



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 22, 2025

Roll: 06411004

RE: Development Permit #PRDP20251122
NE-11-26-29-04; (291008 WESTLAND DRIVE)

The Development Permit application for Industrial (Medium), construction of a multi-tenant office/warehouse, outside storage, relaxation of the minimum Parking & Storage front yard setback requirement, relaxation of the maximum fence height requirement, and relaxation to the minimum off-street loading space dimensions has been **conditionally-approved** by Rocky View County's ('the County') Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Industrial (Medium) may take place on the subject site, in general accordance with the Site Plan and Drawings, *as prepared by BCW Architects; Project No. 24043, Drawing Package & Site dated December, 2024, revised February 18, 2025*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Construction of a multi-tenant office/warehouse building; approximately ±68,286.00 sq. m (±735,024.39 sq. ft.) in footprint; as amended, *Mezzanine permitted as proposed*;
 - ii. Outside Storage of truck trailer units;
 - iii. Site Grading (as required for excavation and final site surfacing);
 - iv. EV Charging Parking Stalls, if proposed;
 - v. That the minimum Parking & Storage front yard setback requirement is relaxed from **15.00 m (49.21 ft.)** to **7.11 m (23.32 ft.)**;
 - vi. Construction of a black-coated vinyl chain-link fence, with black slats, along the north property perimeter;
 - a. That the maximum fence height requirement is relaxed from **2.00 m (6.56 ft.)** to **3.048 m (10.00 ft.)**.
 - vii. That the minimum loading bay width is relaxed from **4.00 m (13.12 ft.)** to **2.74 m (9.00 ft.)**; and
 - viii. that minimum loading bay height is relaxed from **8.00 m (26.24 ft.)** to **3.05 m (10.00 ft.)**.



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Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit written building details, in accordance with Policy 4.4.3(l) of the Balzac Area Structure Plan (ASP), that include:
 - i. Confirmation of any proposed rooftop or at-grade mechanical units, in accordance with Section 8.1(b)(iii) of the Rosemont Conceptual Scheme (CS) and Section 168 of the County's Land Use Bylaw C-8000-2020 (LUB);
 - ii. Confirmation of compliance of the proposed building façade distinction, in accordance with Section 8.1(b)(vi) of the CS; and
 - iii. Confirmation of compliance of the proposed building rooftop design, in accordance with Section 8.1(b)(viii) of the CS.
3. That prior to release of this permit, the Applicant/Owner shall submit written landscaping details, to the satisfaction of the County, that includes confirmation of compliance of a landscaping strip between the building and parking area, including dimensions, in accordance with Section 8.1(b)(x) of the CS.
4. That prior to release of this permit, the Applicant/Owner shall submit written details, to the satisfaction of the County, that confirm how the development has implemented water conversation strategies and principles on the site, in accordance with Section 7.3.1 of the CS.
5. That prior to release of this permit, the Applicant/Owner shall submit written details, in accordance with Section 4.4.3(c) of the ASP and Section 8.3 of the CS, that confirms the overall lighting model heights, for all pole and mounted fixtures proposed with the development, in accordance with Section 228 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall submit written details, to the satisfaction of the County, that confirm how the development has implemented water conversation strategies and principles on the site, in accordance with Section 7.3.1 of the CS.
7. That prior to release of this permit, the Applicant/Owner shall submit an Emergency Response Plan for the subject development, in accordance with Section 7.8.1 of the CS.
8. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The applicant/owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the applicant/owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.



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9. That prior to release of this permit, a Geotechnical Investigation in accordance with the County's Servicing Standards shall be submitted to verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
10. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel, to support the future onsite Customer Service Agreement, in accordance with the County's Servicing Standards.
11. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Rosemont Park wastewater system, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations, in accordance with the County's Servicing Standards. *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 shall be required to be registered, allowing access for all relevant parties, for monitoring and testing purposes.*
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's Servicing Standards, County Bylaws as amended, that will tie into the Rosemont Industrial Park potable 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 back flow preventer shall be sent to the County's Utility Operations.
14. 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 Rosemont Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The Plan shall include, but is not limited to:
 - i. Details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes;
 - ii. Proposed finished surface/grading plan (corner lot grades); and
 - iii. The plan shall address the need for an oil/grit separator.
15. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan in accordance with the County's Servicing Standards. *As the subject site is greater than 2.0 hectares; a full report is required.*
16. 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.
17. 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 2015, as amended) for these lands meet the criteria for the proposed development, in accordance with the County's Servicing Standards. If any updates are required to the Balzac Global TIA report, these shall be completed at the Applicant's/Owner's expense. The letter shall also address if the proposed development is in accordance with the Rosemont Park Traffic Impact Assessment. If the letter is not in accordance, a site-specific TIA shall be required for the site, to address the potential for off-site impacts.
 - i. If the recommendations of the transportation impact assessment/letter require off-site improvements, then the Owner shall enter into a Development Agreement with the County.



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18. 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 County's Access Management Procedure #410.
19. That prior to release of this permit, the Applicant/Owner shall submit re-payment of the development permit application fees, *(to replace receipt #2025047247)* in accordance with the County's Master Rates Bylaw, with confirmation of acceptance required from the County.
20. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of the water meter and correlating remote transmitter unit, in accordance with the County's Master Rates Bylaw, as amended. *The water meter shall be sized based on calculations to be provided by the Applicant/Owner.*
21. That prior to release of this permit, the Applicant/Owner, the Developer shall submit payment of the County's Transportation Offsite Levy, for the subject parcel under the County's Subdivision file #PL20250012.
22. That prior to release of this permit, the Applicant/Owner, the Developer shall submit payment of the County's Water and Wastewater Offsite Levy and signed a Capacity Allocation Agreement for this proposed lot under the County's Subdivision file #PL20250012.

