

MUNICIPAL PLANNING COMMISSION

AGENDA

September 19, 2025

8:30 A.M. – TOWN OFFICE – UPSTAIRS MEETING ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the September 4, 2025 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3632 – 2025
Applicant: Canalta Real Estate Services Ltd.
Legal: Lots 1 & 2, Block 6, Plan 9422699
Municipal: 4602 & 4612 – 51 Avenue
Proposed Development: Self-Storage Facility (Storage – Indoor)
7. Adjournment

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
September 4, 2025

Present:

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Development Officer Angela Stormoen and Planning & Operations Clerk Kendra Duff

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:31a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Wayne Smith to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the July 3, 2025 MPC Meeting Minutes**

Moved by Councillor Kurt Baker that the Minutes of the July 3, 2025 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3604-2025

Applicant: Joseph Knihnitski

Legal: Block A, Plan 5834NY

Municipal: 4402 – 50 Street

Proposed Development: 35' Tipi with Spa & 2 Carriages and two Tipi's

Development Officer read a report that follows:

Recommendation:

That the Municipal Planning Commission Approve this application subject to the following conditions:

1. The owner/applicant must keep Specialty Accommodations (tents, carriages and tipis) to an identified block of the park.
2. The owner/applicant must ensure that dome tents, horse carriages and tipis are of new construction.
3. The owner/applicant must not allow more than one dome tent, horse carriage or tipi unit per an identified park stall.
4. The owner/applicant must not allow more than one deck to be constructed or placed on a camping stall.
5. The owner/applicant must ensure that all Specialty Accommodation (tents, carriages and tipis) units are kept up and do not become of a derelict or nuisance state.
6. The owner/applicant will be responsible for all water and sewer services contained within the development. The Town of Stettler is not responsible for private servicing.
7. Mobile homes are not permitted in the Recreational Facility Campground.
8. The proposed development (1 Tipi (Spa), 9 Specialty Accommodations (2 Dome Tents, 2 Horse Carriages and 2 Tipis)) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler.
9. The owner is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code.
10. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2190-25.
11. Compliance with the provisions of Land Use Bylaw #2190-25 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation.
12. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.
13. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period.

General:

The applicant is proposing to amend the original development application presented and approved at the May 29, 2025 Municipal Planning Commission meeting.

The original development approval included a renovation of the existing main office into a wellness spa and 10 glamping tents at the existing Prairie Junction RV Resort campground.

The applicant proposes to keep the office building as is and alternately construct a Tipi outside the north side of the building to be used as a spa. Further, instead of 10 glamping tents to occupy the 10 camping sites adjacent to the railway on the northwest side of the property, the applicant proposes to construct 9 specialty

accommodations with 2 tipis, 2 horse carriages, 2 dome tents and 3 future accommodations.

The property is located within the C2: Commercial Highway District and as such a Recreation Facility is a discretionary use and requires Municipal Planning Commission Approval.

The proposed specialty accommodation sites have existing water, sewer and electrical hook-ups and the applicant proposes to install gas service as well. Each specialty accommodation site will have individual parking spaces available.

The proposed tipi spa is permitted use within a C2: Commercial Highway District as a Personal Service Shop. The parking requirements for such use is 3 stalls and the existing parking area has 22 stalls. Parking requirements for a recreation facility is at the discretion of the Development Authority. When taking into consideration the combination of a personal service shop (tipi spa) and recreation facility (Prairie Junction RV Resort campground), the area used for recreation provides parking at each individual stall/use and therefore parking is not a concern for this use.

Currently the campground has 53 camping stalls, Group Area, Grilling Shack, Laundromat/Shower House, Maintenance Shop, Main Office, 4 - one room Cabins and Small Church.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Land Use Bylaw 2060-15.

Development Review:

Land Use District – C2: Commercial Highway District

Recreational Facility – Discretionary Use

Personal Service Shop – Permitted Use

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons.

Discussion:

Moved by Councillor Wayne Smith that the application be approved as presented.

7. The meeting adjourned at 8:35 a.m. on a motion by Councillor Kurt Baker.



Request For Decision

Issue:

Development Permit Application: 3632-2025

Applicant: Canalta Real Estate Services Ltd.

