


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
DEVELOPMENT PERMIT APPLICATION
May 8, 2024**

| APPLICATION INFORMATION | | FILE NO. 24D 038 |
|---|---|-------------------------|
|  | DATE APPLICATION DEEMED COMPLETE: March 15, 2024 | |
| | LEGAL DESCRIPTION: Plan 1911157, Block 3, Lot 5; Ptn. SW 17-20-02 W5M | |
| | LANDOWNER: 2519089 Alberta Ltd. | |
| | APPLICANTS: Peter Sutherland and Travis Sutherland | |
| PROPOSAL: Lot development in support of a three building, eighteen-bay industrial/commercial development and a Commercial Storage Facility, including a Business Office with shop and indoor storage space for the developer/operator. | | |
| DIVISION NO: 3 | COUNCILLOR: Barb Castell | |
| FILE MANAGER: Brenda Bartnik | | |

EXECUTIVE SUMMARY:

Location of Subject Lands:

The subject property is located adjacent to the west side of 168th Street west, +/- 470m to the north of the intersection with 1160 Drive west (River Ford Road).

Background:

A synopsis of historical County record regarding this property has been included under *Appendix C* of this report.

PURPOSE OF APPLICATION:

As Council is the Development Approving Authority for Direct Control District lands, they may decide on a Development Permit application, or may delegate the Authority, with directions that it considers appropriate.

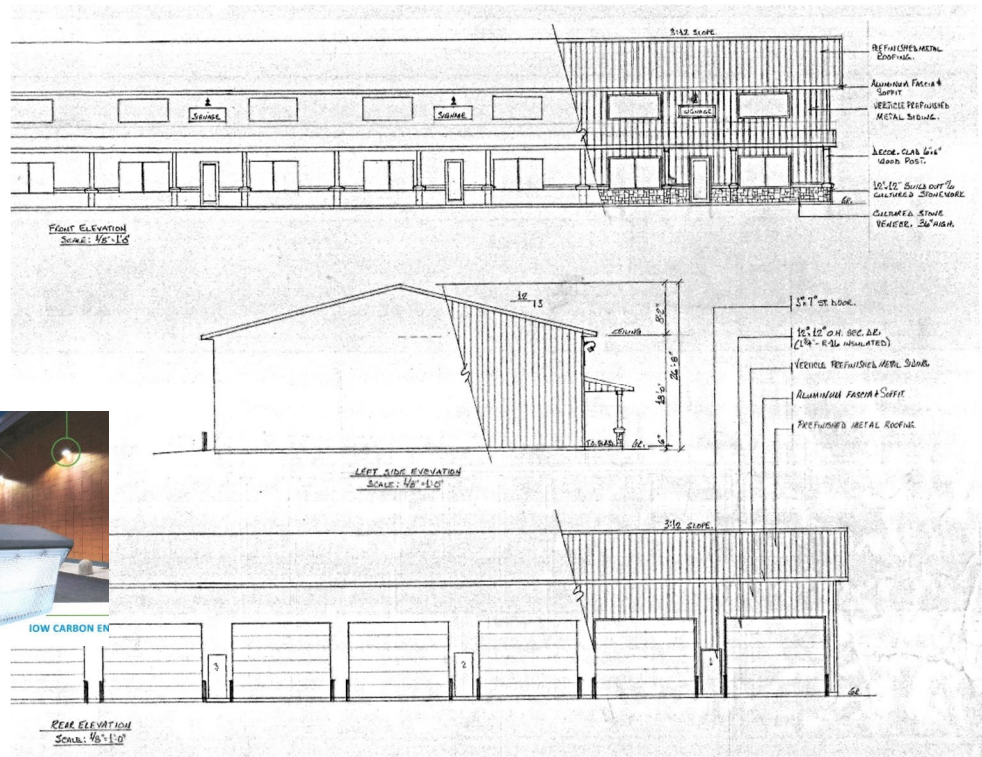
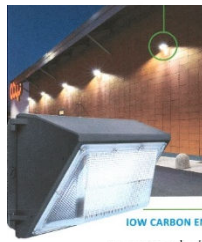
Council may require a Public Meeting prior to deciding on any application within the Direct Control District. The applicant has no preference as to if a Public Meeting is held and leaves this to Council's discretion.

