

## NOTICE OF DECISION

**Development Permit No. 034034-25-0005**

Lots: 9 and 10 Block: 5 Plan: 5261BA

Municipal Address: 5025 – 50<sup>th</sup> Avenue

Land Use District: "C-1" – Central Commercial

Box 779, 5025 – 50<sup>th</sup> Avenue

Bon Accord, Alberta T0A 0K0

Phone: (780) 921-3550

Fax: (780) 921-3585

April 23<sup>rd</sup>, 2025

Mike Philbrick  
Sturgeon County  
9613 100<sup>th</sup> Street  
Morinville, Alberta T8R 1L9

email: [bsandmaier@sturgeoncounty.ca](mailto:bsandmaier@sturgeoncounty.ca)

### APPROVAL OF DEVELOPMENT PERMIT

Your application for the **TEMPORARY PLACEMENT OF A 44.59 M2 (480 FT2) ACCESSORY STRUCTURE (MODULAR OFFICE)** is **CONDITIONALLY APPROVED** subject to the following Twelve (12) conditions:

1. This conditional approval is temporary and valid until December 31<sup>st</sup>, 2028. Continued placement of this Modular Office beyond this date shall require the approval of a new Development Permit by the Town of Bon Accord.
2. This Development Permit is issued subject to the following minimum yard setbacks:
  - i. West (FRONT) > or = to 7.6 Metres
  - ii. East (REAR) > or = to 2.0 Metres (from the existing building)
  - iii. North (FLANKING) > or = to 4.0 Metres (but not ahead of existing building)
  - iv. South (SIDE) > or = to 4.0 Metres
3. The development shall be located and in accordance with the Site Plan, Rendering and Floor Plan, provided by the applicant, and which all form a part of this approval.
4. The Accessory Structure (MODULAR OFFICE) shall be temporarily placed a minimum of 2.0 m (6.56 ft.) from the principal building.
5. The Applicant shall be responsible for snow and ice maintenance between the temporary structure and the existing Town of Bon Accord Civic Building (Fire Hall).
6. The applicant shall be financially responsible during the development of any damage caused by the applicant or contractors to any public or private property.

7. The applicant shall display the enclosed Public Notice in a conspicuous place on the subject property for no less than twenty-one (21) days after the permit's decision date.
8. Positive grading away from the Accessory Structure is required to ensure proper drainage.
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 construction unless all safety measures are undertaken. The property owners shall assume full responsibility to ensure the situation does not prevail longer than necessary to complete construction.
10. The applicant shall control the dust or other nuisance that would negatively affect the adjacent properties or the adjacent property owner(s) to the Development Officer's satisfaction.
11. The applicant shall prevent excess soil or debris related to the construction from spilling onto the public roadways and shall not place soil or any other material on adjacent properties without permission in writing from the adjacent property owner(s).
12. This conditional approval is valid for twelve (12) months from the effective date. If work has not commenced within twelve (12) months a new development permit approval may be required.

<b>Date Application Deemed Complete</b>	<b><u>April 7th, 2025</u></b>
<b>Date of Decision</b>	<b><u>April 23<sup>rd</sup>, 2025</u></b>
<b>Effective Date of Development Permit</b>	<b><u>May 22<sup>nd</sup>, 2025</u></b>

Please contact the Development Officer at (780) 994-1883 if you have questions regarding this conditional approval.



Development Officer

cc: Jodi Brown (CAO) Town of Bon Accord (property file)  
Assessor (Mike - Tanmar Consulting)

**NOTE:**

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an appeal to the Secretary of the SDAB. Any appeal must be forwarded in writing (accompanied by the \$330.00 plus GST, Appeal Fee), stating the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, **so as to be received no later than May 21<sup>st</sup>, 2025.**

Secretary of the Subdivision and Development Appeal Board  
PO Box 779  
Bon Accord, Alberta

Fax: (780) 921-3585

**NOTES:**

- 1 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.
- 2 This Permit approval authorization is for development under the Town of Bon Accord Land Use Bylaw. The applicant is responsible for obtaining any and all licenses and/or approvals that may be required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:
  - Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;
  - Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and
  - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.
- 3 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 4 The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension from the approval authority.