Proposed Location: Lots 1&2, Block 6, Plan 9422699

Municipal: 4602 & 4612 – 51 Avenue

Development: Self Storage Facility (Storage – Indoor)

BACKGROUND

General:

The applicant is proposing to develop a self-storage facility at 4602 & 4612 – 51 Avenue within the C2: Highway Commercial District adjacent to Highway 56. The self-storage facility will contain one hundred and four (104) storage containers on the property (also known as metal freight/cargo storage container) (see attached Site Plan). These storage containers will be twenty (20) feet by seven (7) feet by eight and a half (8.5) feet in height. Further, a 6.5 foot high solid wood fence is proposed along the perimeter of the property for security, with a metal rolling gate at the single entrance proposed at the southwest corner of lot 4612 – 51 Avenue.

Under the current C2: Commercial Highway District, Storage - Indoor would be considered a Discretionary Use: All Permitted Uses within the Industrial District. The Industrial District does list a Permitted Use for a Storage - Indoor, however under Section 56.2 it states “Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

These storage containers may not be considered permanent as they are not fixed to a foundation or footing, however the intent is to have these storage containers remain at this location indefinitely.

The proposed development is located on two separate lots (See attached map), therefore, administration recommends a condition of approval to include the legal consolidation of the lots to avoid non-compliance.

The proposed placement of the storage containers does meet Land Use Bylaw 2190-25 setback regulations as per section 89: C2 Highway Commercial Highway District and section 41: Corner/Double Fronting Lot Restrictions:

41.1 No person on a corner lot in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance of six metres from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over one metre in height above the lowest street grade adjacent to the intersection.

41.2 In all districts, a site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.

41.3 Notwithstanding Section 41.2, one front yard setback may be reduced to 3.0 m taking into account the location of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist and having regard for the variances allowed.

Administration conducted a site investigation based on sightlines/sight triangles at Hwy 56 (46 Street) and the Railway Right of Way. A sight triangle means an area at the intersection of roadways or roadways and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than one (1) metre (3.3 feet) in height above the average elevation of the road/lane/rail, in order that vehicle operators may see approaching vehicles/railcars in time to avoid collision. As this intersection is protected by automatic warning signals no further sight triangles are required on the north end of the property.

As this type of development is not typical for Highway Commercial Land Use Districts administration is proposing that the applicant be required to provide a solid 2-meter fence around the perimeter of the property and provide landscaping along the property's frontage (south and east property boundary).

Within the Town of Stettler Land Use Bylaw 2190-25 fence requirements state that a fence must be located outside of utility right of ways. The proposed property has an existing six (6) metre utility right of way along the north side of the property. After conversation with the applicant, it was confirmed that an agreement with the utility companies will be in place to allow the fence/development within the right of way, therefore, administration has requested a copy of the agreement.

Furthermore, the proposed Storage - Indoor is located adjacent to highway 56 and as such was circulated to Alberta Transportation and Corridors for review. The review included the following comments (full report attached):

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.*
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.*
- The proposed development needs to be re-designed to account for the minimum corner sight triangle illustrated on the attached markups. This addresses the issue of sight distance / visibility at this location. To minimize the impacts to the site, the posted speed (50 km/h) has been used as the design speed – which is appropriate in an urban environment such as this. The hatched area on the plan is to be kept clear – this means no fence, vehicles driving / parking, or other obstructions within the sight triangle.*
- With adjustments to the site plan to accommodate the corner sight triangle, a relaxation*

to setback requirements as proposed will be allowed in this case.

- Two of the three existing highway accesses shall be removed as a condition of development approval. The proposed site plan must clearly show which of the two existing accesses is to remain from 51 Ave and which is to be removed. The access from 46 St is to be removed.*
- A roadside development permit is required from Transportation and Economic Corridors for this development and access removal as the development falls within the permit area of a provincial highway, as outlined in Section 4(1) of the Highways Development and Protection Regulation. A permit application may be submitted via the department's online permitting portal RPATH, <https://roadsideplanning.alberta.ca>.*

Development Review:

See below Land Use Bylaw 2190-25 Review of the following sections:

Section 9: Definitions

“FENCE” means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

“METAL FREIGHT/CARGO STORAGE CONTAINER” means a portable metal container use to transport or store goods and materials. Commonly known as a Marine Cargo Container, Sea Can and/or ISO Container.

