

**THIS IS NOT A DEVELOPMENT PERMIT**

Please note that the appeal period *must* end before this permit can be issued and that any  
Prior to Release conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

GGA-Architecture (Eric Longchamp)

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Tuesday, April 16, 2024

Roll: 06404603

**RE: Development Permit #PRDP20234733**

**SW-04-26-29-04; Lot 4, Block 2, Plan 2211788 (293057 WRITING CREEK CRESCENT)**

The Development Permit application for a Warehouse & Office, construction of one (1) multi-tenant industrial building, and outside storage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Warehouse & Office, for construction of a multi-tenant-industrial building (Building L) may take place on the subject site in general accordance with the application drawings, *Nose Creek Business Park Building L Drawing Package, as prepared by GGA-Architecture, Project No. 23049; dated August 24, 2023, revised January 30, 2024, submitted with the application [as amended to meet conditions of this permit] and includes:*
  - i. Construction of an industrial cross dock building, approximately 37,435.00 sq. m (402,950.00 sq. ft.) in building footprint; *A Mezzanine or Second floor may also be considered, if proposed.*
  - ii. Outside Storage of Truck Trailers.
  - iii. The proposed lighting plan, including the proposed mounted and pole lighting models.
  - iv. Site Grading, in accordance with the final Cut/Fill plan, once accepted by the County.

**Prior to Release:**

*Developability:*

2. That prior to release of this permit, the Applicant/Owner shall a final Architectural and Engineering Drawing Package, which includes all revision requirements noted within this conditional approval once all revisions have been accepted by the County. *The plans shall also include reference to the southern adjacent Canadian Pacific Railway right-of-way and 144<sup>th</sup> Avenue.*
3. That prior to the release of this permit, the Applicant/Owner shall submit screening details, that confirm that the outside storage area is more screened from Nose Creek Boulevard and 144<sup>th</sup> Avenue, in accordance with Section 4.4.3(e) of the Balzac East Area Structure Plan (ASP), Section 5.2.6 (o) of the Nose Creek Business Park Conceptual Scheme (CS), Section 6.5.0-6.5.1 of Direct Control District 131 (DC) and Section 25(g) of the County's Land Use Bylaw C-4841-97 (LUB).



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4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan confirming the minimum number of required parking stalls (461 stalls), in accordance with Section 30.1(b) of the LUB, to the satisfaction of the County.
  - i. Alternatively, a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority's satisfaction, to document the parking demand and supply characteristics associated with the proposed development, in accordance with Section 30.1(f) of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
6. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details, in accordance with the County's Servicing Standards. Specific other requirements include weed management during the construction phases of the project and implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
7. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, in order to verify that the site is suitable for the proposed buildings/structures, site works, and deep utilities. *For areas with greater than 1.20 m (3.93 ft.) of fill (if any), a Deep Fill report is required.*
8. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and wastewater usage for the development on the parcel to support the subject development, in accordance with the County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall submit a detailed sanitary servicing study to confirm any offsite improvements related to the development. The study shall confirm the servicing capacity required for the development of the proposed parcel.
  - i. That if offsite upgrades or additional lift station capacities are required, then all improvements shall be constructed under the noted Development Agreement. *Note, any improvements that benefit other lands will qualify for cost recovery in accordance with the County's Cost Recovery Policy #406.*
10. That prior to release of this permit, the Applicant/Owner shall enter and sign a Cost Contribution and Capacity Allocation agreement (to allocate site servicing capacity to the parcel) per the final detailed sanitary servicing strategy, as amended, in accordance with the County's Servicing Standards.
11. That prior to release of this permit, the Applicant/Owner shall submit a detailed potable water servicing and hydraulic design study, to ensure the pipelines are sized adequately considering existing and future phases of the development. The study shall confirm water servicing requirements for this phase are in place and include provision for fire protection, in accordance with the County's Servicing Standards.