## **Required Safety Codes AND Compliance Monitoring**

AS AN ACCREDITED MUNICIPALITY all required building, electrical, gas, and plumbing permits as well as compliance monitoring is provided by:

**The Inspections Group Inc.**

Phone: (780) 454-5048

Toll Free: 1 (866) 554-5048

Fax: 1 (866) 454-5222

Email: [questions@inspectionsgroup.com](mailto:questions@inspectionsgroup.com)

[www.inspectionsgroup.com](http://www.inspectionsgroup.com)

**PLEASE NOTE:** Failure to secure, and adhere to, Safety Codes Permits may result in legal action, and correction of unpermitted construction, including the to the demolition of activities completed without issued permits. **Don't forget your permits and call for all inspections.**

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**REMEMBER – CALL BEFORE YOU DIG!**

**ALBERTA FIRST CALL**

Phone: 1 (800) 242-3447

Website: [www.albertaonecall.com](http://www.albertaonecall.com)

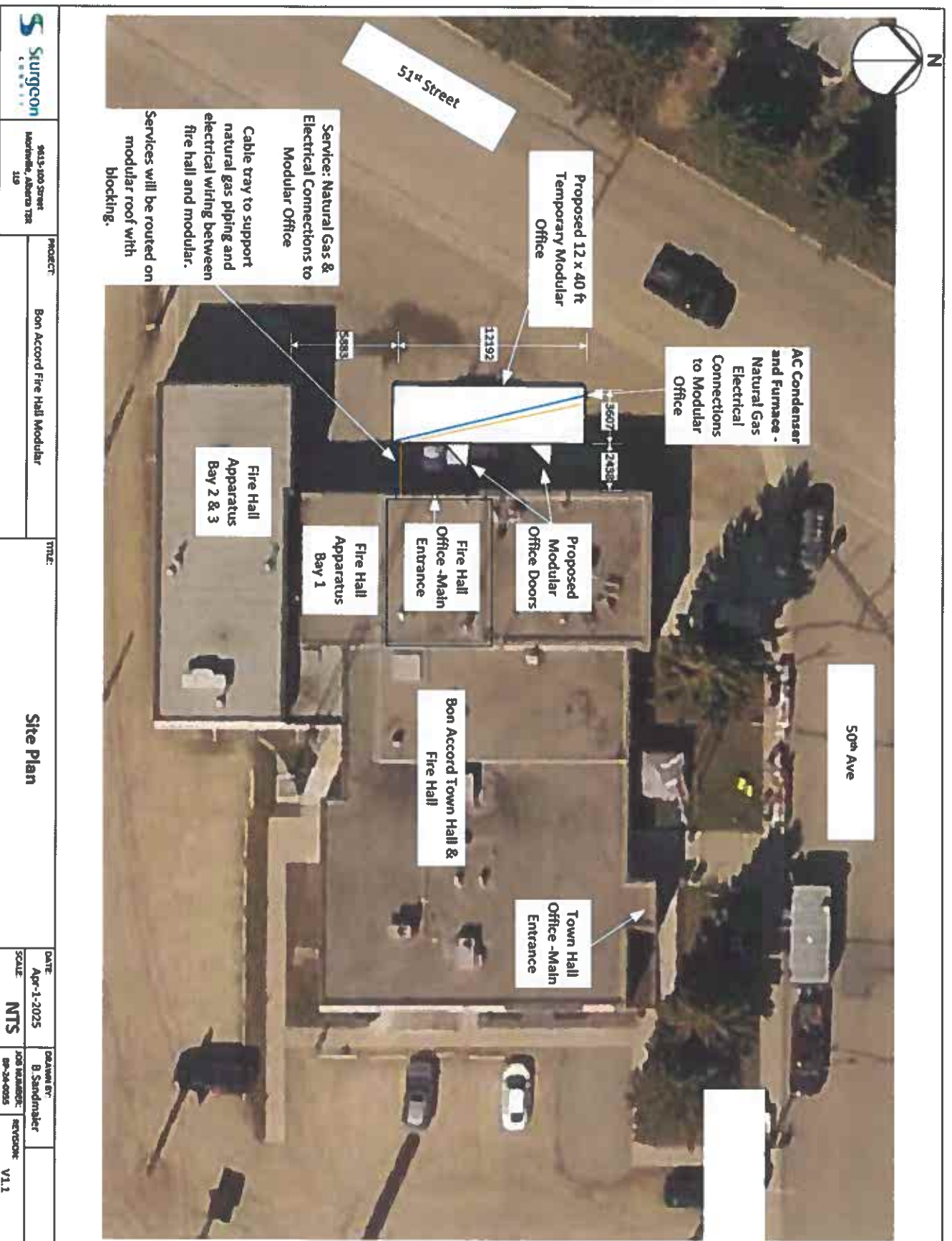
# PUBLIC NOTICE

## **Development Permit 034034-25-D0005**

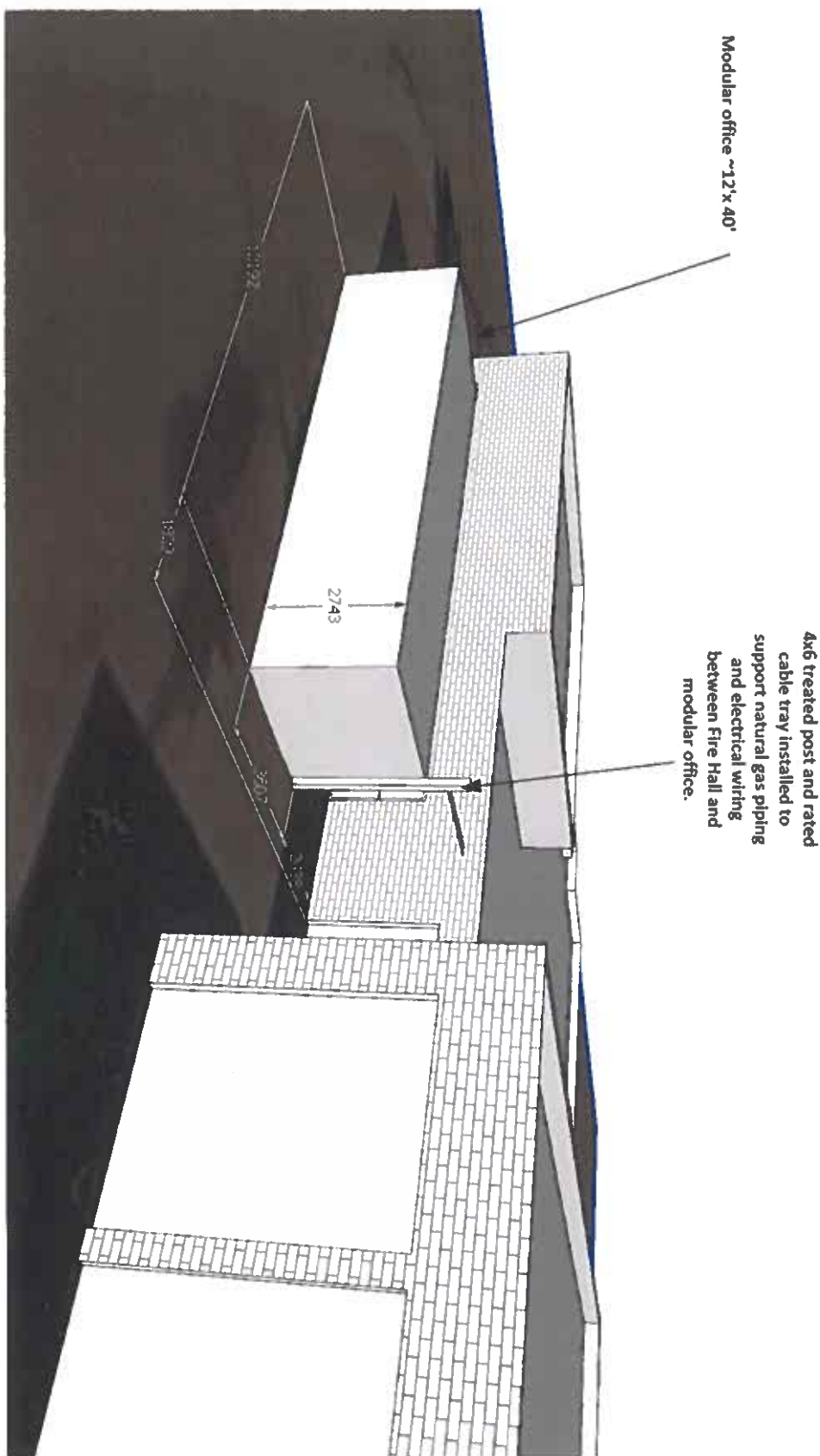
Please note that the Development Officer has CONDITIONALLY APPROVED Development Permit Number 034034-25-D0005 on April 23<sup>rd</sup>, 2025, for the temporary placement of a 44.59 M<sup>2</sup> (480 FT<sup>2</sup>) Accessory Structure (Modular Office) located at 5025 50<sup>th</sup> Avenue.

