

NOTICE OF DECISION

DEVELOPMENT PERMIT No.: 2026-25

APPLICANT NAME: C. Reeds Construction Ltd.

MUNICIPAL ADDRESS: 3 Evron Place

LEGAL ADDRESS: Lot 3, Block 29, Plan 0914211

LAND USE DISTRICT: R1

APPROVED USE(S): Fence & Accessory Building (Detached garage)

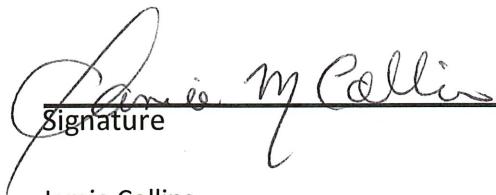
DATE APPLICATION DEEMED
COMPLETE Sept. 9, 2026

DATE OF DECISION: Sept. 9, 2026

APPROVED BY: Development Officer

THIS IS NOT A DEVELOPMENT PERMIT

It has been decided that the application be **APPROVED** subject to the conditions noted in the attached **Conditions Of Approval**.


Signature

Jamie Collins
Development Officer

Jamie.collins@townoftrochu.ca

Sept 9 2026
Date

A decision of the Development Authority on a development permit application may be appealed by serving a written Notice of Appeal to the Secretary of the Intermunicipal Subdivision and Development Appeal Board within twenty-one (21) days of the date that the applicant is notified of the decision in writing.

Should you have any questions or require information regarding any of the above please contact the Development Officer as noted in this document.

CONDITIONS OF APPROVAL

Permit 2026-25

Variances:

1. None

Standard Conditions of Approval:

1. As per *Land Use Bylaw Section 10.1*, development must comply with the following requirements:
 - Maximum height of fence is 2.0m or 6.6ft above grade
 - Character and quality of the design and materials of the fence shall be to the satisfaction of the Development Authority and shall be in general conformity with the buildings on the parcel and with adjacent development
2. As per *Land Use Bylaw Section 10.2*, Accessory Buildings, the development must meet the following regulations:
 - Building shall not be used as a Dwelling Unit
 - Building must have minimum side yard setbacks of at least 1.0m.
 - Building must have a minimum rear yard setback of at least 1.0m.
3. As per *Land Use Bylaw Section 9.11*, the development must meet the following parking requirements:
 - Minimum number of parking stalls is 2 stalls (2 per Dwelling Unit)
 - Minimum size per parking stall is 6.1m by 2.5m
4. As per *Land Use Bylaw Section 9.6*, the development must meet the following grading and drainage requirements:
 - Parcel grades and building elevations must conform to the approved subdivision drainage plan to ensure effective drainage and prevent drainage from one parcel to another.
 - Grading must be maintained over time to provide effective drainage.



TROCHU
ALBERTA

www.town.trochu.ab.ca

The Town of Trochu

PO Box 340 Trochu, AB T0M 2C0

Phone (403) 442-3085 Fax (403) 442-2528

Specific Conditions of Approval:

1. None

Advisory Notes:

- Please note that other permits (Building, Plumbing, Electrical, etc.) may be required under the *Safety Codes Act* and you will need to obtain these Permits and any required inspections through Palliser Regional Municipal Services. You can contact them at 1-800-407-8361 or find more information at www.palliserservices.ca.
- Construction may need to meet additional requirements due to the High Intensity Residential Fire (HIRF) requirements of the Alberta Building Code. As Trochu is served by a Volunteer Fire Department, additional fire protection measures may be needed depending on building setbacks. It is **strongly recommended** that you contact either Palliser or a Building Safety Codes Officer to discuss this. You can contact Building SCO Elliott Orge at 403-795-4671.
- Before beginning any development projects that require disturbing the ground, we recommend contacting Utility Safety Partners to request a service locate. Locate requests should be sent at least 5 to 7 days before starting your work as response times may vary. You can submit your request online at www.utilitysafety.ca or by calling 1.800.242.3447.