Summary of Proposal:

Approval of the following development and uses is being requested on the subject 11.29 acre Direct Control District #31 parcel:

1. Three 14,400 sq. ft. (60 ft. x 240 ft.) buildings

- Each building is proposed to be divided into six 2,400 sq. ft. bays, each containing an office and washroom (designed to be rented to local businesses).
- Proposed exterior lighting is to comply with the County's Dark Sky Bylaw
- Independent leasee's are to obtain approval(s) for:
 - i. Development Permit
 - ii. Signage



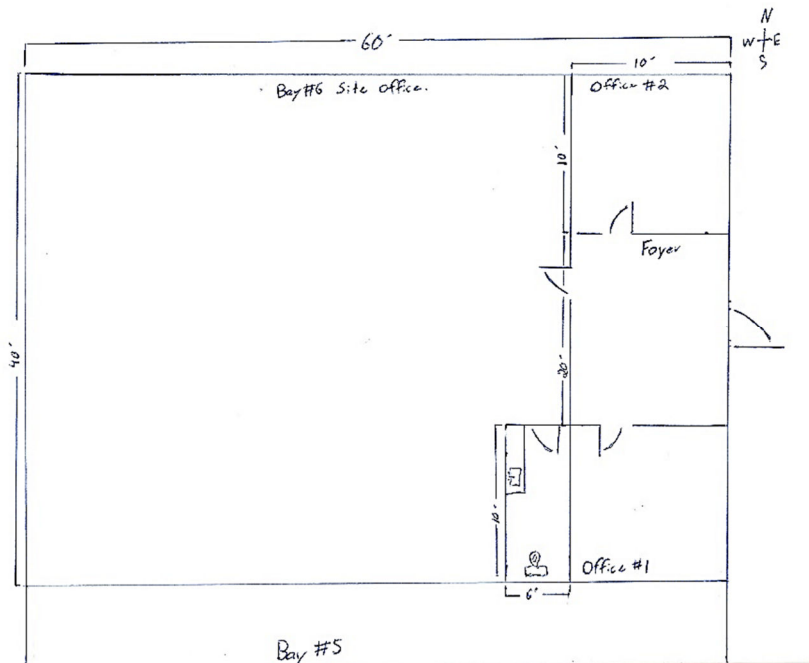
2. Commercial Storage facility

- At total of 32 gravel surface storage yard (a combination of 1,200 sq. ft. and 800 sq. ft. in size, each containing one 20 ft. sea-can (color matched to the others in the storage yard(s).
- Fencing is 6 ft. high galvanized chain link with a slanted wire topper. Earth tone privacy slats are proposed to be used to screen the facility.



3. Business Office

- An office(s) is to be located in the northernmost bay (#6) of the building to first be constructed, in support of site management and maintenance (property and building) and the Commercial Storage Facility.
- One or two people are to be employed at this location.
- No outdoor storage is required in support of this Business Office.
- Open 9:00 AM – 5:00 PM, six days per week.
- Water consumption 25 gallons per day



SITE CONSIDERATIONS:

Access

The subject lands are bound to the east by 168th Street west which is a paved collector road that connects to 1160 Drive west to the south, and dead ends to the north of the subject property.

1160 Drive west is paved from its intersection with 402nd Avenue to its intersection with 168th Street.

Miners Road, which is to provide access from 168th Street, is currently a developer owned gravel surface that is slated for paving this summer by the area developers.

The proposed internal laneways providing access to the commercial bays are to be surfaced with asphalt and that area of the lands that is to be used in support of the Commercial Storage facility is to have a gravel surface.

A caveat on title to this property provides for a 5.18m acquisition of land on the east side, which allows for any required future widening of the road right of way (168th Street west) from its current 20m width.

Vehicle Trips:

- Vehicles trips and types will vary dependent upon future occupants (renters).

Servicing Considerations

- Each building is to have its own pump out tank for wastewater.
- Water demand will be dependent upon future occupants (renters). Each building is to have its own cistern for fresh water. Water is proposed to be provided via the onsite well.

Physiography:

In approximately 2016 during reclamation of the land from natural resource extraction use, these lands were noted to have been leveled, graveled and non-vegetated.

This is reflective of how they currently exist.



POLICY:

Land Use Bylaw 60/2014 (LUB)

Direct Control District #31 see *Appendix B of this report.*

The purpose and intent of this district is to allow operation of industrial related businesses on the lands. This district recognizes the necessity for uses to remain primarily light/medium industrial in nature due to the proximity to waste disposal sites, natural resource extraction activities in the area, and in response to limited reclamation and remediation of the lands in the area. The importance of maintaining minimal nuisance factor extending beyond the boundaries of the site must be considered when looking at new uses on these lands to reduce impact on the Town of Black Diamond.

Definitions for all uses can be found under section 2.5 of the Land Use Bylaw.

