		
MODEL NO.		HT-12400B-65/4, HCA-400, 30" x 65" RADIAL STACKER
TITLE		PLANT FOUNDATION
DWN. BY	CHKD. BY	DATE REL.
2/10/08		2/11/09
SCALE		3/16"=1'-0"
DRAWING NO.		HTBF0113



PLAN
SCALE: 1"=1'-0"



1 DETAIL
SCALE: 1"=1'-0"



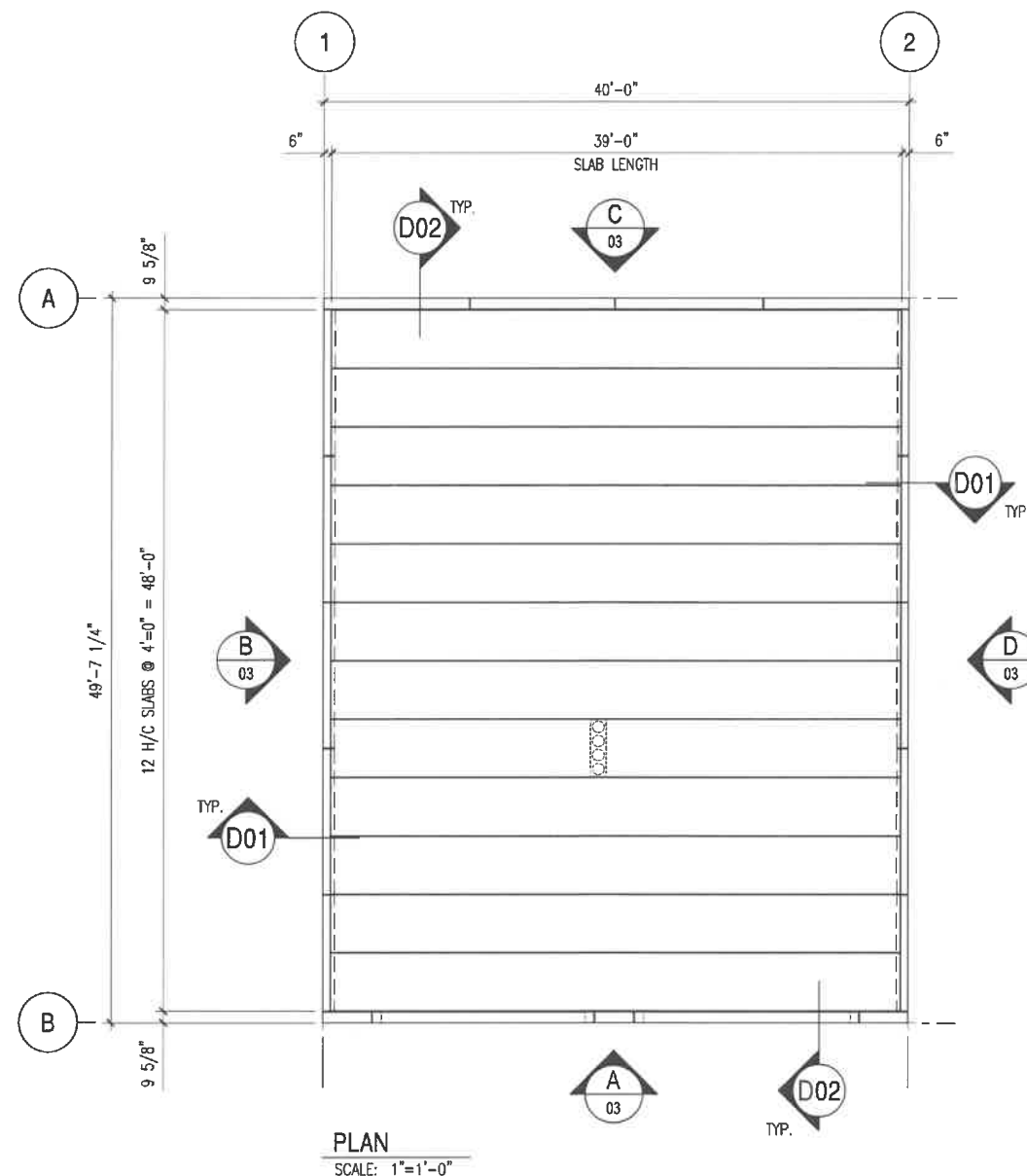
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-	-	-	-

FOUNDATION LAYOUT
& DETAILS

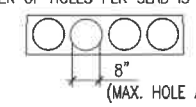
KNELSEN WASH-OUT BUILDING
CALGARY, AB

KN
KNELSEN SAND & GRAVEL LTD

DRAWN BY HX	CHECKED BY	DWG. No. -00-L01
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GENERAL NOTES FOR 12" HOLLOW-CORE

- HOLLOW-CORE UNITS ARE DESIGNED IN ACCORDANCE WITH CSA-A23.3-2004 FOR THE FOLLOWING SPECIFIED LOADS:
 - UNLESS NOTED OTHERWISE, BEARING LENGTH FOR HOLLOW-CORE SLABS SHALL BE 3".
 - HOLES UP TO THE MAXIMUM DIMENSION SHOWN BELOW MAY BE CUT IN THE FIELD AT VOID LOCATIONS, ONLY WITHIN L/5 FROM EACH END. MAXIMUM NUMBER OF HOLES PER SLAB IS 3 FOR 12" SLABS.
- 
- (MAX. HOLE AT VOIDS)
- CUTTING OF HOLES FURTHER FROM THE SLAB SUPPORT THAN L/5 AND CUTTING OF SLAB WEBS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY ARMTEC.
 - CAMBER WILL OCCUR IN SLABS AND WILL VARY WITH AGE AND LOADING CONDITIONS. THE DIFFERENTIAL CAMBER BETWEEN ADJACENT SLABS CAN BE MINIMIZED BY SHORING PRIOR TO GROUTING.
 - IF THERE IS A DANGER OF WATER BEING TRAPPED IN THE VOIDS AFTER ERECTION, EACH VOID SHOULD BE DRILLED AT THE ENDS OF THE SLABS FOR DRAINAGE.
 - HANDLING: SLABS TO BE HANDLED IN A HORIZONTAL PLANE AT ALL TIMES
 - THE PURPOSE OF THIS/THESE DRAWING(S) IS TO PROVIDE COORDINATION BETWEEN ARMTEC STANDARD PRACTICES AND THE CONTRACTOR
 - DESIGN OF PRECAST CONNECTIONS IS THE RESPONSIBILITY OF THE ENGINEER RESPONSIBLE FOR BUILDING STABILITY.
 - ARMTEC IS NOT RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF WORK SUPPORTING THE PRECAST UNITS WHEN SUPPLIED AND INSTALLED BY OTHERS.
 - BEARING SURFACES MUST BE SMOOTH, LEVEL AND WITHIN A TOLERANCE OF $\pm(1/8")$ OF ELEVATIONS SHOWN AND SWEEPED CLEAN PRIOR TO ERECTION.
 - ERECT PRECAST UNITS WITH MARK NUMBERS ON UNITS ORIENTED TO MARK NUMBER LOCATIONS SHOWN ON THE DRAWINGS.
 - PRIOR TO PLACING TOPPING, PREPARE THE SURFACE OF THE PRECAST DECK UNITS IN ACCORDANCE WITH CAN/CSA-A23.1-04 CLAUSE 7.6.
 - BEARING STRIPS AND VOID PLUGS TO BE SUPPLIED AND INSTALLED BY ARMTEC.

DESIGN LOADS:

- 12" HOLLOW-CORE SELF WT. - PSF
- DEAD LOAD - PSF
- LIVE LOAD - PSF
- MISC - PSF



REV.	DESCRIPTION	BY	YYYY-MM-DD
-	-	-	-
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HOLLOWCORE LAYOUT

**KNELSEN WASH-OUT BUILDING
CALGARY, AB**



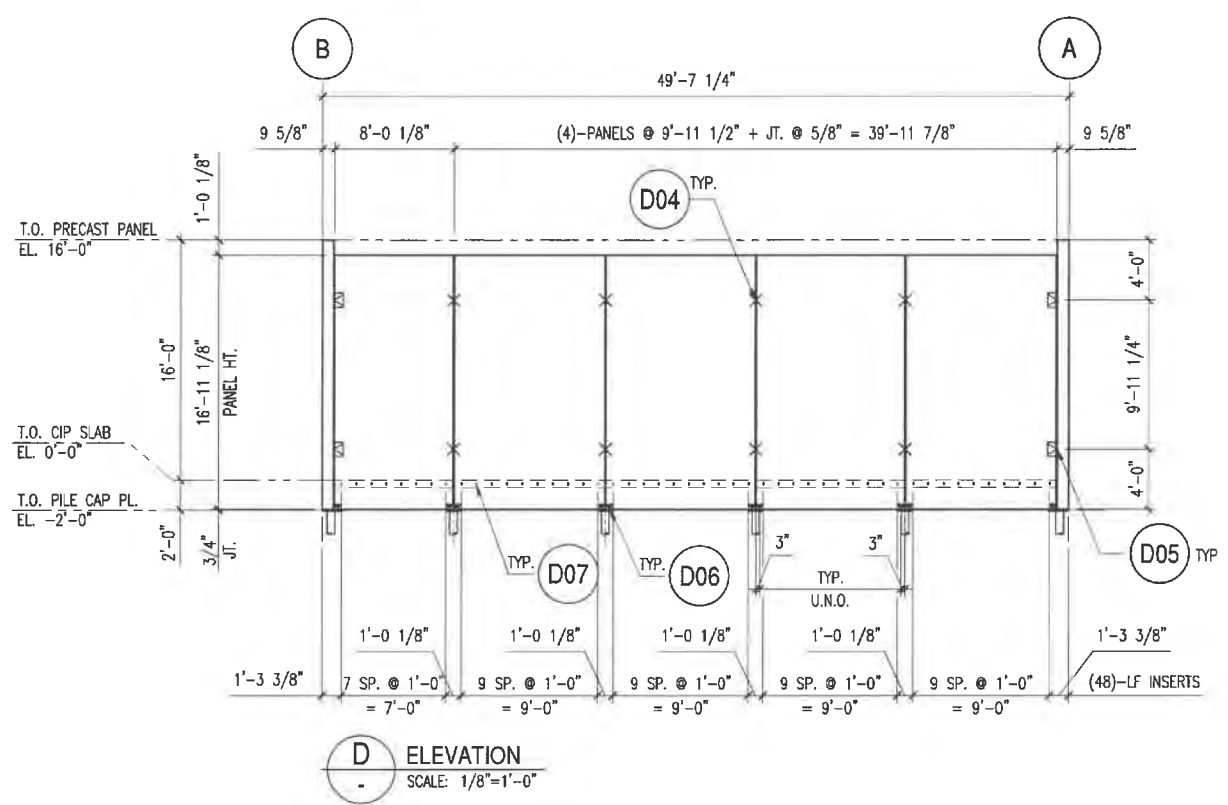
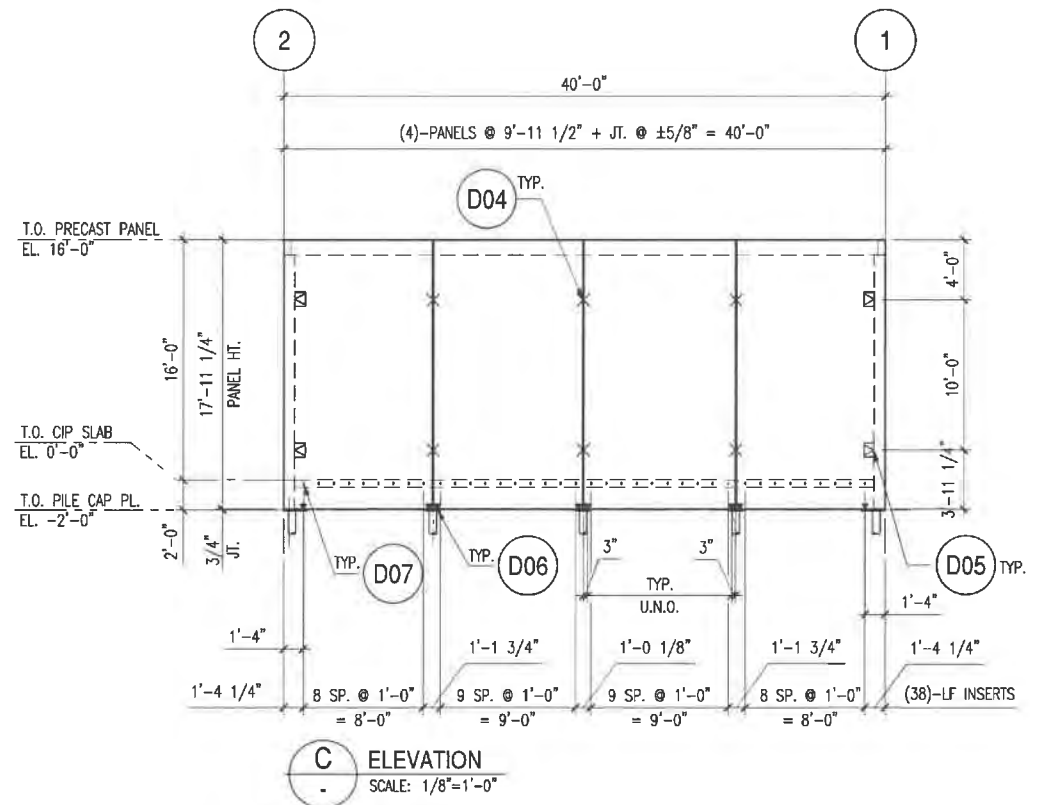
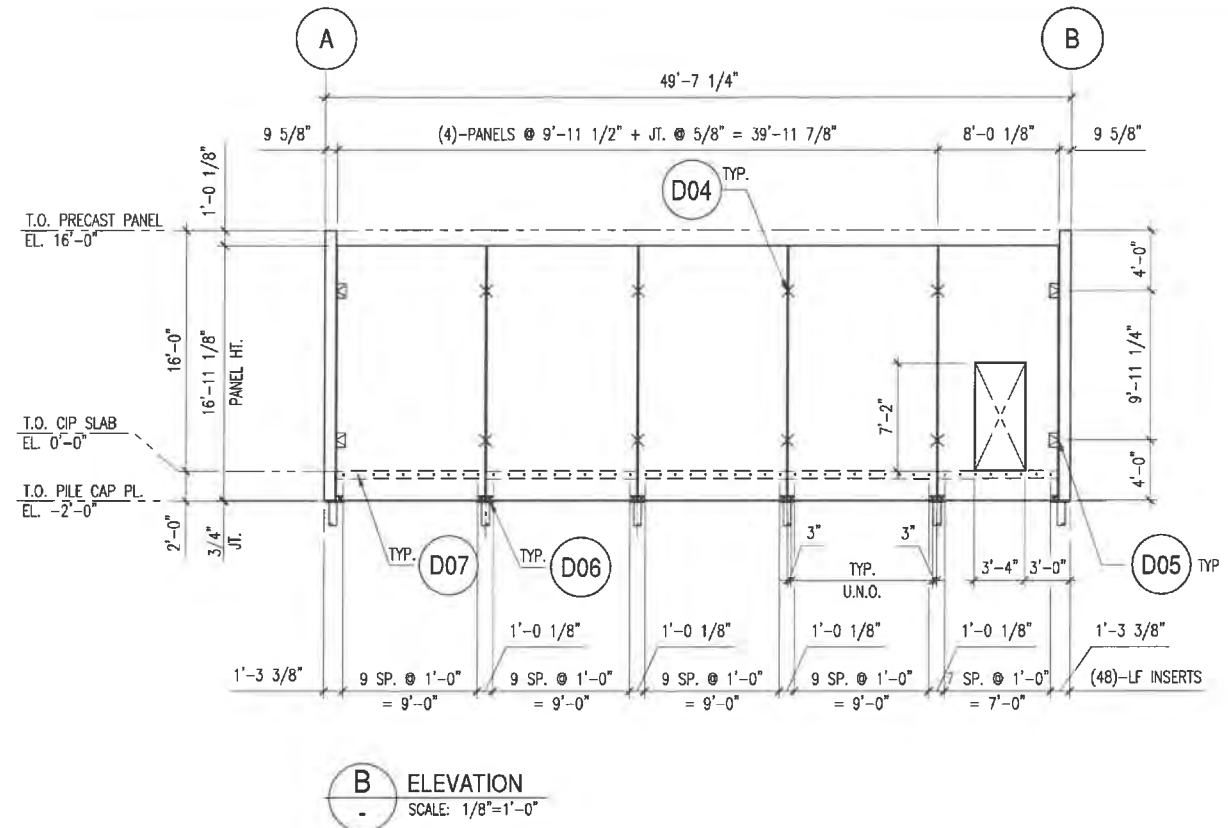
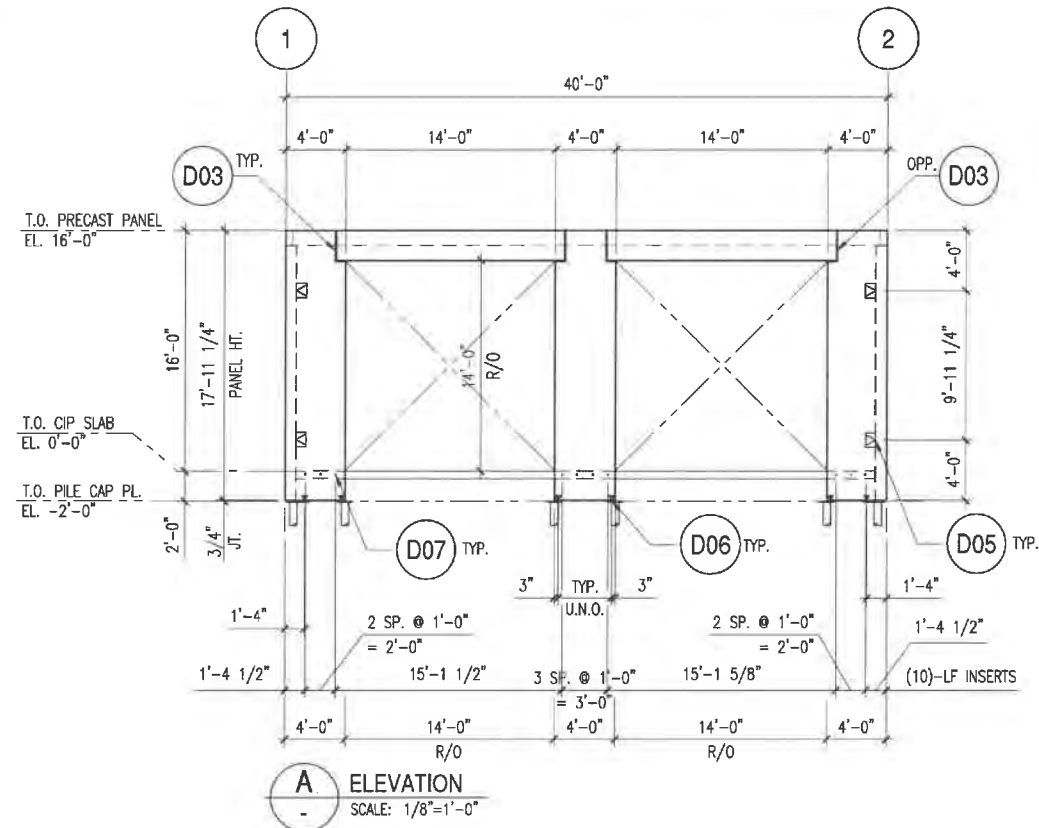
KNELSEN SAND & GRAVEL LTD

DRAWN BY
HX

CHECKED BY

DWG. No.

-00-L02



REV.	DESCRIPTION	BY	YYYY-MM-DD
-	-	-	-

ELEVATIONS

KNELSEN WASH-OUT BUILDING

CALGARY, AB



KNELSEN SAND & GRAVEL LTD

DRAWN BY HX	CHECKED BY	DWG. No. -00-L03
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Aurick de Sousa
Solidity Management Limited
412 Dixon Road
Fort McMurray, AB T9K 2Y6

Re: 2025-DP-00106

Please find attached the list of comments from internal departments and franchise utilities regarding your New Commercial Industrial or Institutional Development.

Please note that this list of replies is provided for your information purposes; other conditions may apply prior to approval.

Please feel free to contact me if you require information or assistance.

Yours truly,

Elias Biolley-Villalobos
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
DerbeElias.BiolleyVillalobos@rmwb.ca

Objections, Outstanding Issues or Special Requirements

2025-DP-00106

Review Comment:

Circulated To	Status	Circulated Date	Status Date	Comment
Engineering Review	Approved	May. 1, 2025	May.1, 2025	The Roads Division of The Parks and Roads Services Branch do not have any comments/concerns for this circulation. KW 2025.4.24
Community Services	Approved	Apr. 15, 2025	May.2, 2025	
Roads and Maintenance	Approved	Apr. 17, 2025	Apr.24, 2025	
Underground Service	Approved	Apr. 15, 2025	Apr.16, 2025	
Fire Prevention	Approved	Apr. 29, 2025	Apr.30, 2025	1. Ensure all required permits from the RMWB Safety Codes Services department are applied for, obtained, and that the permits are closed out. 2. Any flammable or combustible liquid storage tanks exceeding 230.0-litres in capacity will require a permit from the Fire Prevention Branch. Ensure any required fuel storage tank permits are applied for.
Airport Authority	Approved	Apr. 15, 2025	May.2, 2025	There is adequate screening of the site from the road. The trees in the highway right-of-way screen the view into the site. No additional landscape screening is required for this development.
Landscape Technician	Approved	Apr. 30, 2025	Apr.30, 2025	
Subdivisions	Approved	Apr. 16, 2025	Apr.28, 2025	Feedback uploaded in Accela
ATCO Gas	Approved	Apr. 15, 2025	May.2, 2025	
ATCO Electric/AltaLink/Fortis	Approved	Apr. 15, 2025	May.2, 2025	

Shaw Cable	Approved	Apr. 15, 2025	May.2, 2025	Telus has no concern on the proposed subdivision however the customer needs to submit the attached online intake form to get the TELUS service at the new building. build.telus.com/intake
Cable Systems GP	Approved	Apr. 15, 2025	May.2, 2025	
Telus	Approved	Apr. 15, 2025	Apr.22, 2025	
Telus North	Approved	Apr. 15, 2025	May.2, 2025	
Alberta Environment	Approved	Apr. 15, 2025	May.1, 2025	Greg Wolf gave permission to occupy (site inspection report dated 2025-04-17 occupancy permit application 2024-OP-000283) on a temporary basis only and is valid only until June 30, 2025, or until Development Permit 2025-DP-00106 is approved, whichever occurs first. If the Development Permit is not granted by the date above, permission to occupy will be automatically revoked until a development permit is approved for this property for the type of use/zoning and occupancy type required to operate.
Alberta Health	Approved	Apr. 15, 2025	May.1, 2025	
NAV Canada	Approved	Apr. 15, 2025	May.2, 2025	
Safety Codes	Approved	Apr. 23, 2025	Apr.23, 2025	
Solid Waste Services	Approved	Apr. 15, 2025	May.2, 2025	
Water Treatment Branch	Approved	Apr. 15, 2025	Apr.16, 2025	
Waste Water Treatment Branch	Approved	Apr. 15, 2025	Apr.16, 2025	

Development Permit General Checklist:

DP Number: 2025-DP-00106

Reviewed by: Vivaldo Ribeiro, Engineering Technician, Engineering Department

Date: May 1, 2025

Applicant needs to submit the following documents::

1	Site Plan (Site Access & Emergency Access Plan)	☒	Comments
2	Grading Plan (drainage) ✓ Existing Grading Plan ✓ Proposed Grading Plan	☐ ☒ ☐	
3	Site Servicing Plan (Water, Sanitary and Storm)	☐	
4	Traffic Impact Assessment (TIA)	☐	
5	Geotechnical, Environmental Report	☐	
6	Design Drawing	☐	
7	Others	☐	

Review Requirements:

Site Plan (Site Access & Emergency Access Plan)			Comments
1	Site access from adjacent roadway network, dimensions	☒	
2	Emergency access	☐	
3	Building footprint	☒	
4	Traffic circulation	☒	
5	Fire Hydrant location and any conflicts	☐	
6	Determine the Off-site Levy (if applicable)	☒	
7	Circulate to Roads Department	☒	
8	Observe physical obstructions	☒	
9	Check for clear sight triangle and closest intersection.	☒	
Grading Plan (drainage)			
1	Follow the clearing & grading permit checklist	☐	
2	Check for potential drainage and storm management issues and neighboring lots.	☒	
Site Servicing Plan (Water, Sanitary and Storm)			
1	Verify the size & type of service connection (Water, Sanitary and Storm)	☐	
2	Minimum cover and spacing of the pipe, manhole	☐	
3	Review design calculation	☐	
4	Abandoned pipe	☐	
5	Shallow utility's location	☐	
6	Circulate to UGS	☒	
7	Check for DA	☐	
8	Check easement by SPIN2	☒	
9	Check for security deposit	☒	
TIA (Traffic Impact Assessment)			

1	Review TIA	☐	
Geotechnical, Environmental Report			
1	Review report and identify the risk and impact associated with the site	☐	
2	Circulate the Environmental Report to the Regulatory Compliance	☐	
3	Check for stagnating water, wetland, and environmental compliance	☐	
Design Drawing			
1	Plan and Profile (roadway and underground utilities)	☐	
2	Sign and pavement marking drawing	☐	
3	Typical cross-sections	☐	
4	Standard details	☐	
5	Stamped Civil drawings authentication	☐	
6	Site verification if necessary	☐	
7	Check area boundary limits	☒	

Overall Comments:

- No Site Servicing Plan (Water, Sanitary and Storm) or Stamped Civil drawings authentication where submitted, hence the new proposed building does not pose grading concerns for the overall existing development.
- Development charges will be determined and collected separately.

April 29, 2025

Attention:

**Warren Rourke BA BES
Planner III**

RE: 4500 Sapræ Creek Trail - 2025-DP-00106

Thank you for the opportunity to comment. Alberta Health Services, Safe Healthy Environments (AHS-SHE) reviews and provides comment on land use applications from a public health perspective. AHS-SHE has reviewed the provided documents and understands:

1. **The application is for a general industrial permit for 4500, 4520, and 4540 Sapræ Creek Trail – Lot 2, Block 1, Plan 0820549**

After considering the information provided, AHS-SHE has no concerns with the application at this time, from a public health perspective. Please see the following comments for your consideration:

1. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS must be notified.
2. Ensure the property is maintained in accordance with the *Alberta Public Health Act, Nuisance and General Sanitation Regulation* (AR 234/2003), which states:

No person shall create, commit, or maintain a nuisance. A person who creates, commits, or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed, or maintained a nuisance.
3. Any applicable setback distances as outlined in the *Nuisance and General Sanitation Regulation* (AR243/2003) must be adhered to.
4. It is imperative that the application abide by the appropriate Safety Codes and Public Health Legislation requirements during all stages of development and operation.

If there are any questions, concerns or clarification needed please contact the AHS-SHE provincial contact centre at 1-833-476-4743 or contact me directly at micah.tan@ahs.ca.

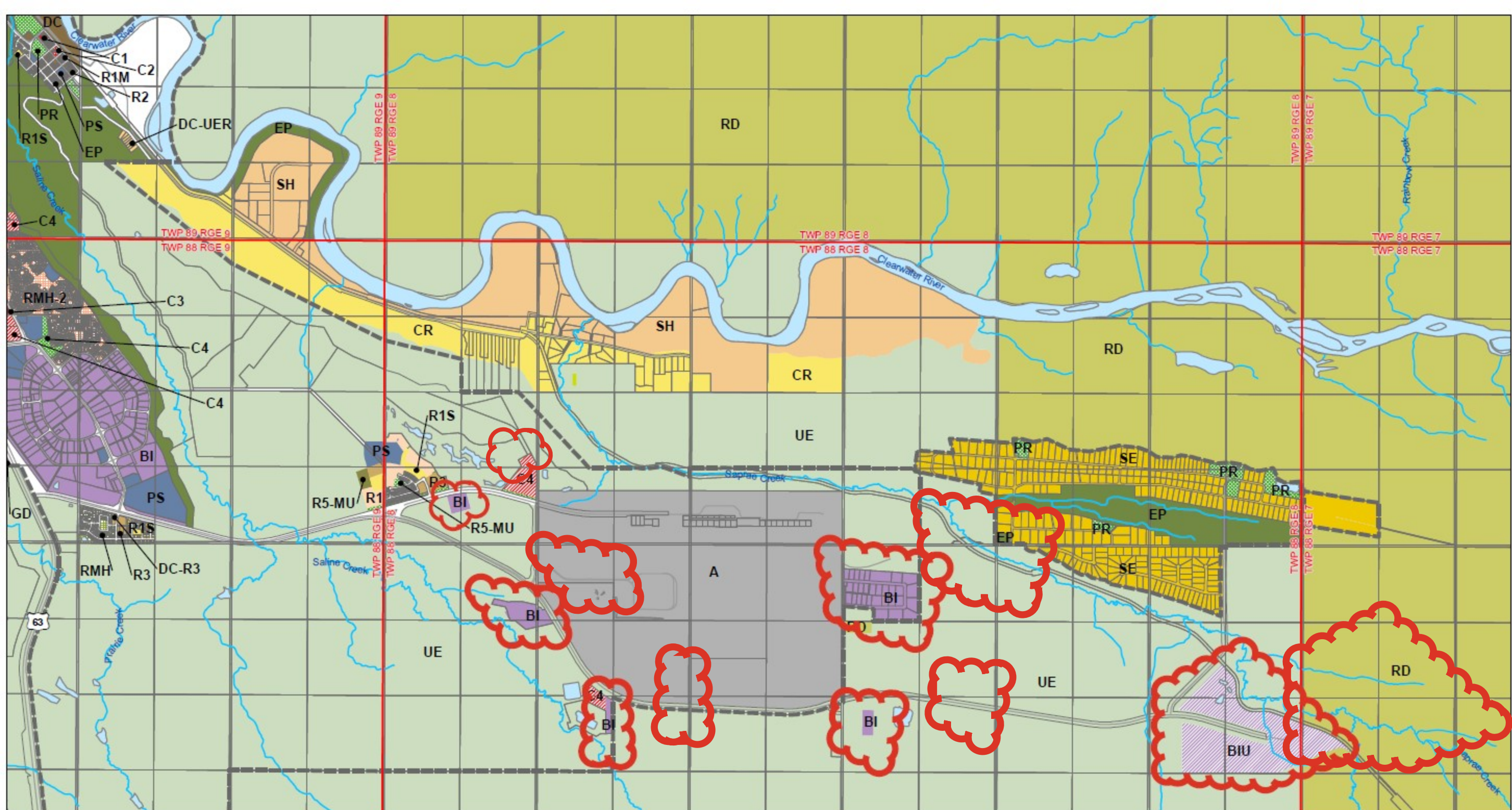
Sincerely,



Micah Tan Bsc., BEH (AD)
Public Health Inspector Trainee
Environmental Public Health
Alberta Health Services