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12. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, which will tie into the offsite Nose Creek Business Park wastewater system, to the satisfaction of the County.
13. That prior to release of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, which will tie into the East Balzac water system. The design shall address the need for a pressure-reducing valve and backflow preventer and if required, shall be installed and an inspection report for the backflow preventer shall be sent to the County's Utility Operations.
14. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of the sanitary sewer service connection and test manhole on the site for review and approval by the County's Utility Operations. *The test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole is located within private property, an access easement will be required to be registered for monitoring and testing purposes.*
15. That prior to release of this permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP), for the subject lands in accordance with the Nose Creek Business Park Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The plan shall include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include the proposed finished surface/grading plan (corner lot grades) and address the need for an oil/grit separator.
16. That prior to release of this permit, the Applicant/Owner shall submit sediment and erosion control plan and report in accordance with County Servicing Standards. *As this site is greater than 2.0 ha, (4.94 acres) a full report is required.*
17. That prior to release of this permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards.
18. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global Traffic Impact Assessment (TIA) report (December 2010, as amended) for these lands meet the criteria for the development. If any updates to reflect revisions are required to the Balzac Global TIA report, this will be required at the Applicant/Owner's expense. The letter shall also address whether the proposed development is in accordance with the Nose Creek Industrial Park Traffic Impact Assessment. If not, a complete Traffic Impact Assessment shall be submitted for the site, to address the potential for off-site impacts.
  - i. If recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.
19. That prior to release of this permit, the Applicant/Owner shall submit an access management plan, in accordance with the County's Servicing Standards and Access Management Procedure 410.

#### Levies/Payments:

20. That prior to release of this permit, the Owner shall submit payment of the County's Transportation Off-Site Levy, including the Base Levy and the Special Area 1 Levy, in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. *The levy shall apply to the onsite parcel development area and additional dedicated public roads (if any), to the satisfaction of the County.*

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21. That prior to release of this permit, the Owner shall submit payment of the County's Water and Wastewater Offsite Levy, in accordance with the Water and Wastewater Off-Site Levy Bylaw C-8009-2020.
22. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of a water meter(s) and remote transmitter unit(s), as needed to service the development. *The water meter shall be sized based on calculations to be provided by the Applicant/Owner.*
23. That prior to the release of this permit, the Owner shall submit for all contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services. *The amounts payable, including borrowing costs, will be confirmed once the tentative legal plan for the Building L site is.*

**Prior to Occupancy:**

24. That prior to site occupancy, all infrastructure required or under the subdivision files #PL20210164 and #PL20220127 and development permit file #PRDP20211852 necessary to service this lot, shall be constructed and that Construction Completion Certificates for the infrastructure shall have been issued by the County.
25. That prior to site occupancy, all landscaping, parking, final site surfacing and development completion shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
  - i. That should permission for occupancy of the site and/or buildings (per phase or the complete site) be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping, final site surface completion and outstanding development components, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all components required, shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
26. That prior to site occupancy, the Applicant/Owner shall contact and obtain signoff from the County's Utility Operations for an inspection of the water meter, sanitary sewer service connection, and sanitary test manhole.
27. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built surface works, sanitary infrastructure, water infrastructure, storm-water infrastructure, pond volumes, liner verification, inverts and any other information that is relevant to SSIP onsite for the subject building.
  - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped, examined, and approved drawings.
28. That prior to site occupancy and prior to connecting to the offsite waste & water mains, the Owner shall enter into a Customer Service Agreement for wastewater and water for the subject lands, which shall be reflected in the required servicing allocation agreement. The Owner shall be required to purchase additional in accordance with the County's Master Rates Bylaw, as amended.

**Permanent:**

29. That if the prior to release conditions have not been met by **MARCH 31, 2025**, or through an approved extension date, then this approval is null, and void and the Development Permit shall not be issued.