BUSINESS OFFICES means a facility or portion of a building primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the offices of lawyers, accountants, engineers, architects, and real estate, insurance, clerical, secretarial, employment, telephone answering and office support services.

COMMERCIAL STORAGE means a building, group of buildings, or fenced compound in which rentable space is provided for the storage of goods of a non-hazardous nature. See Section 10.16 for more information on commercial storage.

10.16 COMMERCIAL STORAGE FACILITIES

10.16.1 A Development Permit is required for all commercial storage facilities in the County.

10.16.2 Commercial Storage Facilities shall comply with the following provisions:

- a. All storage facilities shall be located in the side or rear yard and screened in accordance with the "Screening Standards" approved by the Municipal Council;
- b. A detailed landscape plan shall be provided to the satisfaction of the Approving Authority and shall include berms, fencing, vegetation or other screening provisions. Where possible vegetation existing on-site shall be preserved and used for landscaping and screening;
- c. Landscaping and screening shall be completed to the satisfaction of the Approving Authority in accordance with "Screening Standards", where required.
The Screening Standards can be found as Appendix G of Land Use Bylaw 60/2014;
- d. Vehicle entrances and exits, as well as vehicle routes shall be designed, and signage provided in a manner that provides a safe and clearly defined circulation pattern;
- e. all on-site roadways, parking, loading and storage areas shall have a durable hard surface of asphalt, gravel or similar material and the same shall be drained, developed and maintained to the satisfaction of the Approving Authority and the Director of Public Works and Engineering;
- f. Where on-site parking or storage is illuminated, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized and shall be in accordance with the "Dark Sky Policy" adopted by Council. *More information on the Dark Sky Bylaw can be found in Appendix E of Land Use Bylaw 60/2014;*
- g. Any undeveloped portion of the site must be graded, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto any public roadway or other neighboring property;

- h. There shall be no storage of hazardous materials or goods on-site; and
- i. Any other conditions imposed by the Development Permit approval.

| CIRCULATION REFERRALS | |
|---|---|
| REFEREE | COMMENTS |
| INTERNAL | |
| Building & Safety Codes | This type of building, both in construction and occupancy will require an architect as well as an engineer. It is anticipated that the building will need to be designed to meet the National Building Code 2023 – Alberta Edition. |
| Engineering / Public Works | <ul style="list-style-type: none"> • A review of and/or revised Stormwater Management Plan and Lot Grading/Overland Drainage Plan is requested, to ensure that the graded lands will meet the requirements of the proposed development at completion. • It is requested that the site plan be revised in order to illustrate that the caveat existing on title respecting the acquisition of lands along the east boundary has been considered and that infrastructure will be located outside of the ultimate road allowance. |
| Foothills Fire Department | <ul style="list-style-type: none"> • Address of the property is to be posted. • Ensure access for Fire department apparatus as per the National Fire Code 2019 Div. B. Sec. 2.5.1 • Fire extinguishers are to be installed as per the National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10. • Fire Safety Plan is to be posted as per the National Fire Code 2019 Div. B Sec. 2.8.2. • Doors and means of egress as per the National Fire Code 2019 Div. B Sec. 2.7.1. <p>Fire inspection of Business Office and Commercial Storage Facility required once completed.</p> |
| EXTERNAL | |
| Alberta Transportation & Economic Corridors | <p>The proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation. The proposed development, however, will not cause any concern for existing ongoing highway operation, or future highway expansion.</p> <p>Alberta Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above, pursuant to Section 25 of the Highways Development and Protection Regulation.</p> |
| Town of Diamond Valley | The Town of Diamond Valley has no concerns on the application. |

CIRCULATION REFERRALS

PUBLIC

Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.

SUMMARY

The application before Council is for a development permit to allow for a three building, eighteen-bay industrial/commercial development and a Commercial Storage Facility, including a Business Office with shop and indoor storage space for the developer/operator.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – APPROVAL

The suggested motion for Option #1 is as follows:

Moved that Development Permit 24D 038 to allow for a three building, eighteen-bay industrial/commercial development and a Commercial Storage Facility, including a Business Office with shop and indoor storage space for the developer/operator on Plan 1911157, Block 3, Lot 5 Ptn. SW 17-20-02 W5M be approved subject to the following conditions:

APPROVAL DESCRIPTION

Upon completion of the Pre-Release Conditions, this approval allows for development and use of Plan 1911157, Block 3, Lot 5 Ptn. SW 17-20-02 W5M as follows:

1. Construction of three (3) 14,400 sq. ft. building containing a maximum of 6 bays each, for future industrial/commercial occupancy and use, to be located and structured in accordance with the accepted plans;
2. Commercial Storage Facility consisting of up to 32 storage yards, and including one sea-can (outbuilding) having a footprint of no greater than 160 sq. ft. and a height of no greater than 9 ft., in each yard;
3. Business Offices with shop and indoor storage space in support of the operations of *Sutherland Industrial* in accordance with the accepted plans.