“SIGHT TRIANGLE” means an area at the intersection of roadways or roadways and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than one (1) metre (3.3 feet) in height above the average elevation of the road/lane/rail, in order that vehicle operators may see approaching vehicles in time to avoid collision.

“STORAGE – INDOOR” means a self-contained building or group of buildings available for the storage of goods. This use includes mini-storage, private storage facilities, and warehouse.

“TEMPORARY STRUCTURE” means a structure without any foundation or footings, and which is removed when the designated time, activity or use for which the temporary structure was erected has ceased.

Section 87: C2: Commercial Highway District

89.1 Purpose: To provide for an area for commercial uses which are compatible with the area, adjacent to a major thoroughfare, which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment, primarily accessible to motor vehicles.

Section 41: Corner/Double Fronting Lot Restrictions

41.1 No person on a corner lot in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance of six metres from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over one metre

in height above the lowest street grade adjacent to the intersection.

41.2 In all districts, a site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.

41.3 Notwithstanding Section 41.2, one front yard setback may be reduced to 3.0 m taking into account the location of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist and having regard for the variances allowed.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

Recommendation:

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The owner/applicant shall ensure a sight triangle on the southeast corner of 4602 – 51 Avenue is maintained of 15m to the north and 10m to the west as per Alberta Transportation and Corridor requirements;
2. The owner/applicant shall ensure fencing does not encroach onto the existing 6.0-meter utility right of way on the north side of the property **or** provide the Town of Stettler with a copy of an agreement with utility right of way owners to allow fencing/structures;
3. The owner/applicant shall ensure all the storage containers (metal freight containers) are finished to a new standard with a unison color.
4. The owner/applicant shall construct a solid fence along all property boundaries of 2.0 meters in height, to the satisfaction of the Development Authority and in accordance with condition #2;
5. The owner/applicant shall ensure landscaping is provide on the boulevards of 46 Street and 51 Avenue;
6. Landscaping must be completed by the end of the first full growing season following the date of permit approval;
7. The owner/applicant shall ensure all on-site lighting, including those in parking lots are down lighting;
8. That the owner/applicant must legally consolidate lots 1&2, block 6, plan 9422699;
9. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 53 of the Town of Stettler Land Use Bylaw #2190-25;
10. The owner/applicant shall ensure compliance with Alberta Transportation and Economic Corridors requirements;
11. The owner/applicant shall meet the regulations set out in the Commercial and Industrial Design Guidelines;
12. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2190-25;
13. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work

regulated by the Alberta Building Code;

14. Compliance with the provisions of Land Use Bylaw #2190-25 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
15. The proposed development (Self Storage Facility) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
16. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation.

Alternatives:

- Approve the application with additional conditions
- Defeat the application stating reasons.

Author:

Angela Stormoen, Development Officer

DEVELOPMENT PERMIT APPLICATION FORM
TOWN OF SETTLER LAND USE BYLAW NO. 2190.25

APPLICATION # 3632-2025

TAX ROLL # 500187000/500181000

APPLICATION TYPE: COMMERCIAL ☒ INDUSTRIAL: ☐ INSTITUTIONAL: ☐ RESIDENTIAL: ☐ OTHER: ☐

PROJECT TYPE: NEW CONSTRUCTION ☒ RENOVATION: ☐ DEMOLITION: ☐ CHANGE IN USE: ☐ OTHER: ☐

APPLICANT: Canalta Real Estate Services Ltd

MAILING ADDRESS: PO Box 2109

CITY: Drumheller

PROV: AB

POSTAL CODE: T0J 0Y0

PHONE: 403-820-3715

FAX:

EMAIL: robert.pratt@canalta.com

REGISTERED OWNER: Canalta Real Estate Services Ltd

ADDRESS: PO Box 2109, Drumheller AB T0J 0Y0

ADDRESS OF PROPERTY TO BE DEVELOPED: 4602 & 4612 51 Ave

LOT: 1 & 2

BLOCK: 6

REGISTERED PLAN: 9422699

EXISTING USE: Vacant

LAND USE DISTRICT: C2 - Commercial Highway District

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED:

Self Storage Facility. Fenced with shipping containers (104 count), no permanent structures. Graveled lot.