Prior to Occupancy:

23. That prior to occupancy of the site and building, all infrastructure required under the County's subdivision file #PL20230069 Development Agreement, necessary to service this lot shall be constructed and that Construction Completion Certificates for the infrastructure have been issued by the County.
24. That prior to occupancy of the site and building, that all conditions of the Stripping and Grading Development Permit, PRDP20231147, shall be completed and approved by the County if the permit has not been amalgamated into a signed Development Agreement and/or otherwise confirmed by the County.
25. That prior to occupancy of the site and building, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
26. That prior to occupancy of the site and building, all development components (including building exteriors, landscaping, final site surfaces, parking, lighting, addressing and signage etc.) shall be completed.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without the development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding work, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter;
 - ii. That upon occupancy inspection, if any rooftop mechanical units are present and not visually screened, the rooftop units shall be completely screened with appropriate measures, in accordance with Section 168 of the LUB; and
 - iii. The upon completion or security release, an onsite inspection shall be conducted only during the normal growing season, approximately May 15th through October 15th.



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27. That prior to occupancy of the site and prior to connecting to the offsite water & wastewater mains, the Owner shall enter into a Customer Service Agreement for water and wastewater use on the subject land. The agreement shall reflect the total capacity allocation required to accommodate the subject development.
 - i. That should the Applicant's use require additional servicing capacity, then the Applicant shall be required to provide payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.
28. That prior to occupancy of the site and building, 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 sanitary infrastructure, as-built water infrastructure and as-built pond volumes, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.

Permanent:

29. That if the Development Permit is not issued by **DECEMBER 31, 2025**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
30. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
31. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
32. That any garbage/waste containers shall kept within the building at all times, to ensure they remain screened from all adjacent properties and public thoroughfares at all times, unless for loading/unloading. If at any time proposed to be located outside, the Applicant/Owner shall submit a screening plan to the Development Authority, for review and approval against any applicable overarching policy.
33. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent 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.
34. That any future business signage shall require separate Development Permit approval and shall adhere to the ASP Development Guidelines, Section 8.2 Signage of the CS and Section 151-153 of the LUB.
 - i. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction; and
 - ii. That any wayfinding onsite signage use for logistics/information purposes is permitted and does not require additional approval.
35. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 4.4.3 of the ASP, Section 8.3 Lighting of the CS and Sections 227-231 of the LUB. 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 and minimizes glare as viewed from nearby roadway users and adjacent properties.



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36. That a minimum of 518 parking stalls, including eight (8) barrier free stalls, shall be maintained onsite at all times, in accordance with the approved onsite Trip Generation Review, as prepared by Bunt & Associates, File 02-25-0012, dated January 24, 2025, as accepted by the County.
37. That any constructed approaches for the development shall be in accordance with the County's Servicing Standards.
38. That the Applicant/Owner shall take whatever means necessary, during construction or business operations, to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties. *That any existing fire hydrants shall not be used as a source of water for dust control.*
39. That all landscaping and screening elements shall be in accordance with the final Landscape Plan, (8 Drawings) *as prepared by groundcubed landscape architects, project #24.218, dated February 14, 2025, as approved by the County.*
 - i. That all landscaping and screening elements shall be installed onsite within 24 months from date of permit issue, unless secured through a security;
 - ii. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season;
 - iii. That there shall be no potable water used for irrigation and landscaping purposes and that no exterior hose bibs shall be installed, in accordance with Section 4.4.3(g) of the ASP and Section 8.5 of the CS; and
 - iv. That water conservation strategies shall be implemented and maintained at all times, in accordance with the Water Conservation Strategy of the ASP and the County's Water Conservation Policy C-600.
40. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation shall not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
41. That any new business tenants or change in use of future tenant(s) of the building shall require a New Business tenancy approval and/or a Change of Use Development Permit, for tenancy (use) and signage, prior to occupancy.
42. That if the facility changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
43. That the facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with the County's Water & Wastewater Utilities *Bylaw C-7662-2017*, as amended.
44. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
45. That the lot shall obtain water and wastewater from the East Balzac Distribution system.
46. 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 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.



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Advisory:

- 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 there shall be no customer or business parking at any time along the adjacent County Road System.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw, C-7562-2016, for the proposed commercial building located on the subject site, to facilitate accurate emergency response.
The principal municipal address for this site is 291008 WESTLAND DRIVE.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That the Applicant/Owner shall be responsible for all required payments of any 3rd party reviews and/or inspections as per the County's Master Rates Bylaw.

Note: For any 3rd 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 issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention and treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system, in accordance with Policy 7.5.4 of the CS.
- 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/Institutional checklist and any requirements noted on the Building Code Comments for Proposed Development letter, dated March 5, 2025. *The Development shall conform to the National Energy Code.*
- 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 403-310-WIRE for all *FortisAlberta* electrical services, prior to commencement
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including a Roadside Development Application through Transportation & Economic Corridors.

Note: *The Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals for any impact to any wetland areas or registration of proposed stormwater infrastructure for the proposed development, if required.*



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 13, 2025**, 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 Land & Property Rights Tribunal .

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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