If you have any questions regarding this decision, please contact the Development Officer at (780) 994-1883.

# SITE PLAN – Town of Bon Accord Fire Hall (DP 034034-25-0005)



RENDERING – Town of Bon Accord Fire Hall (DP 034034-25-0005)



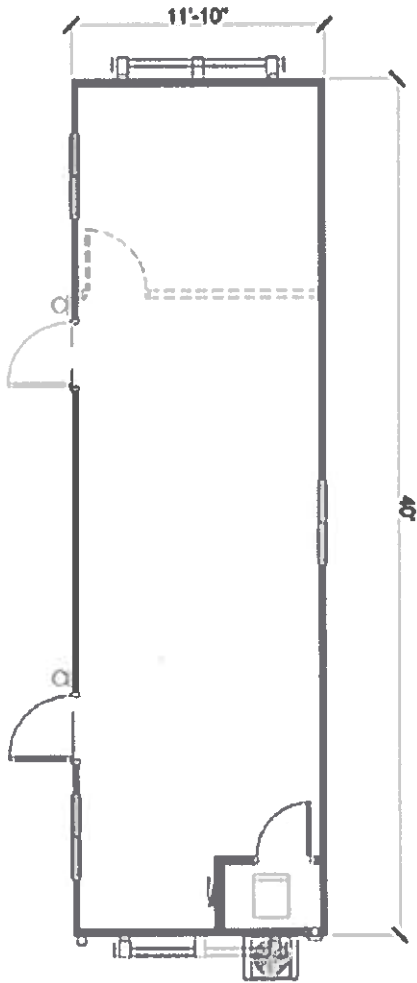
		PROJECT		TITLE		DATE		DRAWN BY	
9415-100 Street Morinville, Alberta T8B 1L9		Bon Accord Fire Hall Modular		Rendering Modular Office		Apr-1-2025		B. Sandmaker	
						SCALE: NTS		JOB NUMBER: BP-24-0005	
								REVISION: V1.1	



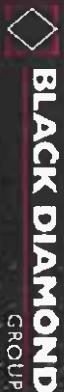
FLOOR PLAN – Town of Bon Accord Fire Hall (DP 034034-25-0005)

Floor Plan

12' x 40' Skidded Office (1P) – Standard Fleet



- 480 square feet
- Open Office/Meeting Area
- Climate Controlled
- Two Entrances
- Three Windows
- Optional Office Partitions
- High-quality exterior and interior finishes



www.BlackDiamondlimited.com

**BOXX**  
MODULAR  
BOXX Modular is Division of Black Diamond Group

	PROJECT: Bon Accord Fire Hall Modular		TITLE: Floor Plan: Modular Office		DATE: Apr-1-2025	DRAWN BY: B. Sandmeyer	REVISED: V1.1
	9613-100 Street Medicine Hat, Alberta T2N 1J9				SCALE:	FOR MANAGER: BP-24-0035	