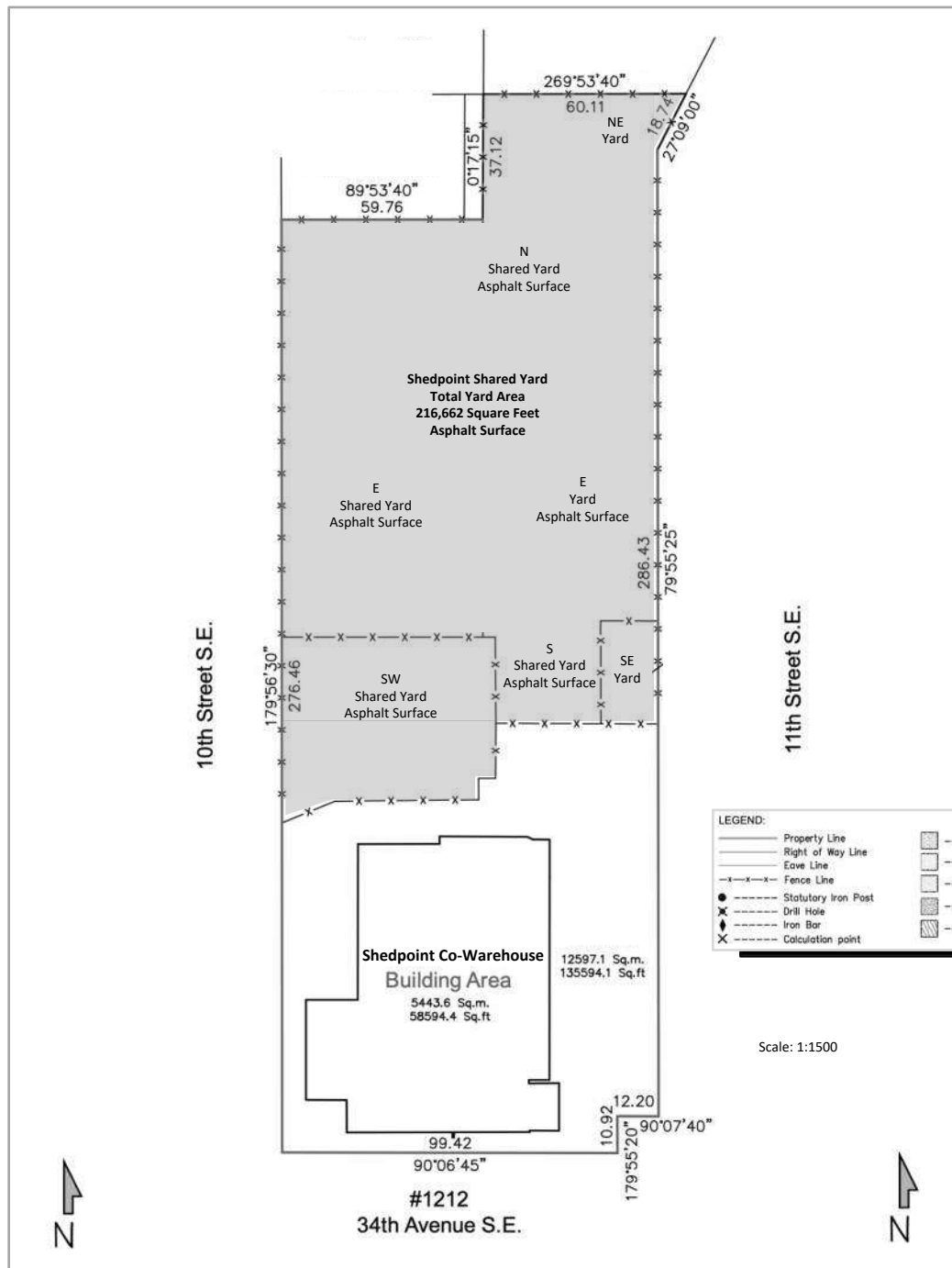




Development Permit Project Information

TENANTS: Industrial General (IG) –
Storage Yard, Vehicle Storage, and
Vehicle Rental – Minor

ADDRESS: 1212 34 Ave SE

LAND USE DISTRICT: Direct Control
District (DC)

PARKING STALLS: 76

BICYCLE STALLS: n/a

Existing Shared Yard Sub-tenants

SW Shard Yard

- 1 Sparks N Arcs
 - 2 Erosion Control
- ### W Shared Yard
- 3 Clean Up Crew
 - 4 Hamlet Transport
 - 5 Cheap Hauling
 - 6 Anytime Bins
 - 7 Cal-Waste

N Shared Yard

- 8 All Sold
- 9 Red Events
- 10 Banff To Do

NE Yard

- 11 Palmaz Landscaping
- ### E Yard
- 12 North Access Scaffolding

SE Yard

- 13 MCC Waste

S Yard

- 14 Rocky Mountain Tours
- 15 Pak-N-Stor

TOTAL AREA 216,662 SF

SHEET 1



This drawing acts as an rendering for the industrial yard property of which Shedpoint operates within and its confirmed tenancy. Variations and modifications to the works may only be carried out with with written permission from Shedpoint Ventures.