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30. That any future business signage shall require separate Development Permit approval.
  - i. That any wayfinding onsite signage used for logistics/information purposes is permitted and does not require additional approvals.
31. That the site shall be maintained in a neat and orderly fashion at all times.
32. That the minimum required 461 parking stalls, including 7 barrier-free stalls and 18 loading bays, shall be maintained at all times, in general accordance with the final approved Site Plan and/or in accordance with an onside Parking Assessment, as accepted by the County.
33. That any proposed approaches shall be constructed in accordance with the County's Servicing Standards.
34. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road or issues with other vehicles on the road.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
35. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties. *That existing fire hydrants shall not be used as a source of water for dust control.*
36. That the subject lot shall obtain water and wastewater from the County's East Balzac Water & Wastewater Distribution system.
37. That if the facility changes commercial usage, the owner shall submit to the County a revised description of the process and subsequent water and wastewater requirements.
38. That this facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
39. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
40. That the site shall be developed in accordance with the final approved landscape plan within 24 months of the issuance of this permit unless a security is registered with the County.
  - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30<sup>th</sup> of the next growing season.
  - ii. That shrubs shall be a minimum height or spread of 600.00 mm (23.62 inches) at the time of planting, in accordance with Section 4.4.3(d)(xvi) of the ASP.
  - iii. That no potable water shall be used for irrigation purposes for landscaping or for the cleaning of exterior surfaces of the building or hard surfaced areas and no hose bibs installed on the exterior of the buildings.
41. That any new future change of use tenant(s) of the warehouse building shall require a separate Development Permit application for tenancy use and signage or a New Business tenancy change of use approval.



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42. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall adhere to the approved lighting plan, as submitted with the application, which meets section 4.4.3(c) of the ASP, Section 5.2.6(w) of the CS, Section 7.5.0 of the DC, and Section 27 of the LUB in perpetuity. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
43. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition shall be implemented and adhered to in perpetuity.
44. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

**Advisory:**

- That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party engineering reviews and/or inspections as per the County's Master Rates Bylaw.  
*Note: For any 3<sup>rd</sup> party review work completed prior to Release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.*
- That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- There shall be no business or customer parking along the adjacent road allowance (Nose Creek Boulevard/Writing Creek Crescent, Range Road 293 and 144<sup>th</sup> Avenue) at any time.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each principal building/use located on the subject site, to facilitate accurate emergency response. *The municipal address for the principal building is 293057 WRITING CREEK CRESCENT. Future tenant addressing to be confirmed upon tenant applications.*
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- That a Building Permit and all applicable sub-trade permits shall be obtained through Building Services prior to any construction taking place, using the Commercial/Industrial checklist and shall include any requested revisions or requirements noted on the provided *Building Code Comments for Proposed Development* letter, dated September 26, 2023. The *Development shall conform to the current National Energy Code.*



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- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
  - That the Applicant/Owner shall contact ATCO Gas & Pipelines Ltd land department, prior to any work occurring onsite, to ensure any development in and around the existing high-pressure pipeline complies with any requirements, as per the provided written correspondence dated September 19, 2023; ATCO File No. 23-3472.
  - That the Applicant/Owner shall adhere all requirements noted within the provided CNOOC Development Permit Application Response letter, dated September 20, 2023; CNOOC Files: S18706, S102941, S102941, S27119, S18563, S18589.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - That any requirements of the Calgary International Airport Vicinity Protection Area Regulation are adhered to, including that the maximum height for any structure on this site cannot exceed 1188.72m above sea level.
  - That a Roadside Development Permit is not required for this project from the Ministry of Alberta Transportation and Economic Corridors. However, the Applicant/Owner shall adhere to all requirements noted within the provided Notice of Referral Decision, dated September 6, 2023.

**Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (AEP) approvals for any impact to any wetland areas or proposed stormwater infrastructure for the proposed development.**

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 7, 2024**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

A handwritten signature in black ink, appearing to read "D. Longchamp".

Development Authority  
Phone: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**