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: Group F, Division 2

**See Reverse for Major Occupancy Classifications and SETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM*

PARCEL TYPE: INTERIOR ☐

CORNER ☒

PARCEL AREA: 3,482 Sq. m.

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS:

FRONT YARD: 9.0m

SIDE YARDS: 3.0m

and 9.0m

**Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable*

REAR YARD: 3.0m

FLOOR AREA:

PARCEL COVERAGE:

HEIGHT OF MAIN BUILDING:

NO. OF OFF STREET PARKING SPACES:

EXISTING:

PROPOSED:

SIZE OF OFF STREET LOADING SPACE:

RTM OR MOBILE HOME MAKE OF UNIT:

YEAR BUILT:

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.): Shipping containers (104 count). Size below is per unit.

SIZE OF ACCESSORY BUILDING: 2.1m

x 6.1m

x 2.6m

IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: 3.0m

DRIVEWAY LENGTH:

DISTANCE FROM SIDE PARCEL BOUNDARY: 3.0m and 9.0m

PARCEL COVERAGE: 38.2

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \$200,000

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: September 15, 2025 to November 30, 2025

DATE OF APPLICATION: 2025-08-14 SIGNATURE OF APPLICANT: 

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

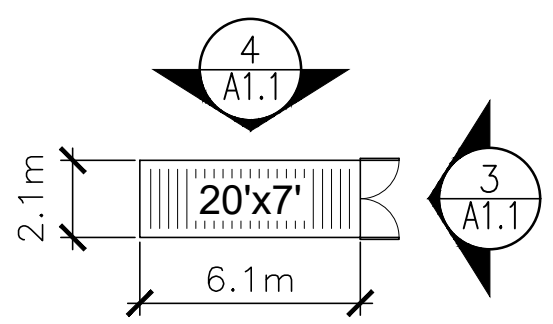
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV.1 - BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
- (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE
- (4) FURTHER INFORMATION MAY ALSO BE REQUIRED

NOTE:

1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE FOR DEVELOPMENT OF THE PROPERTY.



1 VICINITY PLAN
A1.0 SCALE: NTS

SITE INFORMATION		
MUNICIPAL ADDRESS: 4602 & 4612 51 AVE. STETTTLER, ALBERTA	LEGAL DESCRIPTION: LOTS 1 & 2 BLOCK 6 PLAN 25TR	SITE INFORMATION: SITE AREA: 3,482 SQ.M.
LAND USE BYLAW: COMMERCIAL HIGHWAY DISTRICT (C2)	STORAGE CONTAINER COUNT: 104	



2 SITE PLAN
A1.0 SCALE: 1:150

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not be scaled.



REVISIONS:
IFDP 08/13/25



545 HIGHWAY 10 EAST
BOX 2109
DRUMHELLER ALBERTA
T0J 0Y0
PH: 403-823-2030

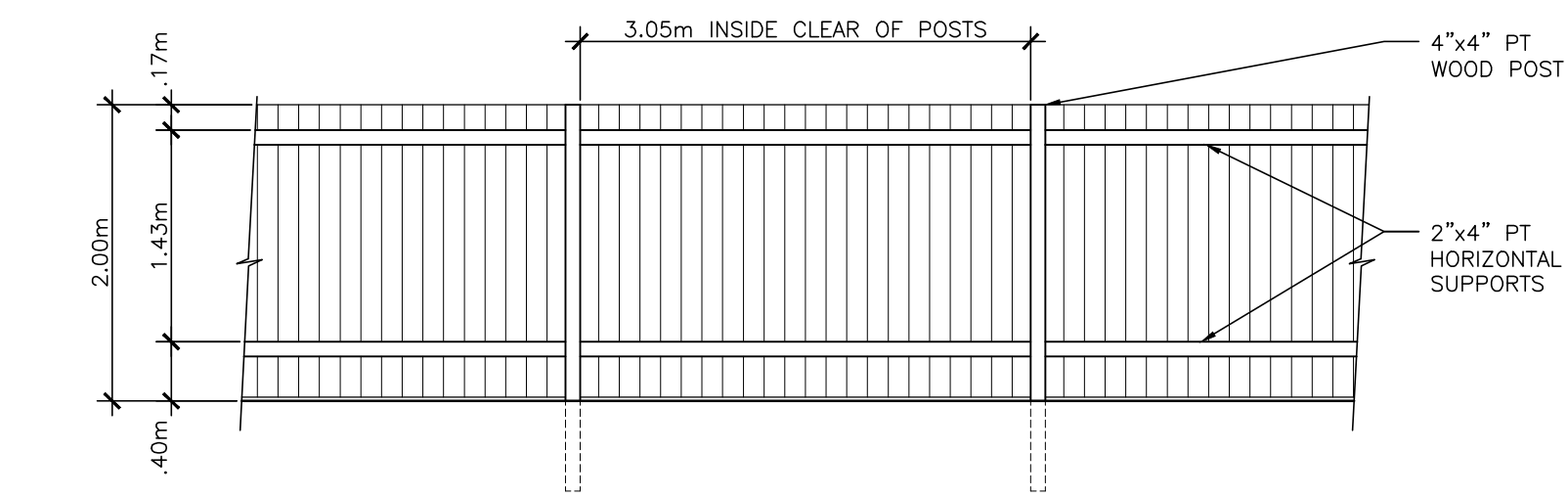
PROJECT:
PROPOSED
SELF STORAGE
DEVELOPMENT
4602 & 4612
51ST. AVE.
STETTTLER
ALBERTA