Subject Property

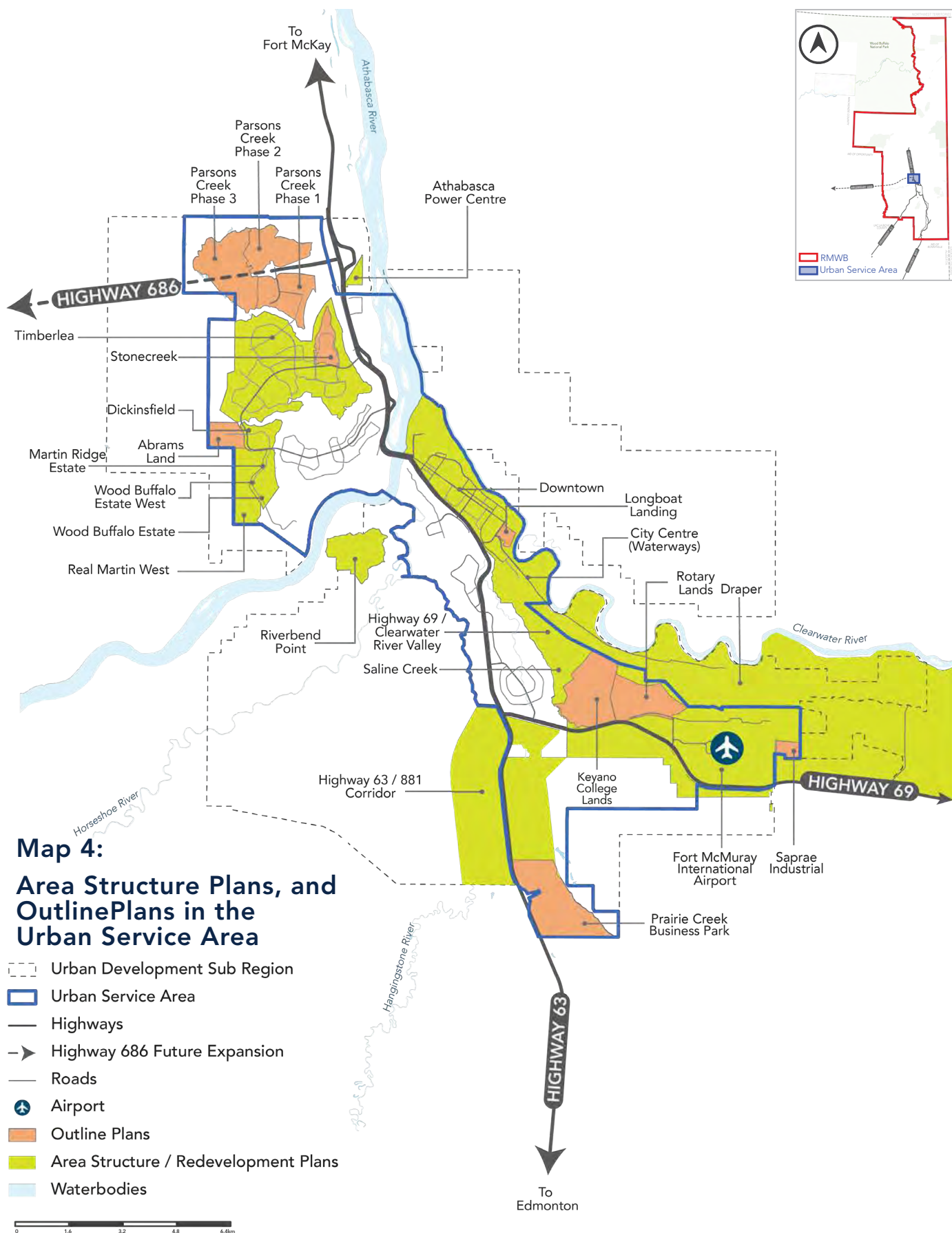


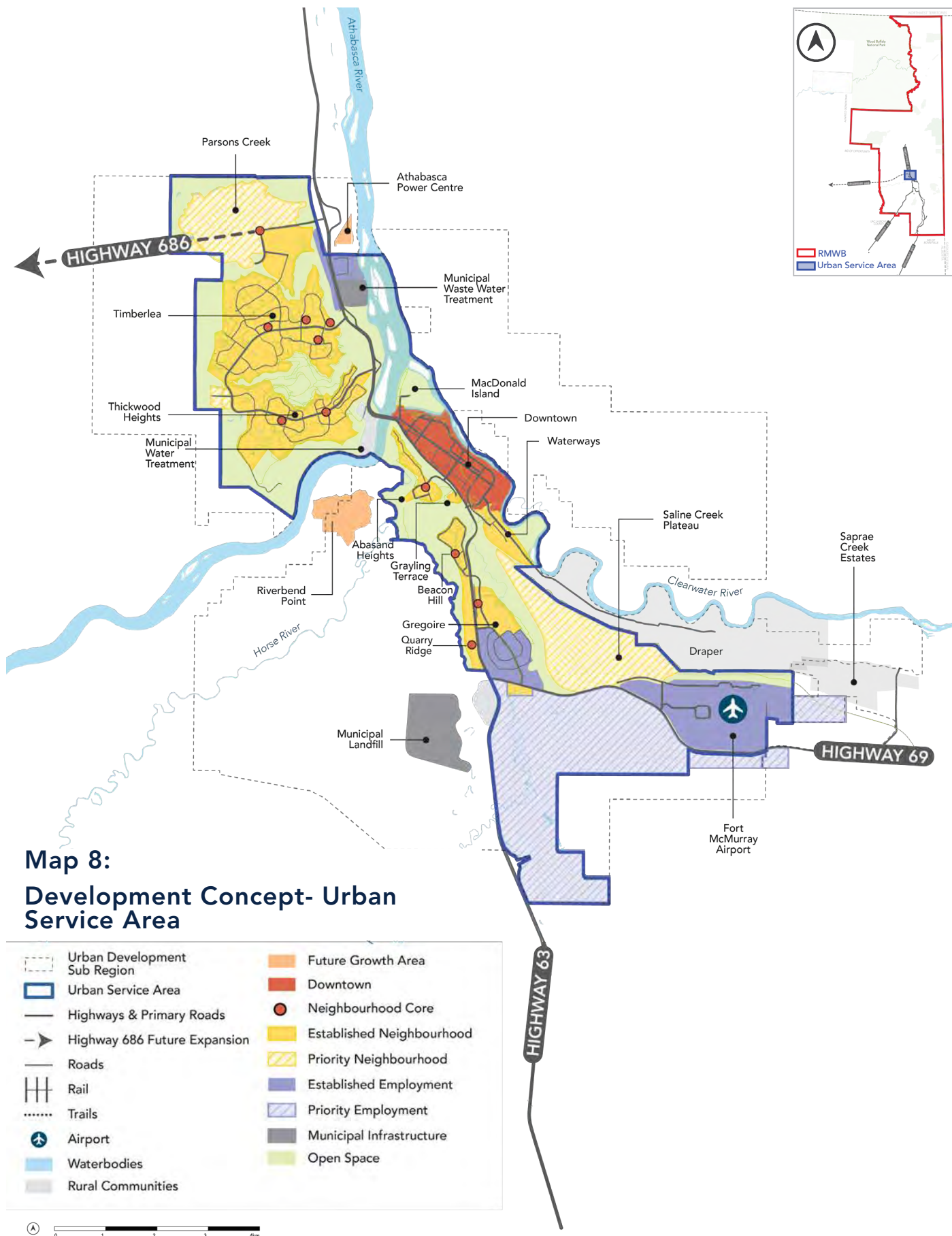


Land Use Districts - Rural Service Area

- | | | | | |
|----------------------------------|---|--|---|--------------------------------|
| A Airport | C4 Highway Commercial | GD Gateway District | R2 Low Density Residential | SE Suburban Estate Residential |
| BI Business Industrial | CR Country Residential | PR Parks and Recreation | R3 Medium Density Residential | SH Small Holdings |
| BIU Business Industrial Unserved | DC Direct Control | PS Public Service | R5-MU Apartment & Commercial Mixed Use | UE Urban Expansion |
| C1 Community Commercial | DC-R3 Direct Control Medium Density Residential | R1 Single Detached Residential | RD Rural District | |
| C2 Mixed/Transitional Commercial | DC-UER Direct Control Urban Estate Residential | R1M Mixed Form Single Detached Residential | RMH Manufactured Home Residential | |
| C3 Shopping Center Commercial | EP Environmental Protection | R1S Single Family Small Lot Residential | RMH-2 Small zero lot line Manufactured Home | |

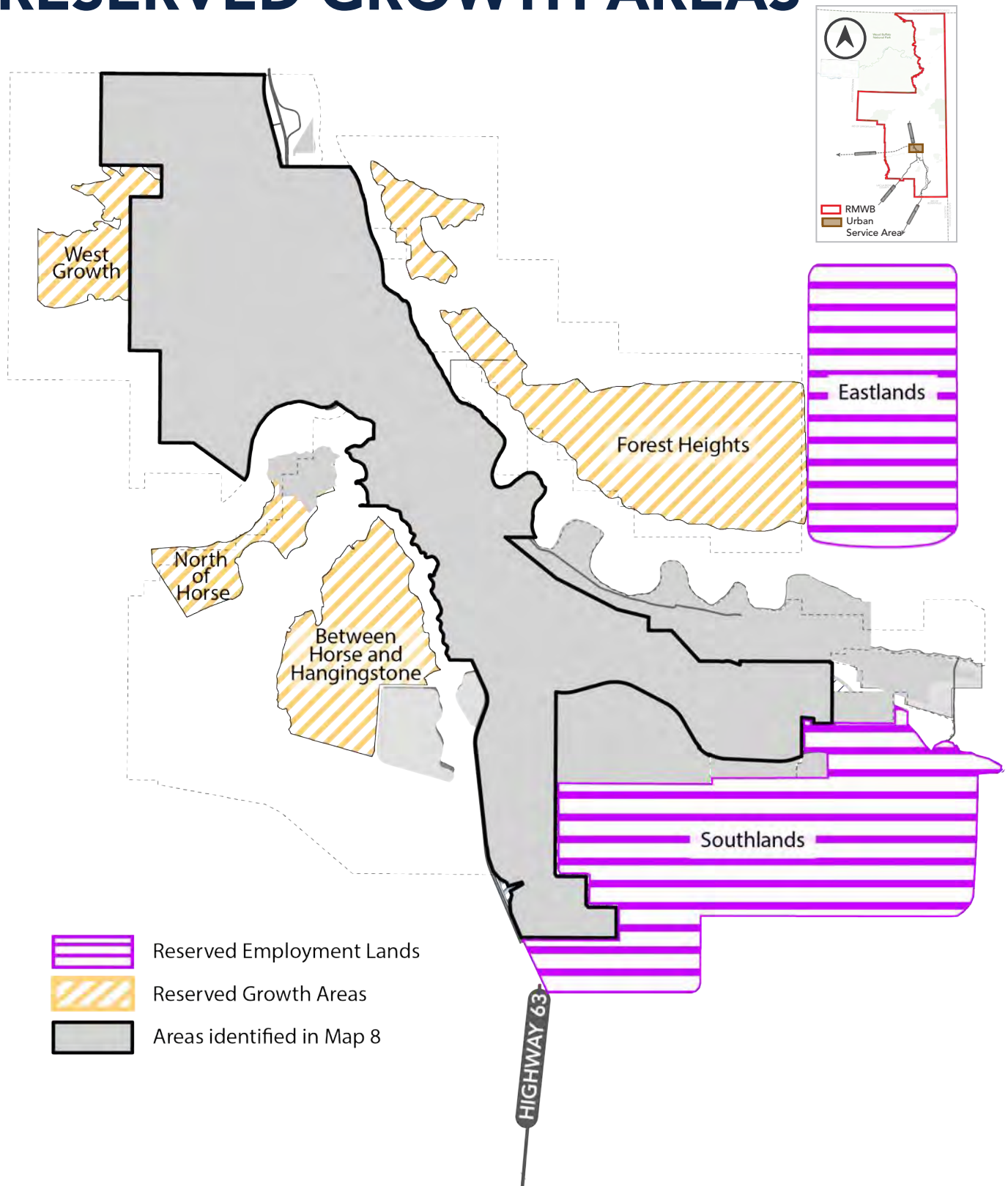






APPENDIX F

RESERVED GROWTH AREAS



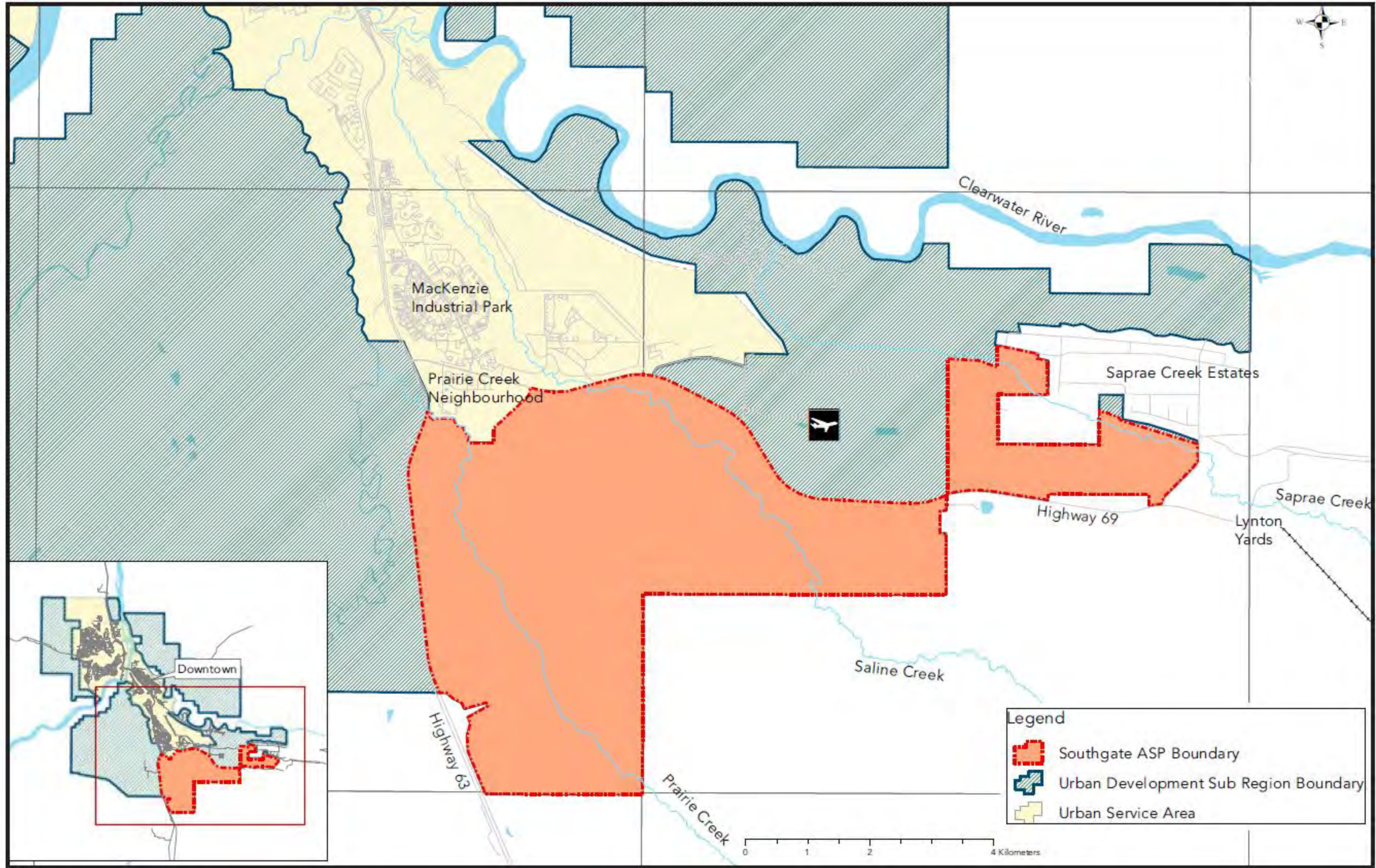


Figure 1: Southgate ASP Area

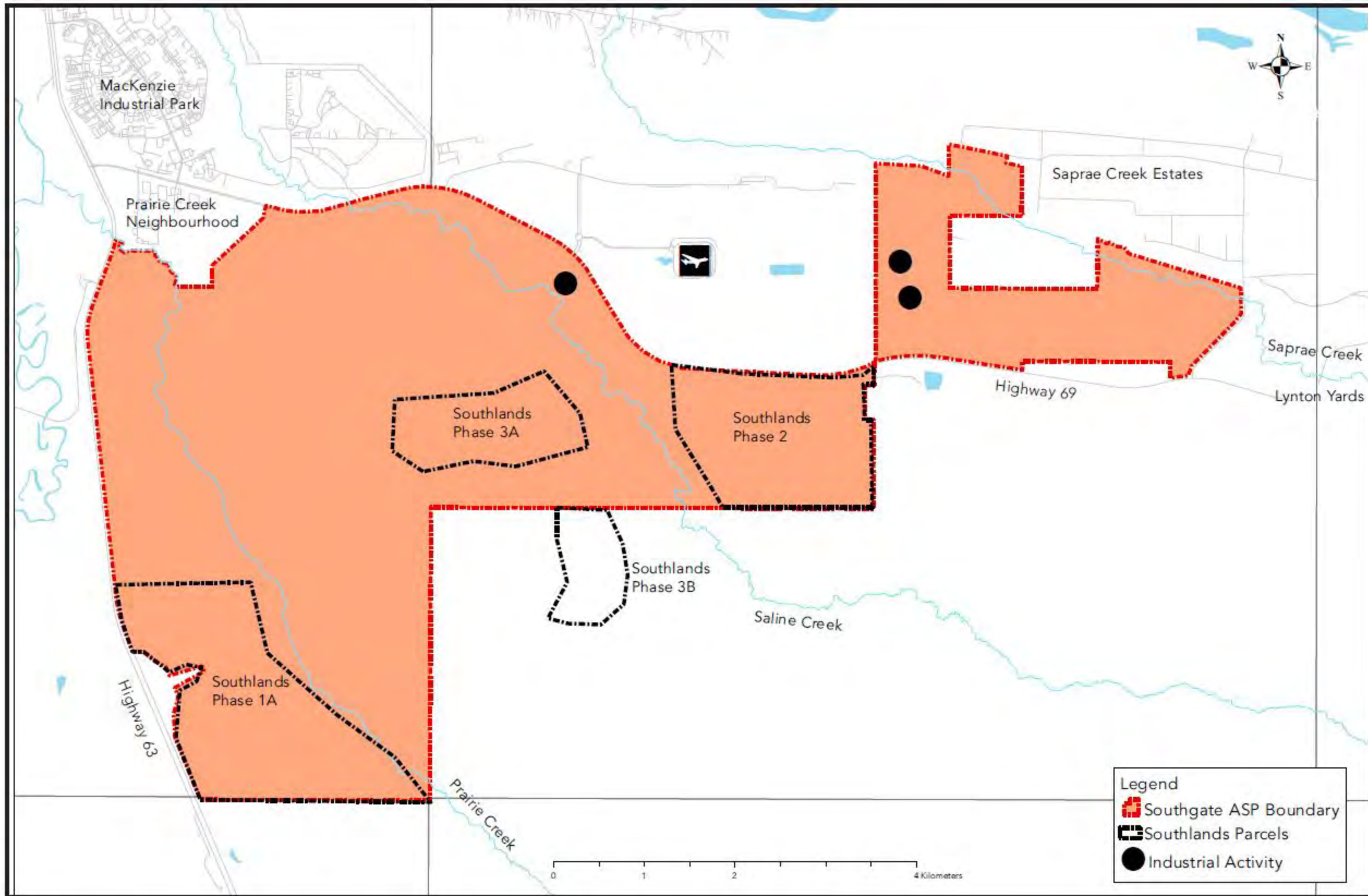


Figure 2: Existing Industrial Areas and the Southlands Parcels

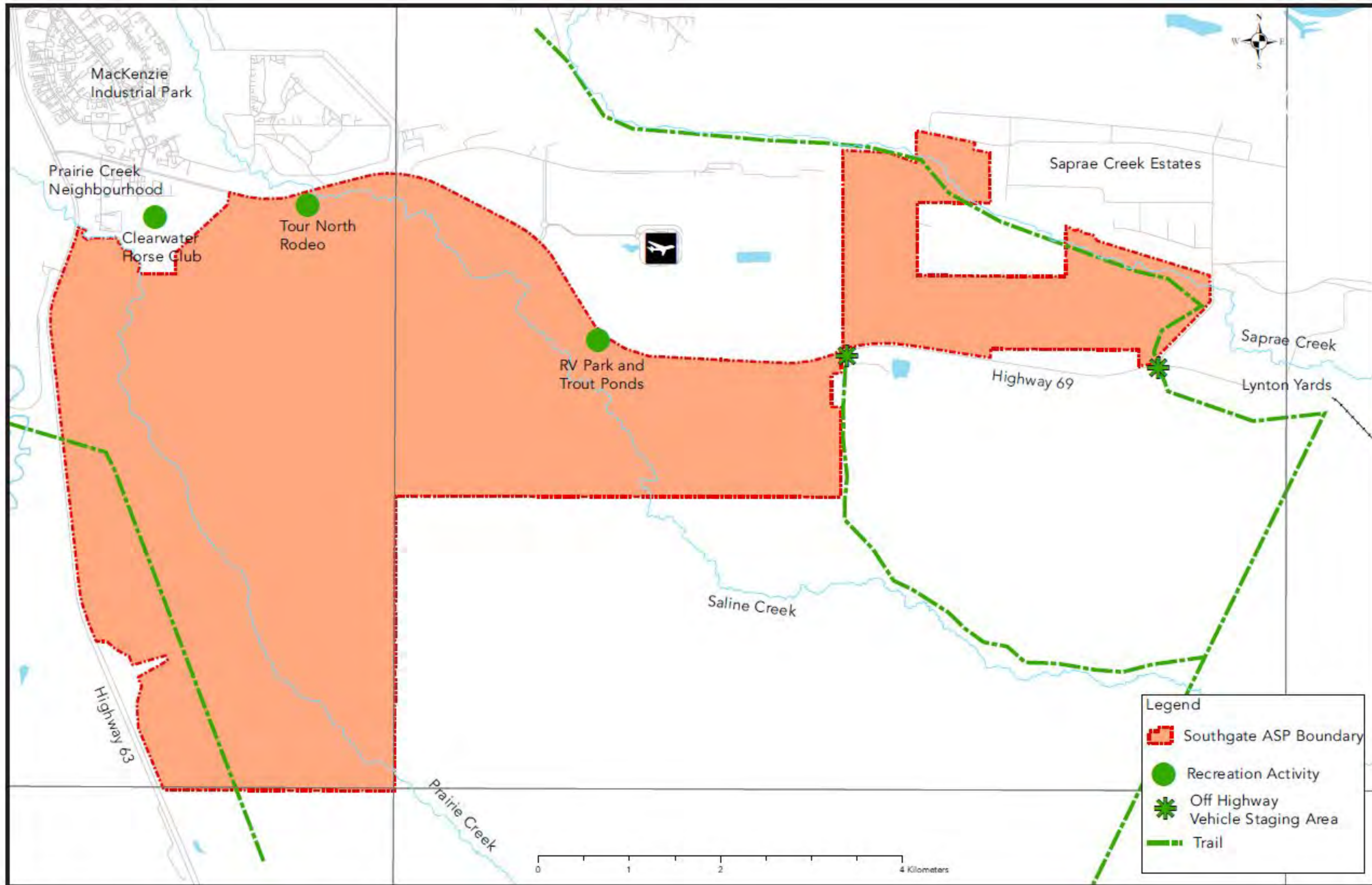
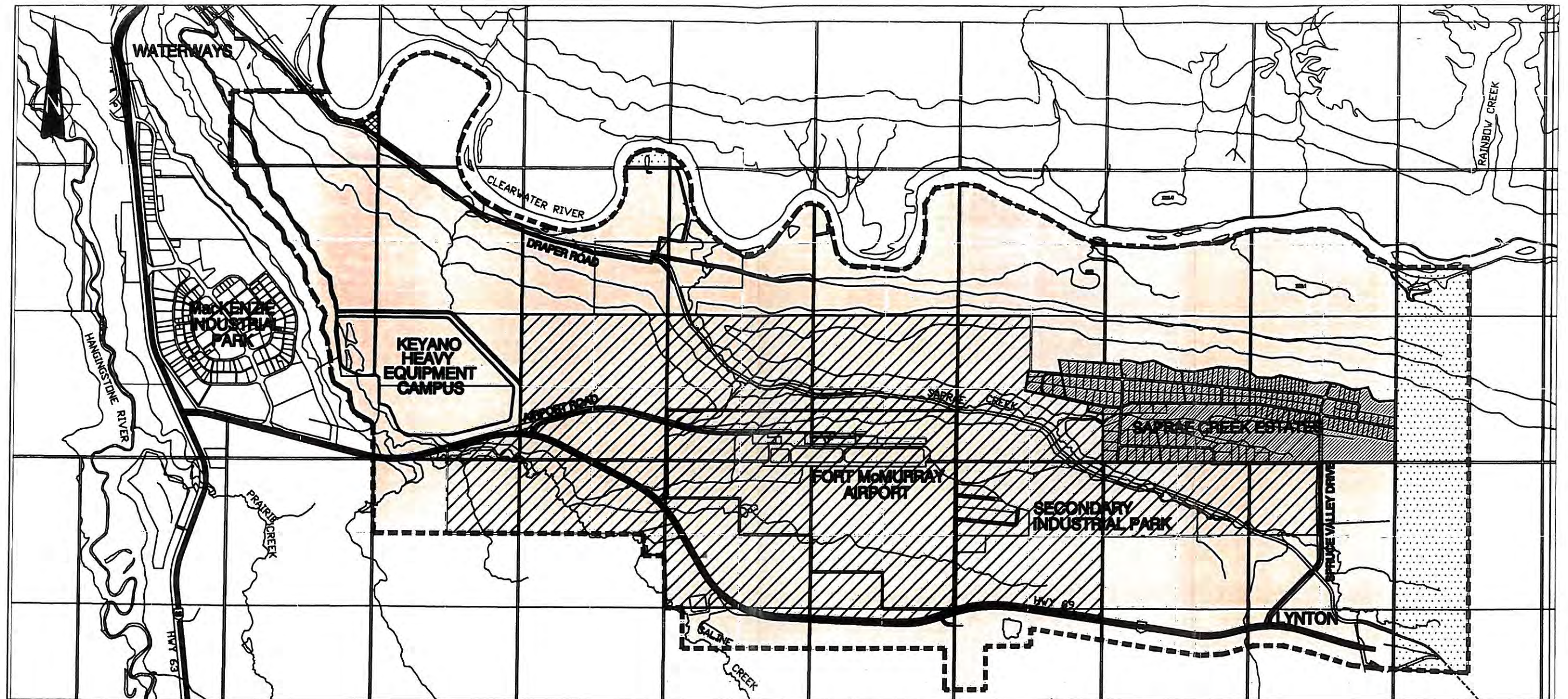


Figure 3: Recreational Amenities



Legend

- ASP Boundary
-  Airport Vicinity Protection Area Overlay
-  RD Rural District
-  UE Urban Expansion District
-  SE Suburban Estate Residential District
-  CR Country Residential District

NOTE:
Areas have been generalized and are only approximate.
All information should be verified.

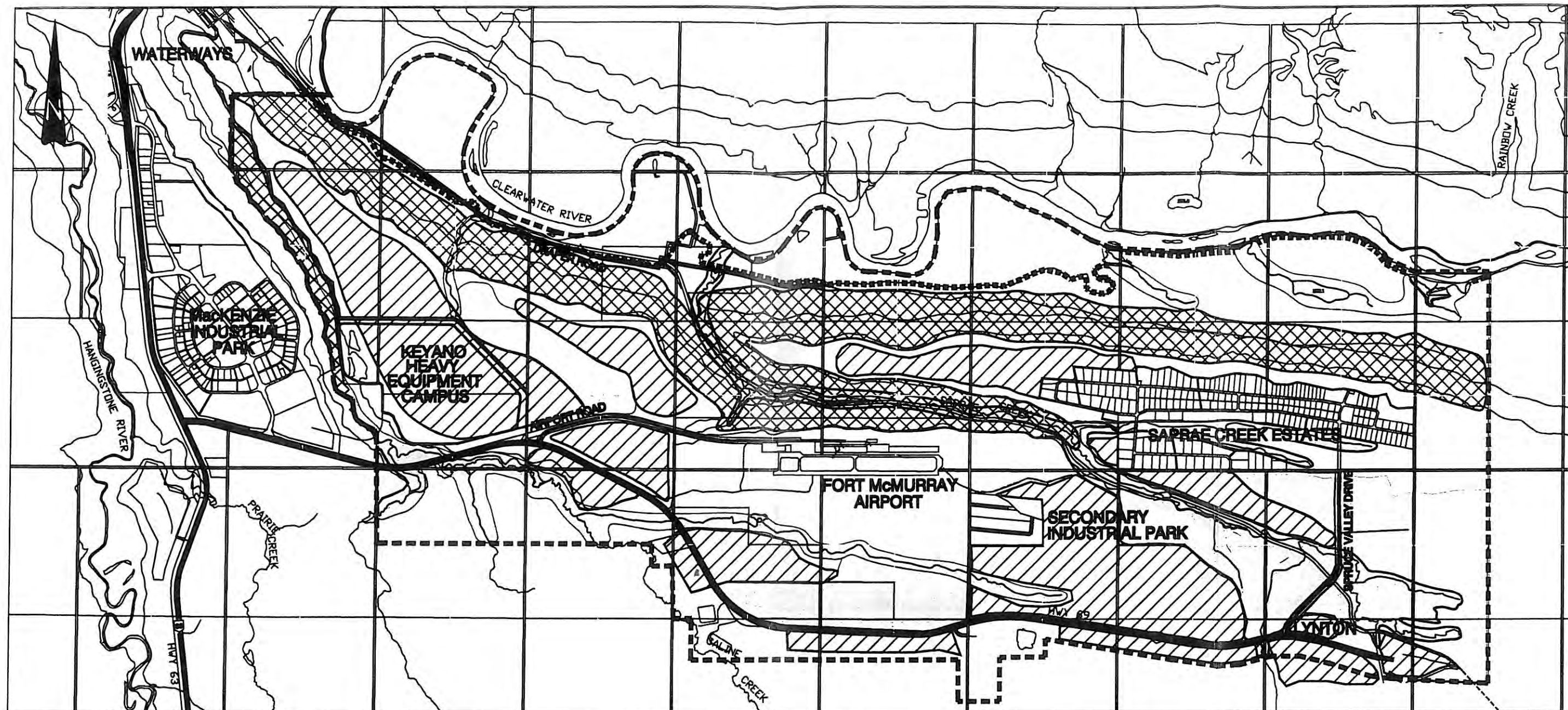


**THE REGIONAL
MUNICIPALITY
OF WOOD BUFFALO**

Map 2 Current Land Use Bylaw Districting

BYLAW 99/058

0 1000 3000m



Legend

- ASP Boundary
- Approximate 250m Contour
- Riparian/Bog Areas
- ▨ Slope Areas



Upland Bluff Areas

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.



NOTE:
Areas have been generalized and are only approximate.
All information should be verified.

Adapted from geotechnical
mapping prepared by Terracon
Geotechnique Ltd.

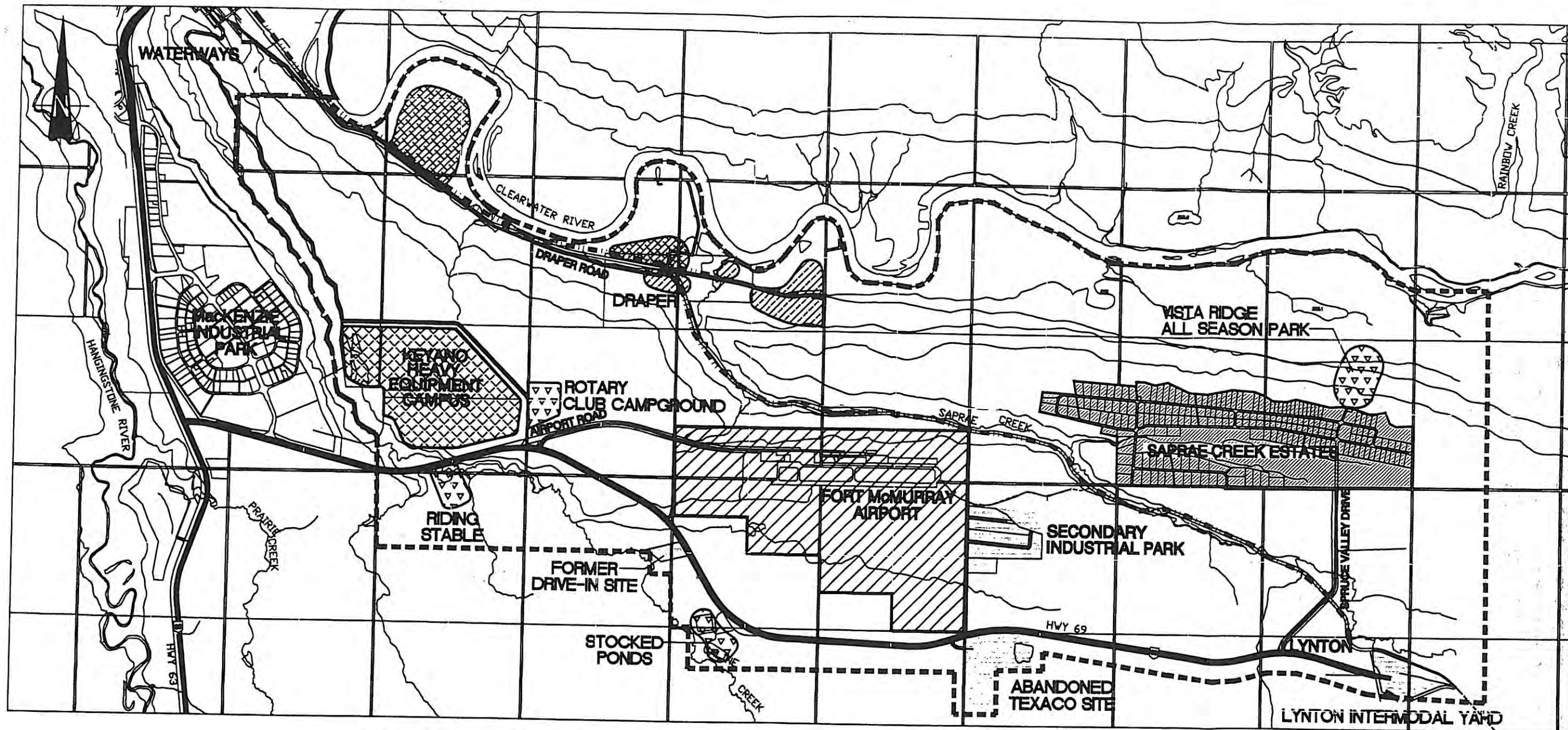


**THE REGIONAL
MUNICIPALITY
OF WOOD BUFFALO**

Map 3 Natural Features

BYLAW 99/058

Highway 69 / Clearwater River Valley Area Structure Plan



Legend

-----	ASP Boundary		Existing Trails
	Airport		Country Residential
	Business Industrial		Agriculture
	Public Service		Parks and Recreation
	Suburban Estate Residential		Open Space

NOTE:
Areas have been generalized and are only approximate.
All information should be verified.

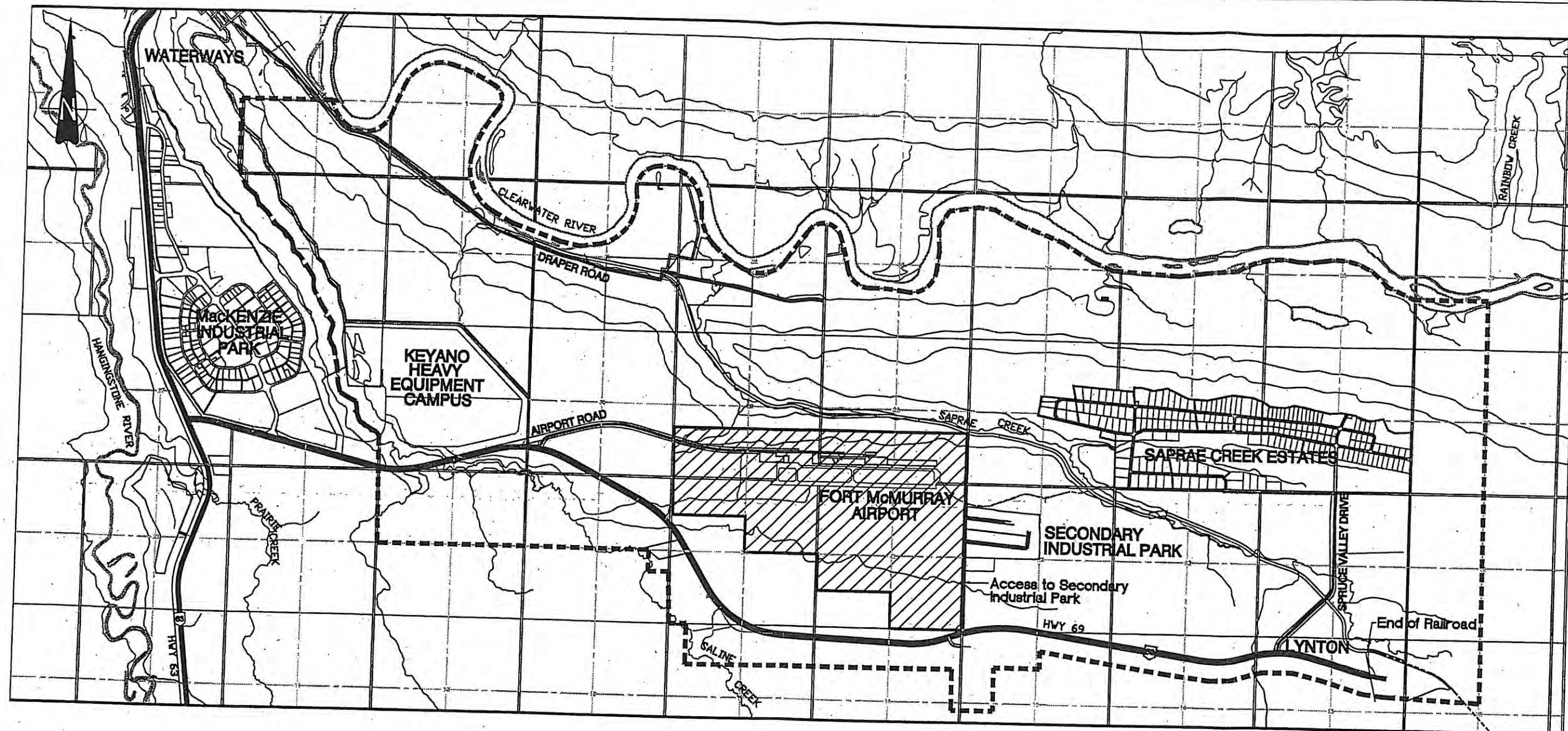
ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.



