



Development Services  
for  
**Town of Onoway**

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

June 7, 2018

File: 18DP07-24

Holmann Wong  
16712 – 61<sup>st</sup> Street NW  
Edmonton, Alberta  
T5Y 0W6

**Re: Development Permit Application No. 18DP07-24  
Plan 782 2095, Block 3, Lot 3 : 5215 Ronden Street (the "Lands")  
M – Industrial District : Town of Onoway**

**Preamble:** At their regular meeting on June 7, 2018, the Municipal Planning Commission for the Town of Onoway approved Development Permit 18DP07-24. The approval is for the development and operation of a Licensed Medical Marihuana Production Facility; including the renovation of an existing industrial building, as a Use deemed "Same or Similar" to a Greenhouse.

**APPROVAL OF DEVELOPMENT PERMIT**

In this Development Permit the following words or phrases mean:

**"MEDICAL MARIHUANA"** - means a substance used for medical purposes authorized by a license issued under the Federal Government's Access to Cannabis for Medical Purposes Regulations (SOR/2016-230), as amended, or any subsequent legislation which may be enacted as a substitution. Medical Marihuana may also be referred to as medical cannabis or medical marijuana.

**"LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY"** - means a development in a stand-alone building where Medical Marihuana is grown, processed, packaged, tested, destroyed, stored, distributed or loaded for shipping. Licensed Medical Marihuana Production Facilities shall not include storefront sales.

You are hereby notified that your application for a development permit, with regard to the following:

**RENOVATION OF AN EXISTING INDUSTRIAL BUILDING,  
DEVELOPMENT AND OPERATION OF A LICENSED MEDICAL  
MARIHUANA PRODUCTION FACILITY**

has been **APPROVED** subject to the following conditions:

**1- All municipal taxes must be paid.**

**2- SAFETY CODES PERMITS – PROVINCIAL GOVERNMENT**

The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.



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### **3- DEVELOPMENT AND OPERATION – FEDERAL GOVERNMENT**

- (a) The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to the development and operation of a Licensed Medical Marihuana Production Facility, and all other permits required in connection with the proposed development.
- (b) The owner or applicant shall provide as a condition of Development Permit a copy of the current license and all subsequent license renewals for all activities associated with medical marihuana production issued by Health Canada.
- (c) All processes and functions of the development shall be fully enclosed within a stand-alone building, including but not limited to all loading spaces and docks, garbage containers, storage and waste material.
- (d) The development shall include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.
- (e) The owner or applicant shall provide as a condition of Development Permit, a waste management plan, completed by a qualified professional, that includes details regarding:
  - i. the incineration of waste products and airborne emissions, including smell;
  - ii. the quantity and characteristics of liquid and waste material discharged by the facility; and
  - iii. the method and location of collection and disposal of liquid and waste material.

- 4- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.**
- 5- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.**
- 6- That all improvements shall be completed within twelve (12) months of the effective date of the permit.**
- 7- The improvements take place in accordance with the plans, sketch, and site drawing received as part of the permit application.**
- 8- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.**



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- 9- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.
- 10- The applicant shall enter into a servicing agreement with the Town of Onoway for water supply and septic disposal service with tie-in to the property line. The Applicant shall contact the Town of Onoway Public Works Supervisor, or his designate, at (780) 967-5338 prior to any works being undertaken.
- 11- Access location and construction shall be to the satisfaction of the Public Works Supervisor, or his designate, for the Town of Onoway. Please call (780) 967-5338 to discuss such plans before proceeding with development.
- 12- Parking: Sixteen on-site parking stalls shall be provided to the satisfaction of the Development Authority for the Town of Onoway.

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete **May 17, 2018**

Date of Decision **June 7, 2018**

Effective Date of Permit **July 6, 2018**

Signature of Development Officer

Tony Sonleitner, Development Officer for the Town of Onoway  
cc Wendy Wildman, CAO, Town of Onoway

**Note:** An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Town of Onoway  
Box 540  
4812 – 51<sup>st</sup> Street  
Onoway, AB T0E 1V0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.



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**NOTE:**

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

**IMPORTANT NOTES**

1. *Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is 14 days after a development permit is issued.*
2. *Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.*
3. *This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.*
4. *The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.*
5. *A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.*
6. ***In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.***



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***Within the municipal limits of the Summer Village of Seba Beach, the authorized agency is Inspections Group Inc., and may be contacted at***

***Edmonton:***  
***12010 - 111 Ave.***  
***Edmonton, Alberta T5G 0E6***

***Phone: (780) 454-5048***  
***Fax: (780) 454-5222***  
***Toll-Free: (866) 554-5048***  
***Toll-Free Fax: (866) 454-5222***  
***Email: [questions@inspectionsgroup.com](mailto:questions@inspectionsgroup.com)***

7. *Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.*
8. *All plans submitted for the construction, or alteration, of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.*



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## Public Notice

**DEVELOPMENT APPLICATION NUMBER: 18DP07-24**  
**APPROVAL OF DEVELOPMENT PERMIT**

An application for a development permit for this property, Plan 782 2095, Block 3, Lot 3 : 5215 Ronden Street, with regard to the following:

**RENOVATION OF AN EXISTING INDUSTRIAL BUILDING,  
DEVELOPMENT AND OPERATION OF A LICENSED MEDICAL  
MARIHUANA PRODUCTION FACILITY**

has been **CONDITIONALLY APPROVED** by the Municipal Planning Commission.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than **4:30 pm on June 26, 2018**.

Statements of concern with regard to this development permit should be addressed to:

Town of Onoway  
Box 540  
Onoway, Alberta T0E 1V0  
Attention: Clerk of the Subdivision & Development Appeal Board

Should you have any questions please contact this office at (780) 718-5479

Date Application Deemed Complete **May 17, 2018**

Date of Decision **June 7, 2018**

Effective Date of Permit **July 6, 2018**

Signature of Development Officer

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

**THIS IS NOT A BUILDING PERMIT**