



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

Langan International (Patrick Bush)

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Tuesday, April 22, 2025

Roll: 06410045

RE: Development Permit #PRDP20251475

Lot 4, Block 5, Plan 1810674, SE-10-26-29-04; (292083 CROSSPOINTE ROAD)

The Development Permit application for General Industry Type II (existing), for onsite surface improvements 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), for onsite improvements may take place on the subject lands in accordance with the approved site plan and application drawing package prepared by Langan International, Project No.: 801016301 dated January 13, 2025, as amended for conditions of this permit. The approval includes:
 - i. Onsite/Outside truck trailer storage and the removal of parking stalls;
 - ii. Extension of the existing chain-link fence;
 - a. That the maximum fence height requirement is relaxed from **2.00 m (6.56 ft.)** to **2.44 m (8.00 ft.)**.
 - iii. Site grading and minor resurfacing, per the approved onsite technical.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with Policy 4.4.3 of the *Balzac East Area Structure Plan* (ASP) and the County's Servicing Standards. The plan shall address dust control, noise, truck routes, access to the site, sediment and control measures, and potential for interference with nearby residences.
3. 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 Roadata Heavy Haul/Overweight/Overdimension permits shall 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;



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- 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.

Prior to Occupancy:

4. That prior to site occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing, as-built pond volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP, to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed.
5. That prior to site occupancy, all development components 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 final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

6. That if the prior to release conditions have not been met by **OCTOBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That all conditions of the County's Development file PRDP20180117 shall remain in effect unless otherwise conditioned within this approval.
8. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of this application or in response to a Prior to Release or Occupancy condition or as approved under PRDP20180117, shall be implemented and adhered to in perpetuity, including:
 - i. The Parking Assessment prepared by Langan International (Project No.: 801016301), dated December 11, 2024; and
 - ii. The Stormwater Report prepared by Langan International (Project No.: 801016301) dated January 13, 2025.
9. 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 is not to direct any additional overland surface nor negatively impact existing drainage patterns in any road right-of-way.
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.



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10. 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.
11. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
12. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
13. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
14. That no business signage is approved within this development permit. That if proposed in the future, any future business shall require separate Development Permit approval, including fascia and any site freestanding/pylon signage.
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required for health and safety or construction management purposes during development of the site; and
 - ii. Onsite non-illuminated wayfinding/directional signage is permitted and does not require a separate Development Permit approval.
15. That all on-site lighting, including private, site security and parking lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Section 27 of the County's *Land Use Bylaw C-4841-97*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
16. 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.

Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's Master Rates Bylaw, as amended.

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 release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- There shall be no parking or business signage placed in the adjacent road rights-of-way.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.



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- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (APA) approvals for any impact to any wetlands area from the proposed development.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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 Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca