



Permit Number
2020-DP-00522

April 13, 2021
Applicant

MCMURRAY MÉTIS
COREY HOBBS
441 Sakitawaw Trail
Fort McMurray, AB T9H4P3
(780) 743-2659

Owner

REGIONAL MUNICIPALITY OF WOOD
BUFFALO
9909 FRANKLIN AVENUE
FORT MCMURRAY AB T9H 2K4
(780) 743-7000

RE: Community Service Facility - McMurray Métis Cultural Center
Lot: 9 Block: 1 Plan: 212 0848

Your application for a development permit at the above location has been approved by the Council of the Regional Municipality of Wood Buffalo. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

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

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 nor 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

per:

Signature

Date



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Permit Number
2020-DP-00522

Applicant: Corey Hobbs

Issued:

Development Permit

Lot	Block	Plan	Section	Township	Range
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9	1	212 0848			
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New Commercial Industrial or Institutional Development
Community Service Facility - McMurray Métis Cultural Center

- This development was approved by the Council of the Regional Municipality of Wood Buffalo 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:

Issued: Date _____

Advisory Notes:

- 1 Any signage proposed for this development shall require a separate application and approval.
- 2 The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
- 3 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.
- 4 A Utility Installation Permit is required from the developer and shall be obtained from Safety Codes prior to installing underground utilities. 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.
Complete the Utility Connection (UC) Permit at least two weeks prior to starting construction of the off-site connections and contact UGS at 780-799-5823 to organize inspections.
- 5 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.
- 6 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.
- 7 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 8 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 9 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.
- 10 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.

- 11 Alberta Health Services (AHS) provided the following Advisory Notes:
- a. Please ensure contingency plans are in place in the event of a spill, fire, explosion or other emergency event that may occur.
 - b. Ensure that all requirements of other Regulatory Agencies are complied with.
 - c. Please ensure activities associated with construction and operation of the proposed structure and operation are maintained in accordance with the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003) 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.
 - d. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.
 - e. Please ensure construction and operation of the commercial and office kitchens are done in compliance with the Alberta Public Health Act, the Alberta Food Regulation and the Food Retail and Foodservices Code. Please ensure the local Environmental Public Health office is contacted prior to construction of the commercial kitchen to ensure it meets all regulatory requirements.
- 13 ATCO Gas provided the following conditions:
- ATCO Gas existing right-of-way or other land rights shall be carried forward and registered on any newly created lots. Any work of any nature whatsoever (i.e. paving, stockpiling, landscaping, berms, etc.) affecting the surface of ATCO Gas right-of-way must first receive prior written consent from ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com.
 - There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact ATCO Gas Service Admin Coordinator at 780-420-7514 to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.
 - There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Jason Holden (Jason.holden@ATCO.com, 780-881-2624) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.
 - It appears the existing service line crosses a proposed property line. The owner / developer must contact ATCO Gas Distribution Engineer Jason Holden (Jason.holden@ATCO.com, 780-881-2624) to ensure a right-of-way is registered over that portion of service line, or to arrange for a service alteration. Note all survey/alteration costs will be borne by the owner / developer.

- If commercial gas service is required, the owner / developer should contact ATCO Gas Commercial Service Admin Coordinator at 780-420-7749 or email commercial.contracts@atcogas.com at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum 4-month notice is recommended. ATCO Gas will require a detailed site plan and mechanical drawings with the gas load breakdown in order to design and size the gas service. Note, each lot/unit is to have a separate service line.
- Please contact Alberta One-Call at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.
- Deep Utilities: Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.

- Clearance requirements from ATCO Gas pipelines for trees are as follows:
 - minimum of 1 meter from tree spade (hand expose the pipeline)
 - if work must be carried out on a line with trees above it, the trees must be removed to minimize damage, root balls should clear the buried pipeline by 1.2 meters. Shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
 - Maintain a minimum clearance of 1.2meters from planted trees, prior written consent should be obtained through ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com
- There are abandoned ATCO Gas facilities in the work area. Please contact Mitch Payne (780) 714-0103 to confirm status of the gas lines at least 48 hours prior to excavation.
- Existing gas mains, services, and meter enclosure on South part of property in conflict with proposed development. This will require discussion from Developer on how gas utilities are impacted with this development.

14 Fire Safety Advisory Note

Full detailed engineering plans, with adequate dimensions, including hydraulic calculation and analyses will be required at building permit phase.

- i. The fire department access appears to the fire hydrant directly in front of the building appears to be obstructed by island curbs in the parking lot, amongst other issues relating to access route design. Refer to the NBC(AE) for fire department access route design requirements. Final design will have to be accepted at building permit phase.
- ii. The fire department connection location appears to be acceptable based on the revised plans submitted.
- iii. The fire hydrant location is within the travel distance requirements to the building and F.D.C. based on the revised plans submitted.
- iv. The fire department connection is to be a Storz type.