THE REGIONAL
MUNICIPALITY
OF WOOD BUFFALO

Map 4 Existing Land Use

BYLAW 99/058



Legend

----- ASP Boundary



THE REGIONAL
MUNICIPALITY
OF WOOD BUFFALO

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

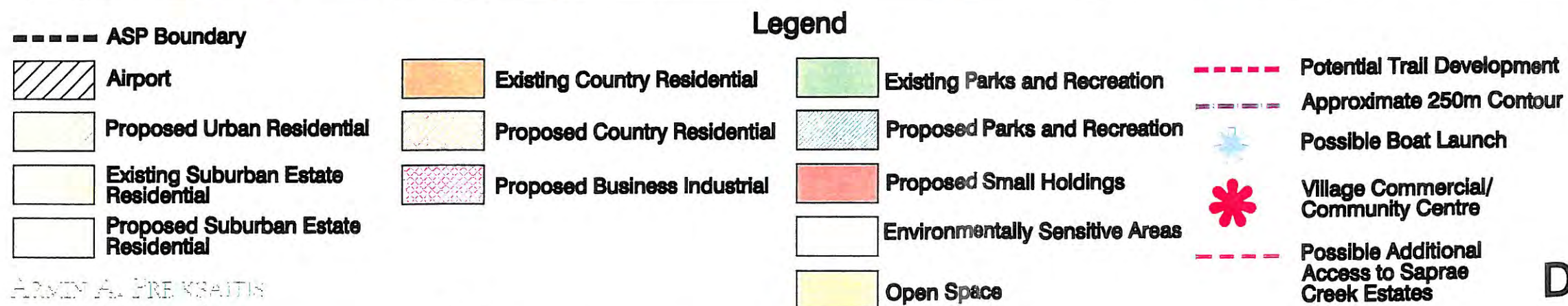
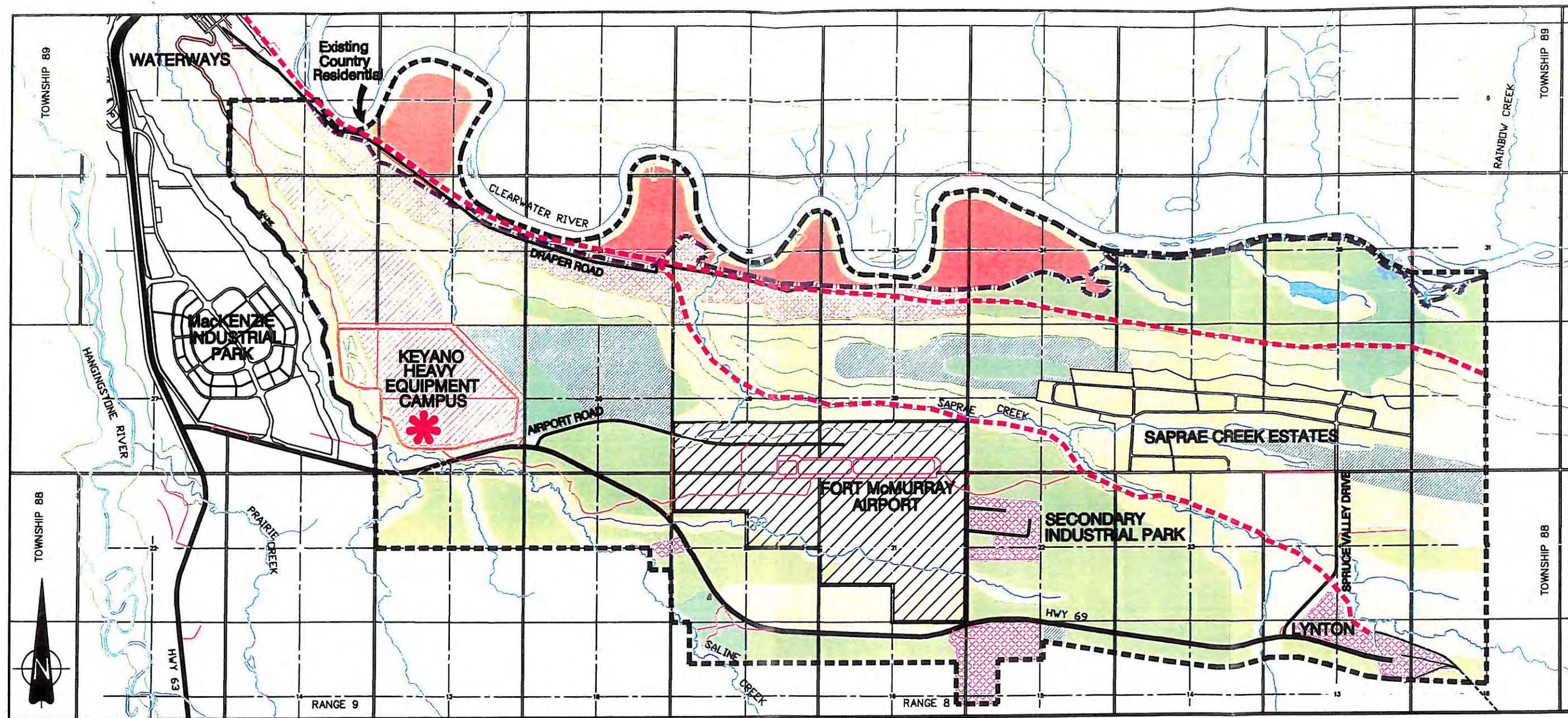


NOTE:
Areas have been generalized and are
only approximate.
All information should be verified.

Map 5 Transportation

BYLAW 99/058

Highway 69 / Clearwater River Valley Area Structure Plan



**REGIONAL
MUNICIPALITY
OF WOOD BUFFALO**

Map 6 Development Concept

Highway 69 / Clearwater River Valley Area Structure Plan
BYLAW 99/058

NOTE:
This is a conceptual land use framework. Areas have been generalized and are only approximate. All information should be verified. Land use data based on information gathered in June 1999.



Photo 1: Turning into road allowance to towards subject property (4500 & 4520 Sapræ Creek Trail).



Photo 2: Southwards left entrance into subject property (4500 & 4520 Sapræ Creek Trail).

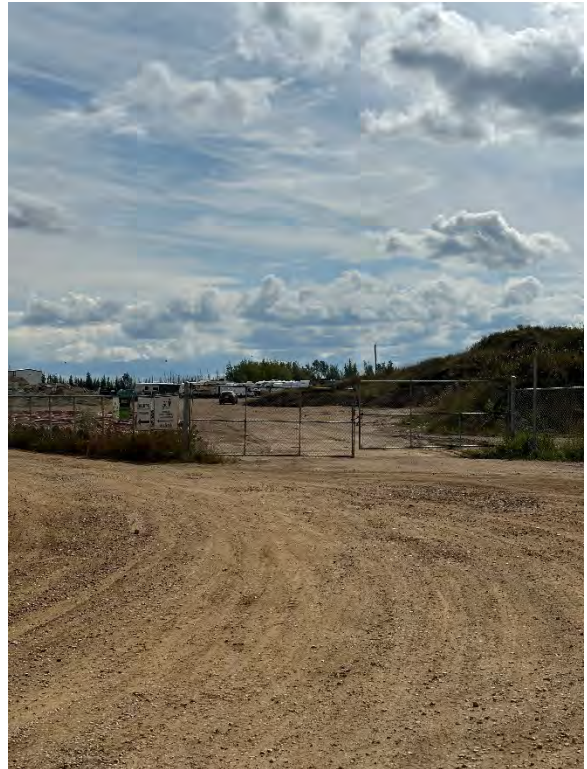


Photo 3: Gate entrance into Lot 2, Block 1, Plan 082 0549, zoned C4.



Photo 4: Access towards subject property (4500 & 4520 Sapræ Creek Trail).



Photo 5: Golden Eagle RV Storage legally described as Lot 1, Block 1, Plan: 062 6930.



Photo 6: Entrance into Golden Eagle RV Storage legally described as Lot 1, Block 1, Plan: 062 6930.



Photo 7: Main entrance into Golden Eagle RV Storage legally described as Lot 1, Block 1, Plan: 062 6930.



Photo 8: Three (3) concrete barriers placed along the road allowance northeast of Golden Eagle RV Storage to restrict access to adjacent Crown Land.



Photo 9: Texaco Pond used as a recreational pond for Trout fishing on Crown Lands described as SW-20-88-8-4.



Photo 10: Signage in staging area adjacent to Texaco Pond.



Photo 11: The access route to the road allowance on the left originates from Highway 69 (Saprae Creek Trail). The entire route leading toward Texaco Pond is muddy and appears to be primarily used by off-highway vehicles.



Photo 12: Road allowance towards Highway 69 (Saprae Creek Trail) with stop sign on the right.



Photo 13: Closer view of the stop sign at Highway 69 (Saprae Creek Trail).



Photo 14: Concrete barrier blocking previously used as an access entry into subject property (4500 & 4520 Saprae Creek Trail).



Photo 15: Signages along east side of the road right of way towards Highway 69 (Saprae Creek Trail).



NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
2	1	0820549	

Civic Address

4500 & 4520 Saprae Creek Trail

Development Permit Number or type of Order

2025-DP-00106

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)

Crystal Mills

Agent¹ Name (if applicable)

Contact Name (if different) and position held

Mailing Address

185 Sommer Way

City/Town

Fort McMurray

Province

AB

Postal Code

T9H5B4

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

FOIP s.17(1)

FOIP s.17(1)

Section 3 – Appeal

(Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit

Subdivision Application

Notice of Order

☐ Approval

☐ Condition of Approval

☐ Refusal

☒ x Approval

☐ Condition of Approval

☐ Refusal

☐ Notice of Order

☐ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Crystal Mills

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

June 5, 2025

Crystal Mills

Date

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:
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¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

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From: FOIP
To: Heather Fredeen
Subject: Fwd: Appeal Regarding Land Use Permit – Community and Environmental Concerns
Date: Thursday, June 5, 2025 9:08:23 AM

External Message - Please be cautious when opening links or attachments in email

----- Forwarded message -----

From: Crystal Mills FOIP s.17(1)
Date: Wed, Jun 4, 2025 at 12:20 PM
Subject: Appeal Regarding Land Use Permit – Community and Environmental Concerns
To: <SDAB@rmwb.com>

To: Clerk of the Appeal Board

Subdivision and Development Appeal board

RMWB

I am writing to formally appeal the recent land use permit decision concerning The development permit 2025-DP-00106, located along the Highway 69, 4500 & 4520 Sapræ Creek Trail Lot 2 block 1 plan 082-0549

As a resident of Sapræ Creek, I would like to express my deep concerns regarding the negative impacts this development is having and will continue to have on our community and surrounding environment.

This section of roadway is a two-lane highway that has already seen a significant increase in heavy machinery and tractor trailer traffic. Over recent years, and particularly since the opening of nearby industrial parks, this corridor has become increasingly congested. Many of these larger vehicles travel at slower speeds, causing delays and frustration for local commuters. More critically, this stretch of road has experienced a growing number of traffic incidents, including several fatalities, underscoring the urgent need for improved planning and road safety measures, not further strain.

In addition to safety concerns, this area holds significant recreational value for several local communities. Many children and families from Sapræ Creek, Prairie Creek, and Gregoire frequently visit the nearby stocked fishpond. This location is one of the few accessible, family-friendly outdoor spaces in the area, and it plays an important role in supporting local well-being and connection to nature. Increased industrial activity and traffic in the vicinity pose serious safety risks to these children and families, especially considering the limited pedestrian infrastructure and the narrow, high-traffic nature of the highway.

Since the 2016 wildfires, our community has already endured substantial changes in landscape and a reduction in privacy. The ongoing expansion of industrial activity in the area has further

disrupted our way of life. Residents have reported an increase in noise and vibration levels, and an overwhelming amount of additional and often unnecessary lighting in these industrial zones. This artificial light contributes to light pollution, which has been proven in studies to interfere with wildlife behavior and migratory patterns.

In light of these ongoing and growing concerns, I respectfully urge the municipality to reconsider the approval of this land use permit. We ask that more thorough environmental, traffic, and community impact assessments be conducted before authorizing further industrial development in this area. As members of this region, we are stakeholders in its future and should be consulted in decisions that directly affect our safety, environment, and quality of life.

Thank you for your time and attention to this matter. I would welcome the opportunity to discuss these concerns further and sincerely hope our voices will be considered in future planning.

Sincerely,

Crystal Mills

FOIP s.17(1)