TOWN OF TROCHU
222 Northfield Road, PO Box 340, Trochu, AB T0M 2C0

DEVELOPMENT PERMIT APPLICATION FORM - GENERAL

Office Use Only

Submission Date: Sept 9, 2026

File#: 2026-25

Fee (\$): \$75

Receipt #: 20262718

Linc #: 0034043000

Roll #: 546000

APPLICANT INFORMATION

Name: C. Beeds Construction Ltd.

Phone #: [REDACTED]

Email: [REDACTED]

Mailing Address: [REDACTED]

Postal Code: [REDACTED]

Preferred Method Of Communication: (check one)

☐ Call for pick up

☐ Mail

☒ Email

OWNER INFORMATION (IF APPLICANT IS OTHER THAN OWNER)

Name:

Phone #:

Email:

Mailing Address:

Postal Code:

Owner Signature:

Date:

PROPERTY INFORMATION

Municipal Address: 3 Euron Place

Legal Description: Lot: 3 Unit/Block: 29 Plan: 0914211

QTR: SEC: TWP: RGE: W4M

Existing Use Of Land/Building: Residential

Property Size: 60 x 120

Land Use District: R1

DEVELOPMENT INFORMATION

Proposed Land Use Type

Proposed Development

☒

Residential

Build 24x24 garage and 6' high fence

☐ Commercial

☐ Industrial

☐ Agricultural

☐ Other

Principal Building Floor Area: 1372

% Of Lot Occupied: 20%

Accessory Building Floor Area (Total): 576

% Of Lot Occupied: 8%

Building Height: 14'

Estimated Development Cost: 30,000

Proposed Start Date: Sept. 15, 2026

Proposed Completion Date: Dec. 1, 2026

Description Of Work:

Build 24' x 24' x 9' high garage and 6' wood fence.
Garage will be finished with vinyl siding and asphalt
shingles to ~~match~~ match the home, it will have one
window, one man door and one ~~door~~ over head door.

DECLARATION

I/We declare that I am/we are the owner of the land described above or authorized to act on behalf of the registered owner(s). I/We have reviewed all of the information supplied to the Town with respect to an application and it is true and accurate to the best of my/our knowledge. I/We understand that the Town of Trochu will rely on this information in its evaluation of the application. Any decision made by the Town of Trochu based on inaccurate information may be cancelled at any time.

By signing below, I/we confirm to have carefully read this declaration and agree to the terms within.

APPLICANT SIGNATURE:

[Redacted Signature]

DATE: Sept. 9, 2026



I/We give authorization for electronic communication using the email provided on this application form.

PAYMENT

Until the applicable permit fees have been paid in full, the Town of Trochu will not commence the review of your application. Accepted payment types are: cash, cheque, or debit in the office; cash or cheque by mail; or payment through electronic banking. Please send online bank payments to the "Town of Trochu (Taxes)" payee using your Development Permit number as your account number.

SUBMISSION

Applications can be delivered to Trochu Town Office (222 Northfield Road, Trochu, AB, T0M 2C0) or sent by email to permits@townoftrochu.ca.

Personal information provided as part of this application is collected under Sections 642, 303 and 295 of the *Municipal Government Act* and in accordance with Section 33 (c) of the *Freedom of Information and Protection of Privacy Act*. The information is required and will be used for issuing development permits and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Town of Trochu.

Town of Trochu - Sketch
 Showing
 Proposed Dwelling Location
 Within
 Lot 3 Block 29 Plan 091 4211
 3 Evron Place

SexSmith Surveys Ltd.
 08 July, 2028 Scale 1:250
 File 26-283 (rev.1)

APPROVED _____
 Owner / Contractor

AREAS

Lot	653.3 sq.m.
Dwelling	126.6 sq.m.
% Coverage	19.4 %

ELEVATIONS

Top of Conc. Wall	878.84
Actual Top of Footing	877.32
Top of Subfloor	880.47
Finished Grade (front)	878.44
Finished Grade (rear)	878.69