- v. The information from the fire hydrant flow test report, dated November 18, 2020, indicates the available water supply is inadequate based on the estimated sprinkler system demand. The more recent fire hydrant flow test report, dated December 08, 2020, does not prove hydraulic adequacy for the estimated sprinkler demand plus hose allowance. Full detailed engineered plans and calculations to prove hydraulic adequacy will be required to be submitted for review at the building permit phase.
- vi. More clarity is needed in the architectural drawings to determine if there are any interconnected floor spaces. If a water curtain is required, it may be the most significant hydraulic design area for the sprinkler system.

15. Safety Codes Advisory Notes

- The 2017 National Energy Code – Building (NECB) will be applicable.
- There appears to be inter-connected floor spaces. These spaces may require special attention for ventilation, fire stopping, smoke control, closures, etc.
- There are many occupancy types involved in this building i.e. A1, A2, A4, D. Attention will need to be paid to the fire rated separations between major occupancies to ensure the correct rating is applied to the fire separation.

The above items can be addressed at the building permit stage.

- 16 Please apply for a Civic Address Request from Planning and Development.
- 17 Before excavating the developer must contact Alberta One Call at 1-800-242-3447. It is the responsibility of the developer to ensure ATCO Electric is contacted should electrical service be required. If there is work to be done in the vicinity of overhead or underground power lines the developer will ensure safe distances are maintained and contact the local office if an onsite consultation is required.
If the developer is exploring the expansion of the hard surface area they will be encroaching on the ATCO Electric easement and/or utility right of way, ATCO Electric will not move these underground lines so expanding should not be permitted inside of 1 meter of ATCO Electric equipment.
If crossing ATCO Electric powerlines please apply for crossing agreement with ATCO Electric Lands and Property.

Conditions:

- 1 This development is classified as a Community Service Facility and is a Discretionary Use - Council in the Direct Control - MacDonald Island District (DC-MI).
- 2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 4 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.
- 5 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. A Real Property Report is required. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 6 A minimum of 150 on-site parking stalls shall be provided as indicated on the Access Easement Agreement. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. A minimum of 6 of the required stalls shall be accessible parking stalls. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.
- 7 The applicant shall enter into a parking easement agreement with the Regional Municipality of Wood Buffalo to provide the required stalls for parking, to complete any surface improvements required, and to confirm long term maintenance.
- 8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
- 9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
- 10 The Fire Flow and Firefighters Underwriter Survey Flow Document must be signed and sealed by a registered Engineer.
- 11 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
- 12 Any excess fill 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.
- 13 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
- 14 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- 15 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 16 The applicant shall enter into an access easement agreement with the Regional Municipality of Wood Buffalo being Lot 08, Block 01, Plan 202 2329. This shall be registered on Title for Legal Access to Lot 09, Block 01, Plan 212 0848. A copy of this agreement is to be submitted to the Development Officer.

- 17 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
- 18 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent properties.
- 19 A Development Completion Certificate is required and shall be applied for by the applicant on completion of the conditions of development and prior to occupancy.
- 20 A water meter permit shall be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832
- 21 A utility connection permit will be required. Please contact Underground Services Division for details at 780-799-5823.
Include Detailed Design and stamped drawings with the UC permit.
--Note that the cover for the sanitary is 3m to obvert (currently showing 2.8m). Include insulation on drawings if 3m cannot be met.
--Include existing manhole benching revision detail to incorporate new connection. We have had issues in the past where half of the new pipe was blocked by the old benching.
--UGS will need to be on-site for the hot-tap and will test/inspect the surrounding valves prior to the connection.
- 22 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Final Development Completion Certificate has been issued.
- 23 The applicant shall provide security in a form acceptable to the Municipality in the amount of \$30,000, as a guarantee for completion of engineering requirements. When the Municipality is satisfied that the engineering requirements are completed, the security will be discharged. In accordance to the Engineering Servicing Standards section 2.22.2, security is required for the following schedules:
1. \$10,000 for connection of water services
 2. \$10,000 for connection of wastewater services
 3. \$10,000 for new access
- 24 The landscaping shall be completed as per the approved plans within one (1) year from the date of building occupancy or within two (2) years from the date of Development Permit issuance, whichever is sooner. Any changes to the approved Landscape Plans shall be submitted to the Development Officer for approval prior to the landscaping being installed.
- 25 The applicant shall provide security in a form acceptable to the Municipality of \$79,385.25 as a guarantee for completing the landscaping requirements.
- 26 The ponds on site must be maintained per the original conditions and approved drawings. If the ponds are removed, they must be pumped and drained with the siltation removed.
- 27 When the site landscaping has been successfully installed and growing for a minimum of sixty (60) days, a landscape inspection can be booked during the inspection season (May 15th – October 15th).
Upon passing a landscape inspection, 50% of the landscape security can be released. Once the landscaping has survived one winter, a final landscape inspection can be booked. When the site passes the landscape inspection and issuance of the Final Development Completion Certificate, the remaining landscape security shall be released.

- 28 The Regional Municipality of Wood Buffalo will register a 5m ROW on the Certificate of Title. Land Administration is working with Surveyor on preparing the ROW plan and ROW agreement. This ROW is along the south boundary of Lot 9, Block 01, Plan 212 0848.
- 29 A Final Grading Plan, Stormwater Management Plan, and Site Servicing Plan stamped and signed by an Engineer to be submitted.