Revisions:

1	April 23, 2026	More detailed added

Issued For:

1	04/23/26	Development Permit
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Seals/Signatures:

Municipal Address:

1212 34 AVE SE

Drawing Name:

**DEVELOPMENT PERMIT - SITE AREA
Shedpoint Shared Yard**

Draft: 04/15/26 **Checked:** 04/23/26

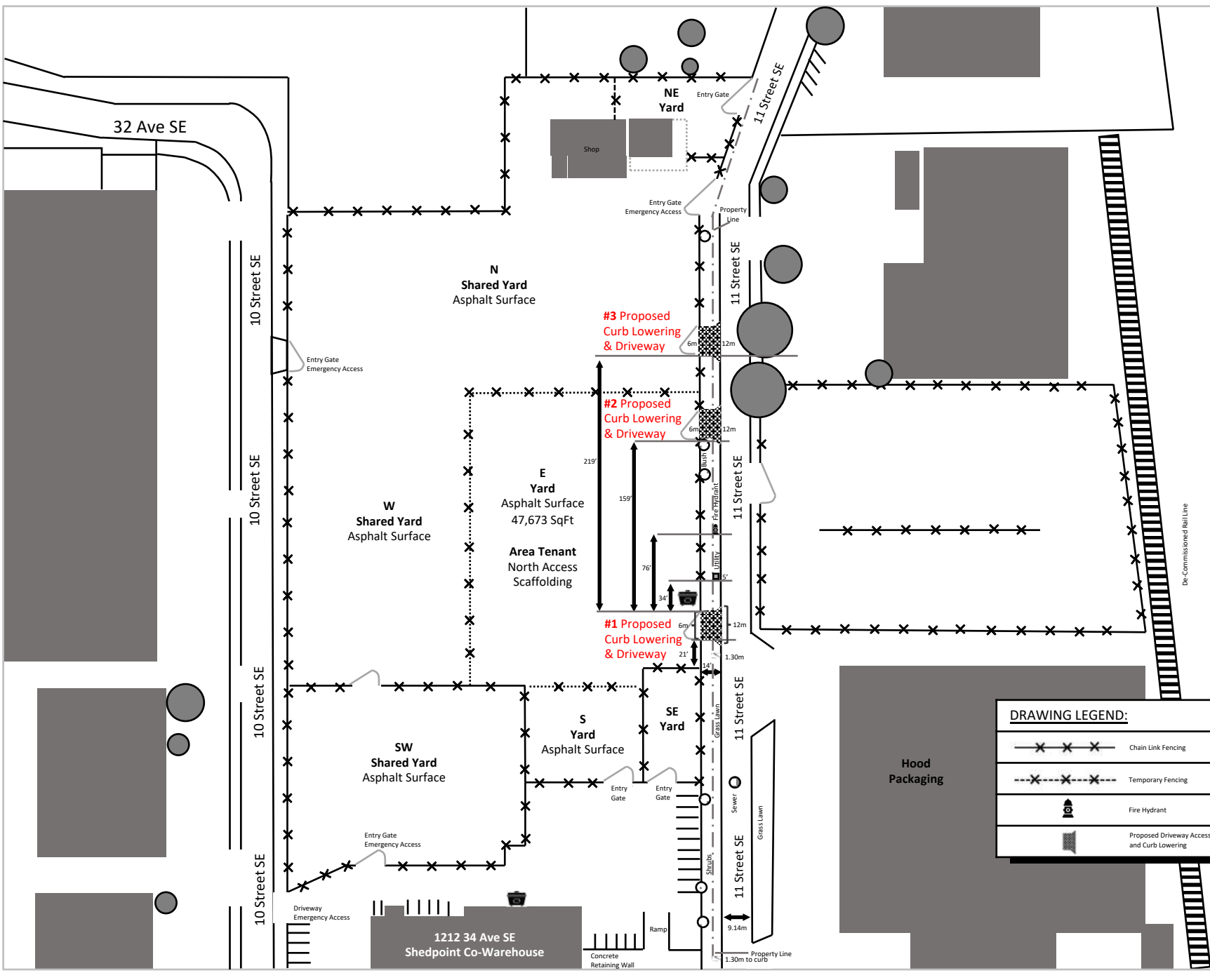
Date: 04/23/26

Sheet Subject

Property area highlighted in grey is the site area where the new driveway and curb lowering is proposed.

Note

The proposed development will not require any changes to any of the on-site existing grades. No grade changes are required/proposed within the sites.



DRAWING LEGEND:	
	Chain Link Fencing
	Temporary Fencing
	Fire Hydrant
	Proposed Driveway Access and Curb Lowering
	Garbage
	Tree
	Bush or Shrub
	Utility Box
	CPR Train Tracks



SHEET 2

This drawing acts as an rendering for the industrial yard property of which Shedpoint operates within and its confirmed tenancy. Variations and modifications to the works may only be carried out with with written permission from Shedpoint Ventures.

Revisions:

1	April 15, 2026	Additional detail added
2	April 22, 2026	Additional detail added

Issued For:

1	04/23/26	Development Permit
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Seals/Signatures:



Municipal Address:

1212 34 AVE SE

Drawing Name:

DEVELOPMENT PERMIT - SITE PLAN
Driveway and Curb Lowering Sites

Draft: 04/15/26	Checked: 04/23/26
Date: 04/23/26	

Sheet Subject

Layout and locations for curb lowering and proper driveway access into our East yard from 11 Street SE.

Note

The proposed development will not require any changes to any of the on-site existing grades. No grade changes are required/proposed within the sites.

Asphalt surface treatment is proposed.

Front
West Facing



Rear
East Facing



Proposed Curb Lowering
& Driveway #1

North Facing

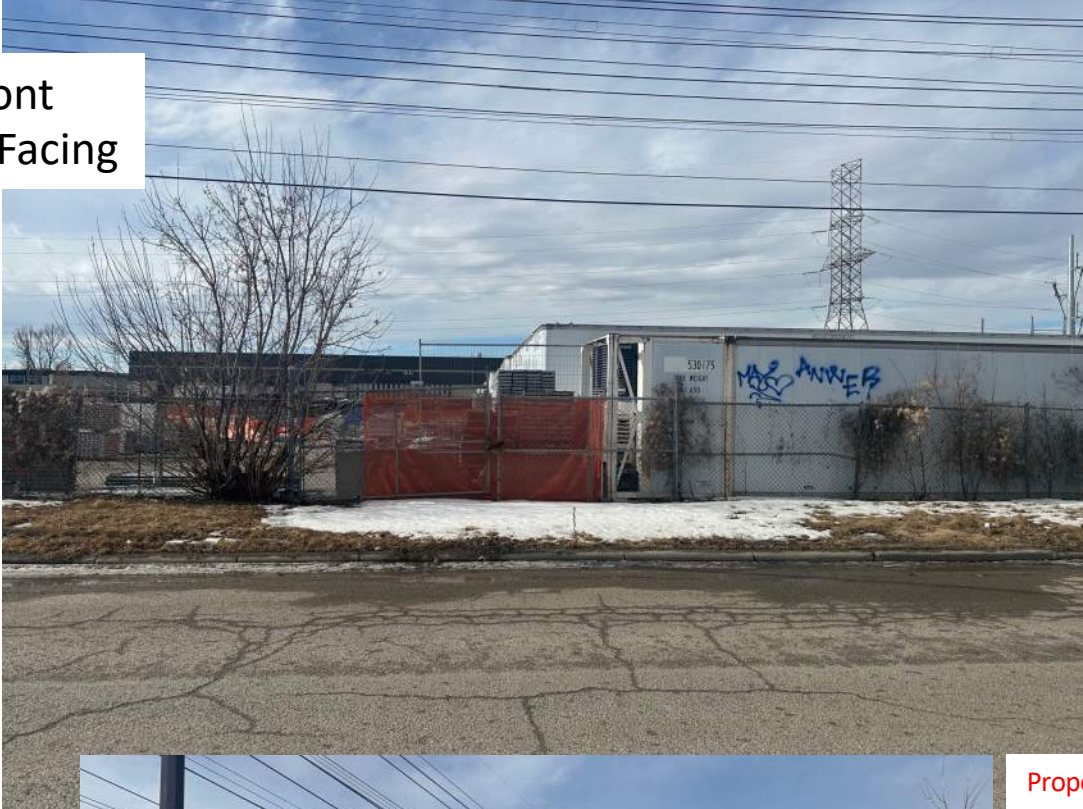


Curb
Lowering
& Driveway



South Facing

Front
West Facing



Rear
East Facing



Proposed Curb Lowering
& Driveway #2

North Facing



Curb
Lowering
& Driveway



South Facing

Front
West Facing



Front
South Facing



Proposed Curb Lowering
& Driveway #3



North Facing

Curb
Lowering
& Driveway



South Facing