CDS FILE: 25-316
DATE: AUG 13/25

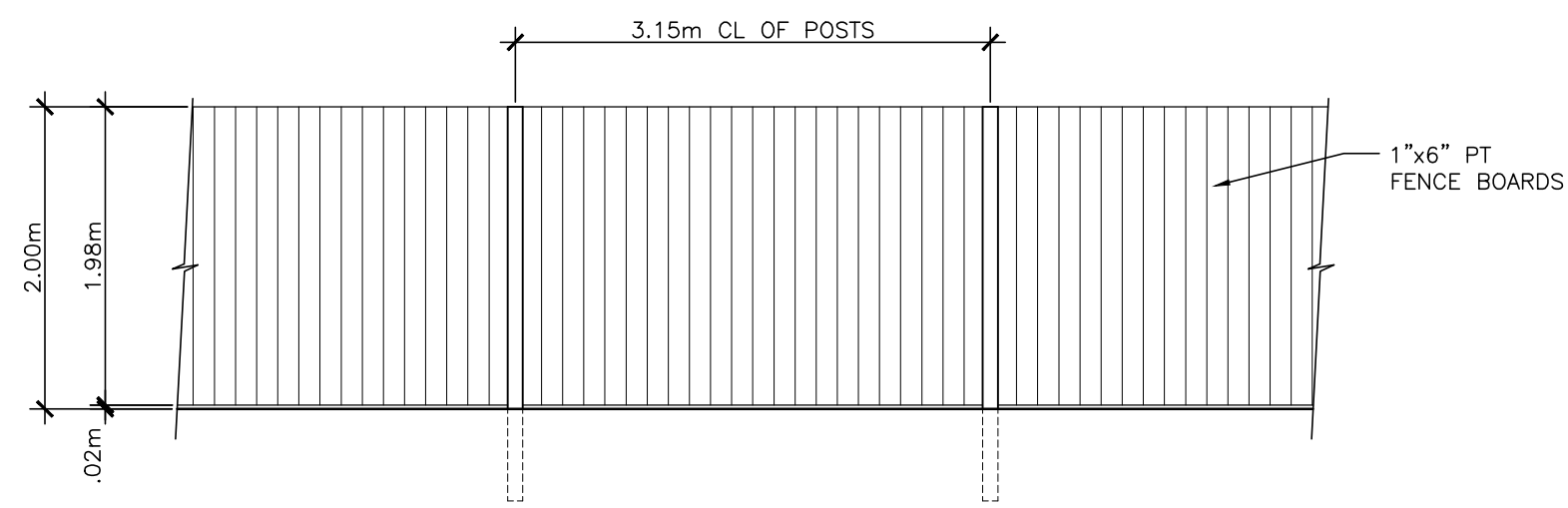
DRAWING:
VICINITY PLAN
& SITE PLAN

DWG. NO.

A1.0



1 PERIMETER FENCE SITE ELEVATION
A1.1 SCALE: 1:50



2 PERIMETER FENCE FRONT ELEVATION
A1.1 SCALE: 1:50



3 20'x7' STORAGE CONTAINER FRONT ELEVATION
A1.1 SCALE: NTS



4 20'x7' STORAGE CONTAINER SIDE ELEVATION
A1.1 SCALE: NTS

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REVISIONS:
IFDP 08/13/25

CANALTA
545 HIGHWAY 10 EAST
BOX 2109
DRUMHELLER ALBERTA
T0J 0Y0
PH: 403-823-2030

PROJECT:
PROPOSED
SELF STORAGE
DEVELOPMENT
4602 & 4612
51ST. AVE.
STETTLER
ALBERTA

CDS FILE: 25-316

DATE: AUG 13/25

DRAWING:

ELEVATIONS

DWG. NO.

A1.1

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	3632-2025	Highway(s):	12, 56
Legal Land Location:	QS-NE SEC-05 TWP-039 RGE-19 MER-4	Municipality:	Stettler
Decision By:	Yashi Parmar	Issuing Office:	Central Region / Hanna
Issued Date:	September 16, 2025	AT Reference #:	RPATH0058741
Description of Development:	The applicant has submitted a preliminary development application for a proposed development of a self storage facility at 4602 & 4612 - 51 Avenue. We will be submitting the application to Municipal Planning Commission for decision on September 18, 2025. If we could please have a review of the file prior to September 15, 2025 to include on the agenda it would be appreciated. Thank you.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

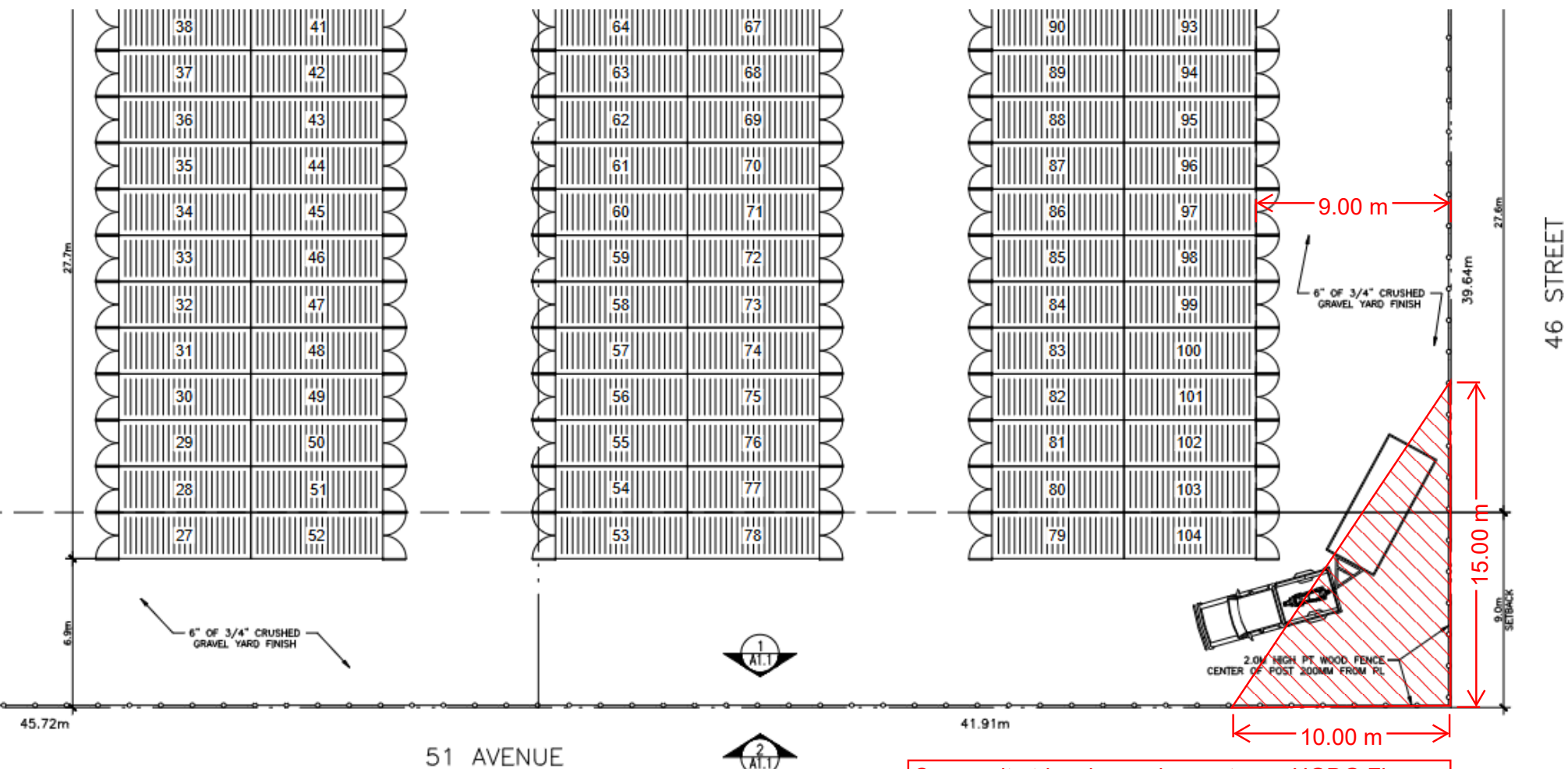
Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
- The proposed development needs to be re-designed to account for the minimum corner sight triangle illustrated on the attached markups. This addresses the issue of sight distance / visibility at this location. To minimize the impacts to the site, the posted speed (50 km/h) has been used as the design speed – which is appropriate in an urban environment such as this. The hatched area on the plan is to be kept clear – this means no fence, vehicles driving / parking, or other obstructions within the sight triangle.
- With adjustments to the site plan to accommodate the corner sight triangle, a relaxation to setback requirements as proposed will be allowed in this case.
- Two of the three existing highway accesses shall be removed as a condition of development approval. The proposed site plan must clearly show which of the two existing accesses is to remain from 51 Ave and which is to be removed. The access from 46 St is to be removed.
- A roadside development permit is required from Transportation and Economic Corridors for this development and access removal as the development falls within the permit area of a provincial highway, as outlined in Section 4(1) of the Highways Development and Protection Regulation. A permit application may be submitted via the department's online permitting portal RPATH, <https://roadsideplanning.alberta.ca>.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Yashi Parmar, Development and Planning Technologist**, on September 16, 2025, on behalf of the Minister of Transportation and Economic Corridors



2 SITE PLAN
A1.0 SCALE: 1:150

Corner site triangle requirements per HGDG Figure D-4.2.1. Based on 20m hwy ROW & design (posted) speed of 50km/h, with stop control on 51 Ave.

Applicant: Canalta Real Estate Services Ltd.
Civic Address: 4602 & 4612 – 51 Avenue
DP#: 3632-2025

Existing Sight Lines

Hwy 56 (46 Street) Facing North at Railway Crossing



Applicant: Canalta Real Estate Services Ltd.

Civic Address: 4602 & 4612 – 51 Avenue

DP#: 3632-2025

Existing Sight Lines

Hwy 56 (46 Street) Facing South at 51 Avenue Intersection



Applicant: Canalta Real Estate Services Ltd.
Civic Address: 4602 & 4612 – 51 Avenue
DP#: 3632-2025

Aerial View

