

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

BCW Architects (Tyler Laing-Chan)

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Tuesday, April 16, 2024

Roll: 06403018

RE: Development Permit #PRDP20241945

SW-03-26-29-04; (1, 292179 NOSE CREEK BOULEVARD)

The Development Permit application for General Industry, Type II (existing Warehouse), construction of over height fencing for has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II (existing Warehouse [*Interlink Building 2A*]), construction of over height fencing may take place on the subject site in general accordance with the application drawing (A0.0), as prepared by BCW Architects., Project Number 23036, dated June 2023, revised February 21, 2024, submitted with the application and includes:
 - i. Over height black chain-link security fencing, up to 2.44 m (8.00 ft.) in height.
 - ii. Removal of six (6) parking stalls and relocation of identified landscaping, per the application drawings (A0.0).

Permanent:

2. That all conditions of Development Permit #PRDP20221871 [*Interlink Building 2A*], shall remain in effect, unless otherwise noted within this condition set.
3. That the fence shall be maintained in a safe, clean, and tidy condition at all times.
4. That the fence shall not be altered, expanded, or enlarged at any time unless approved by a separate Development Permit.
5. That if any lighting is installed on the fence at any point, all lighting shall meet Section 7.7 of the Interlink Industrial Park Conceptual Scheme and Section 27 of the regulated County Land Use Bylaw C-4841-97. Lighting shall be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare, are fully shielded or cut-off and eliminates glare as viewed from nearby properties and adjacent roadways.
6. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) 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.

BCW Architects (Tyler Laing-Chan) #PRDP20241945
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Advisory:

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.

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,



Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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