SUGGESTED CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION

Council may wish to impose any of the following conditions or any additional or revised conditions.

PRE-RELEASE CONDITIONS

Pre-Release Conditions must be fulfilled before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicant(s), failure to complete the pre-release conditions on or before October 8, 2024, will see this approval be deemed null and void.

The Development shall not proceed until such time as the County has issued a signed Development Permit.

1. The applicant is required to submit refundable security deposit in the amount of \$3,000.00 to ensure compliance with the Building, Safety, and Fire Codes. This deposit will be refunded at such time that all required permits and inspections have been obtained and the

buildings and facilities have been verified to be suitable for intended use and occupancy by the County's Safety Codes Officer and the Foothills Fire Department;

2. A review of and/or revised Stormwater Management Plan and Lot Grading/Overland Drainage Plan is to be provided, to the satisfaction of the Public Works department. This review is necessary in order to ensure that the lands will meet the requirements of the proposed development at completion;
3. A revised site plan is to be submitted. The revised plan is to show that the caveat existing on title respecting the acquisition of lands along the east boundary of the property has been considered and that proposed infrastructure will be located outside of the ultimate road allowance.

CONDITIONS OF APPROVAL

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The development shall be executed in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate;
2. All necessary building and safety code permits and inspections shall be obtained from the County;
3. Prior to any occupancy, the applicant shall contact the Foothills Fire Department in order to arrange for a fire inspection. It is the applicant's responsibility to provide proof of such to the File Manager. Authorization for occupancy of the buildings/any portion thereof, shall not be granted until such time that required safeties and functionality are illustrated to have been met;
4. Approaches are to be constructed to the satisfaction of the County's Public Works department. Be reminded that it is the applicant's responsibility to obtain and properly post municipal address(es) prior to occupancy. Please contact the County's GIS department to fulfill addressing requirements;
5. A base Emergency Response Plan is to be established for the development. This plan is to be submitted for review and acceptance by the County and shall include common muster points and cohesive collection and dissemination of information to all occupants in the event of emergency; and shall allow for future contribution by individual tenants based upon specifics of use(s) of the independent bays;
6. The applicant is required to obtain an annual business license with the County;
7. Proof of having obtained licensing for the use of groundwater, or a waiver in this regard from Alberta Environment, is to be submitted to the Development Authority. Alternately, written confirmation of a different source of water to service the development may be provided;
8. Prior to the County acknowledging completion of the development;
 - a. Approaches providing access to the development shall be inspected and accepted, to the satisfaction of the Public Works department;
 - b. The applicant is to submit as-built drawings by the respective Professional(s), verifying that all improvements are consistent with the plans and recommendations within the accepted site drainage, grading, and stormwater plans;

9. The applicant is to provide all required engineering review fees, to the satisfaction of the County's Public Works department;
10. It is the applicant's responsibility to provide notification to the File Manager upon completion of the development.

ADVISORY CONDITIONS

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. This approval wholly replaces any previous development approvals that have been issued for the subject property;
2. The development is to be maintained in accordance with all conditions of approval, plans and agreements that have been acknowledged by the municipality to be appropriate, and these advisory conditions. **Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;**
3. Separate, independent development permits must be issued prior to commencing development within and/or occupying any bay;
4. The applicant is advised that review and acceptance of any required work(s) may be subject to payments of review fee(s) and/or inspection fee(s) as per the Foothills County Fee Schedule;
5. Development and use of the land are to comply with the requirements of the applicable Building, Safety, and Fire Codes at all times;
6. One sea-can, having an area of no greater than 160 sq. ft. and a height of no greater than 9 ft., is permitted to be located in each of the fenced storage yards. The sea-cans must be finished to match or compliment the exterior of the principal buildings on site and are to be maintained to be safe, functional and in a good state of repair.

These sea-cans may be located within the required yard setbacks if grading and drainage of the land is able to be maintained in compliance with the approved plans for the lot;

7. Landscaping, screening and stormwater facilities shall at all times be maintained as per the plan(s) accepted to be appropriate by the municipality and must at all times be safe, functional, and in a good state of repair. The development shall at all times have a generally neat and orderly appearance and be free of weeds. Plantings are to be maintained to demonstrate healthy and vigorous growth;
8. The applicant is responsible to ensure that on-site parking and loading are at all times able to sustain use and occupancy. At no time shall the local municipal road surfaces be used for the purpose of loading/unloading, parking, or as a stacking space.

It is the landowner's responsibility to ensure appropriate internal access for fire department apparatus and emergency access at all times;

9. There shall be no storage of hazardous materials or goods on-site;
10. Containers for garbage or recycling materials that are located outdoors shall be weatherproof and animal-proof and must be fully screened from adjacent lands. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. All waste materials must be disposed of at an approved waste disposal site. Secondary containment for fluids shall be implemented wherever appropriate;

11. Exterior lighting must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw, and comply with section 9.15 of the Land Use Bylaw 60/2014;
12. Installation of signage is subject to submission and acknowledgement of a detailed design plan;
Jobsite signage related to construction, lot development and marketing is to be removed within 60 days of completion of the development approved herein;
13. The issuance of a development permit by Foothills County does not relieve the applicants of the responsibility of complying with all other applicable municipal bylaws and requirements, nor excuse violation of any Provincial or federal regulation or act which may affect use of the land;
14. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to this permit.

OPTION #2 POSTPONE A DECISION ON THE APPLICATION

Should Council have concerns regarding certain aspects of the application or feel that they require additional information in order to render a decision, Council may choose to postpone a decision on the application in order to obtain additional information from the applicant or to hold a Public Meeting at which the landowner/applicant is in attendance.

The suggested motion for Option #2 is as follows:

Moved that Council postpone making a decision on Development Permit application 24D 038 until such time as the applicant has provided (the requested information) for Council's consideration.

APPENDICES

APPENDIX A:

MAP SET

MAP 1 – LOCATION AND ORTHO

MAP 2 - LAND USE MAP

MAP 3 - SITE PLANS

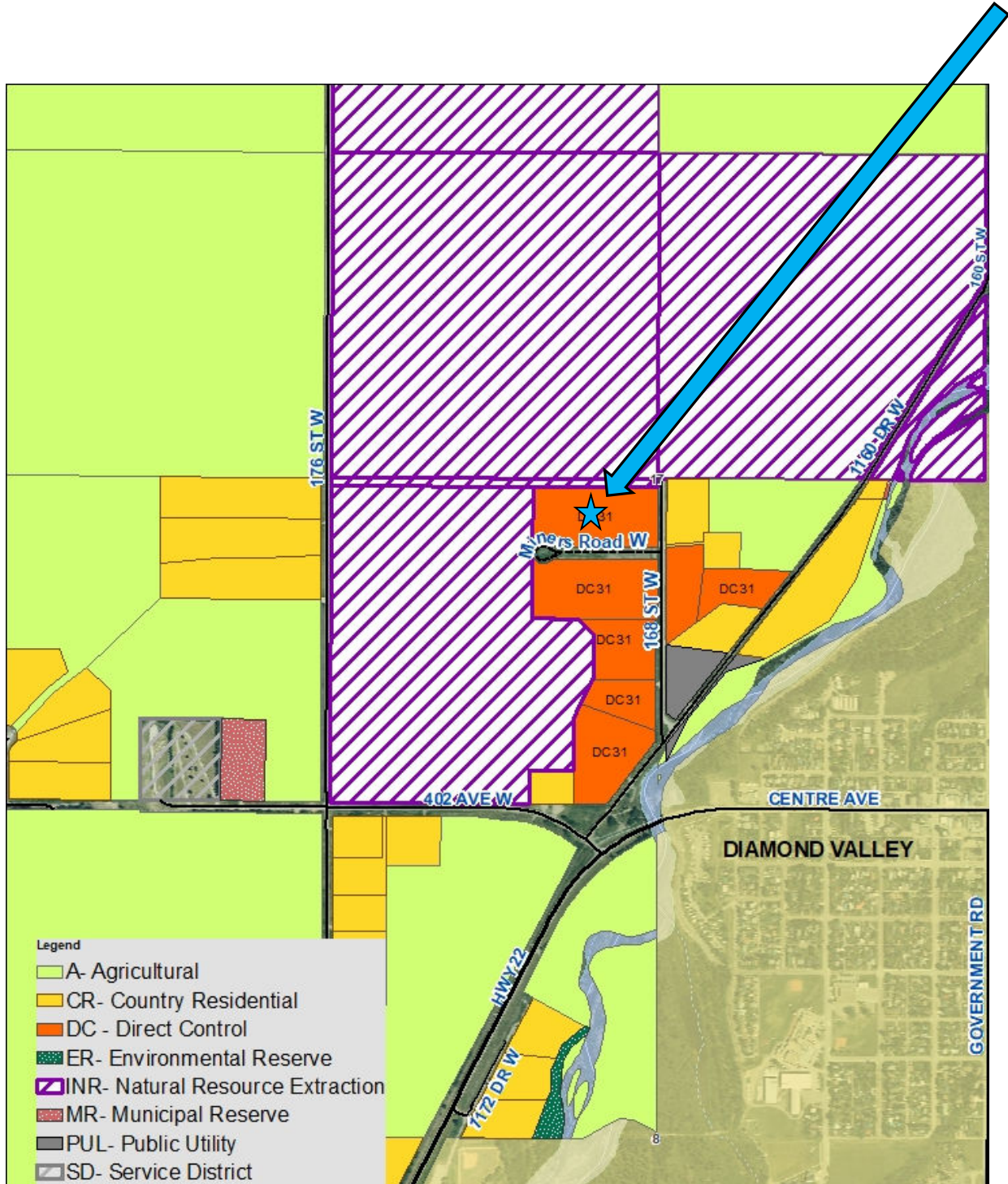
APPENDIX B:

DIRECT CONTROL #31 DISTRICT

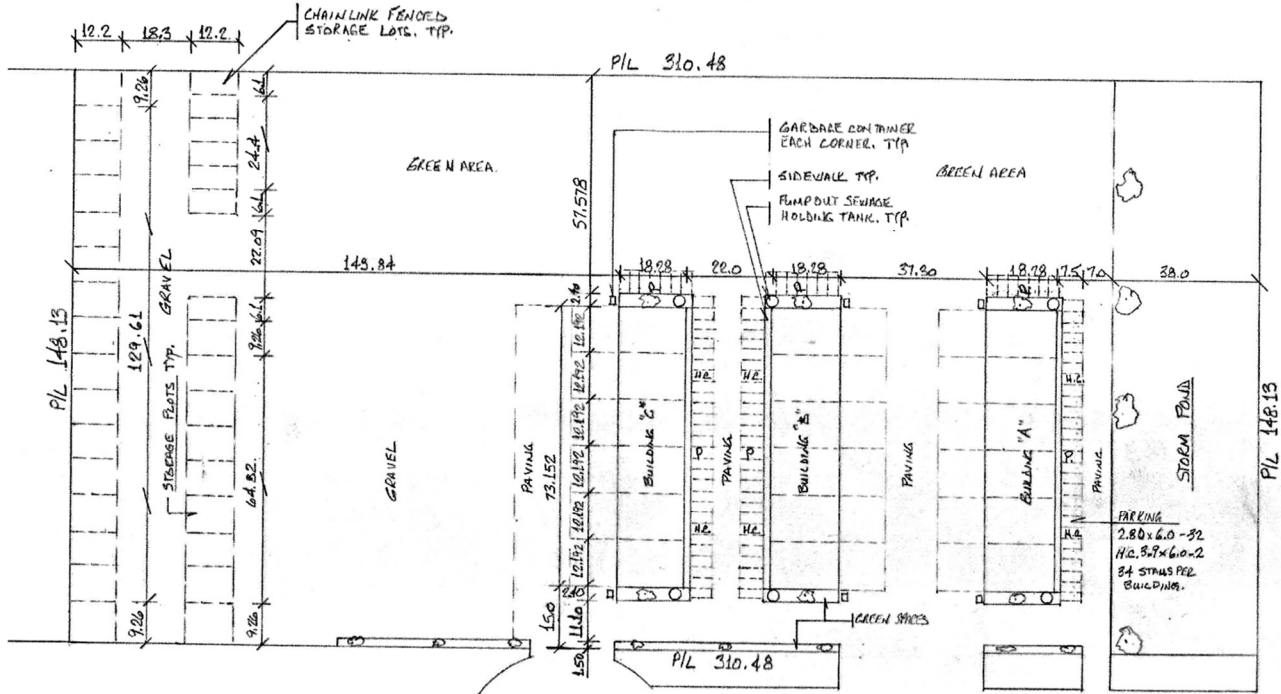
APPENDIX C:

BACKGROUND

MAP 2 – LAND USE MAP

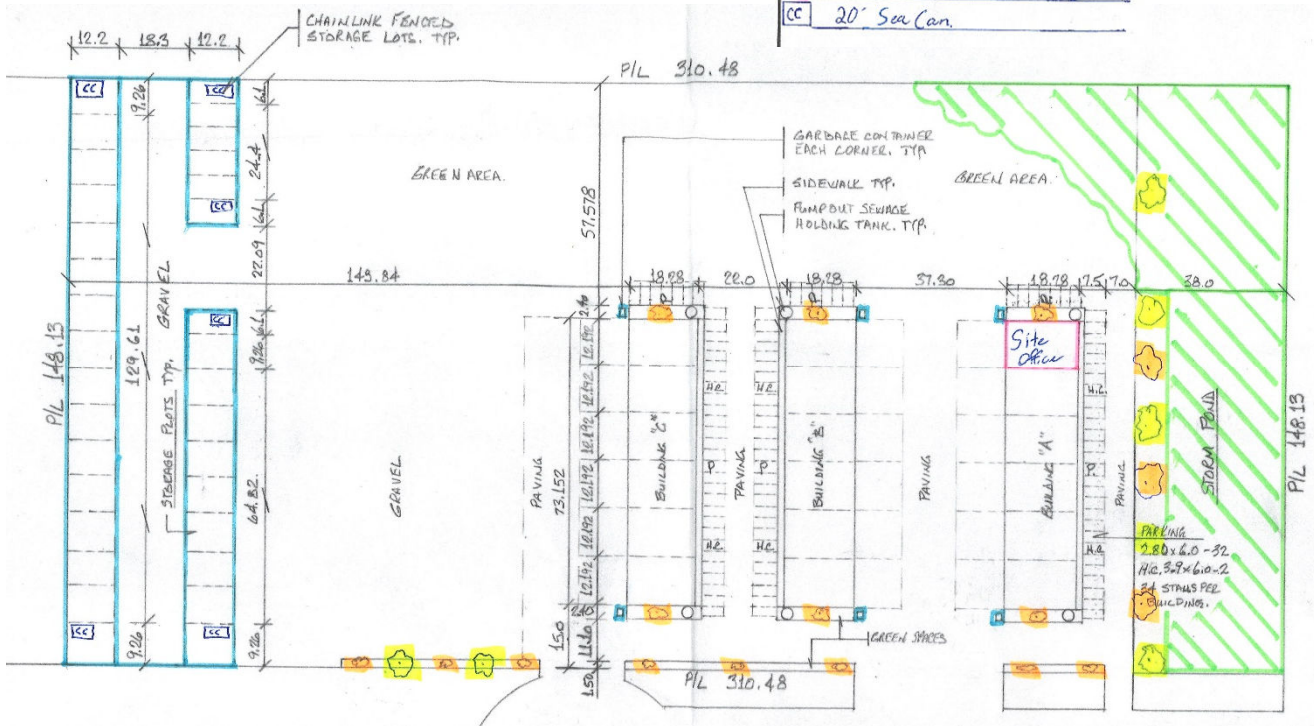


MAP 3 - SITE PLANS



168TH STREET WEST

- 72" (6') ChainLink fence with Privacy Slats
- Blue Spruce Trees 8'-10'
- Evergreen Shrubs
- Existing Grass area.
- Site Office
- 20' Sea Can.



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18.31 DIRECT CONTROL DISTRICT #31 (DC 31)
BLACK DIAMOND INDUSTRIAL RURAL
DC#31**18.31.1 PURPOSE AND INTENT**

To allow operation of industrial related businesses on the lands. This district recognizes the necessity for uses to remain primarily light/medium industrial in nature due to the proximity to waste disposal sites, natural resource extraction activities in the area, and in response to limited reclamation and remediation of the lands in the area. The importance of maintaining minimal nuisance factor extending beyond the boundaries of the site must be considered when looking at new uses on these lands to reduce impact on the Town of Black Diamond. This district will allow for the Direct Control by Council over development on the following lands:

- Plan 0512737, Block 1, Lot 3, SE 17-20-02-W5
- Plan 0512737, Block 1, Lot 4, SE 17-20-02-W5
- Plan 1011623, Block 2, Lot 2, SW 17-20-02-W5
- Plan 1011623, Block 2, Lot 3, SW 17-20-02-W5
- Plan 0712752, Block 2, Lot 1, SW 17-20-02-W5
- Plan 1911157, Block 3, Lots 4 & 5, SW 17-20-02-W5

18.31.2 PERMITTED USES

Accessory Buildings not requiring a development permit
 Agricultural General
 Office (in conjunction with primary industrial use on site)
 Contractor Limited
 Industry Light
 Manufacturing, Light
 Public Works
 Signs not requiring a development permit
 Solar Power System, Private (Not requiring a Development Permit)

18.31.3 DISCRETIONARY USES

Accessory Building requiring a development permit;
 Accessory Uses
 Agricultural Processing and Distribution
 Agricultural Support Services
 Auto Body
 Auto Repair
 Auto Sales
 Auto Wreckers
 Car/Truck Wash
 Card Lock Fuel Dispensing Facility
 Commercial Storage
 Contractor General
 Farm Equipment Sales and Service
 Industry, General
 Industrial, Manufacturing/Processing
 Industrial, Storage and Warehousing
 Lot Grading
 Manmade Water features requiring a permit

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Outdoor Display area (in conjunction with principal business)
Outdoor Storage
Public Quasi Public Installations and Facilities
Recreation Vehicle Sales
Recreation Vehicle Storage
Recycling Depot
Signs requiring a Development Permit
Solar Power System, Private (Requiring a Development Permit)
Storage Compound
Utility Services, Minor
Warehousing and Storage
Warehouse Sales
Waste management, Minor

18.31.4 LAND USE REQUIREMENTS

18.31.4.1 Standards of the development shall be at the discretion of Council.

18.31.5 DEVELOPMENT REQUIREMENTS

18.31.5.1 Maximum Height of Structures:

- a. All Buildings
 - i. 12m (39.37 ft. ft.);
- b. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);
 - ii. Or as determined by Council.

18.31.5.2 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

18.31.5.3 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
 - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road;
 - ii. 48m (157.48ft.) from the centre line of a Municipal Road;
 - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
 - iv. Or as determined by Council.
- b. Side Yard Setback:
 - i. 1.5m (4.92 ft.) from property line;
 - ii. Or as determined by Council.
- c. Rear Yard Setback:
 - i. 15m (49.21 ft.) from property line;
 - ii. Or as determined by Council.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of

Foothills County Land Use Bylaw |

future road widening shall be considered the future property boundary for which setback distances set out shall apply.

18.31.5.4 Corner Parcel Restrictions:

- a. In accordance with Sections 9.27.9 - 9.27.12.

18.31.5.5 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of Land use bylaw for additional setback requirements that may apply;
- b. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.31.6 SPECIAL PROVISIONS

18.31.6.1 The number of employees working on site shall be at the discretion of Council.

18.31.6.2 The maximum number of Business Visits per day shall be at the discretion of Council.

18.31.6.3 Storage:

- a. Exterior storage may be allowed if adequately screened with partial to full screening as required by the Approving Authority.

18.31.6.4 Safety and Fire Code Requirements:

- a. Applicants shall be required to provide proof of compliance or the ability to become compliant with all Provincial Safety Code and Fire Code requirements as part of the development permit application for their development unless requested to do so by Council as part of the Land Use Bylaw amendment application.

18.31.6.5 Landscaping and Screening:

- a. Landscaping shall be completed in accordance with the Municipal Screening Standards;
- b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.

18.31.6.6 Nuisance:

- a. Minimal offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot.

18.31.6.7 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of accessory building to be constructed;
- b. Development setbacks;
- c. Hours of operation;
- d. Number of employees;
- e. Number of vehicle visits per day;
- f. Size and number of structures permitted on site;
- g. Requirements for evacuation and emergency response plans;

Foothills County Land Use Bylaw |

- h. Upgrades on municipal roads;
- i. Mitigation of impacts on municipal roads;
- j. Compliance reporting requirements;
- k. Noise;
- l. Buffering;
- m. Lighting;
- n. Outdoor storage;
- o. Parking requirements;
- p. Screening of facilities;
- q. Proof of compliance with fire and safety codes inspections of the facility;
- r. Any other condition that Council deems necessary.

18.31.6.8 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

18.31.6.9 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering;
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

18.31.6.10 Other:

- a. The Approving Authority may allow a building to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use shall be considered as a separate use.

18.31.7 PROCEDURE

18.31.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.31.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.31.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.31.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.

18.31.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.31.1.

Sand and gravel operations in this area previously involved the subject lands.

2016

Phase I Environmental Site Assessment

At the time of site inspection, the gravel pit area was reclaimed; the area was leveled, graveled and non-vegetated. The ESA noted that as of 2016, the former gravel pit had been reclaimed.

2017

Reclamation issued by Alberta Environment and Parks

2017

Redesignation of the then 25.05 acre Direct Control District #6 (Natural Resource Extraction) parcel to Direct Control District #31 (Black Diamond Industrial Rural) to permit future subdivision.

2019

Final subdivision of the subject 11.29 acre lot.

2023

Development Permit 23D 016 for use of Lots 4 and 5 for a temporary (8 month) office site, outdoor storage and staging yard in support of a pipeline construction project in the area.