



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

Giddy-Up Land Ventures Ltd.

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Tuesday, August 26, 2025

Roll: 02335058

RE: Development Permit #PRDP20250319

Lot 1, Block 2, Plan 0613664, N1/2-35-22-28-04; (281149 TWP RD 225A)

The Development Permit application for Industrial (Light), construction of a storage building, for an existing industrial services company has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Light), may continue to operate on the subject lands, in general accordance with the approved application, Site Plan, drawings, as amended, Site-Specific Stormwater Implementation Plan (SSIP), as prepared by Stormwater Solutions, Project No: 0445-001, dated June 10, 2025, as amended, required technical items, and conditions of approval including:
 - i. Construction of a storage building, approximately 2,694.19 sq. m (29,000.00 sq. ft.) in area, as amended;
 - ii. Continued business tenancy for *Crystal Services Inc.*; and
 - iii. Site Grading (as required for final site surfacing);

Prior to Release:

Development:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Site Plan, in accordance with Section 95 of the County's *Land Use Bylaw C-8000-2020* (LUB).
 - i. That the revised Site Plan shall include a Parking Plan, including minimum parking stalls, setbacks and dimensions, in accordance with Sections 236 – 240 of the LUB, and barrier free stalls, in accordance with Table 3.8.2.5 of the *National Building Code – 2023 Alberta Edition* (NBC).
 - ii. That should the revised Site Plan be deficient in the minimum motor vehicle parking stalls, the Applicant/Owner shall submit a Parking Study/Memo, prepared by a qualified engineer, that demonstrates the parking demand and supply characteristics associated with the proposed development in accordance with Section 249 of the LUB, to the satisfaction of the Development Authority.



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3. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Sections 109 – 111, 260 of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall submit revised building elevation drawings, in accordance with Sections 95, 167 – 168 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit a Lighting Plan, including photometrics and lighting spec model details, in accordance with Sections 225 – 231 of the LUB.

Engineering/Technical

6. That prior to release of this permit, the Applicant/Owner shall submit confirmation of submission of the Overland Drainage Right-of-Way (ODRW) Easement Agreement to Land Titles, to be registered on title on the subject parcel and Lot 1 Block 1 Plan 0011525, respectively, as proposed in the approved SSIP, in accordance with Section 702.2 of the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall adequately address all fire suppression requirements for the proposed development, in accordance with the *NBC, National Fire Code – 2023 Alberta Edition*, County's Servicing Standards, and the County's *Fire Hydrant Water Suppression Bylaw C-7259-2013*.
8. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP), in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details.
9. 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 and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or 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 County's *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:

10. That prior to occupancy of the building, all development items including building exterior, fencing, landscaping, final site surfaces, parking, lighting, addressing and signage shall be completed.



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- 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 development completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the outstanding works shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
 - ii. That if the conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover any costs involved in actions necessary to ensure compliance with any other conditions of this permit.
11. That prior to occupancy of the building, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of site grading, any other information that is relevant to the approved SSIP.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all infrastructure has been completed as per the stamped examined drawings.
12. That prior to occupancy of the building, the Applicant/Owner shall submit updated copies of the Land Title Certificates for the subject parcel and Lot 1 Block 1 Plan 0011525 to the County, to demonstrate that the ODRW required under condition #6 was successfully registered on both titles.

Permanent:

13. That if the prior to release conditions have not been met by **March 31, 2026**, or by any approved extension date, then this approval is null and void and the Development Permit shall not be issued.
14. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, including the SSIP and CMP, shall be implemented and adhered to in perpetuity.
15. That this approval does not include the maintenance, repair, sales, salvaging of vehicles, equipment, or machinery at any time.
16. That this approval does not include the use of *Outdoor Storage*, as defined in Part 8 of the *LUB*.
17. That no native topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
18. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional fill/excavation.
19. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof garbage bins and disposed of at an approved disposal facility.



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- i. That any garbage/recycling containers shall be kept within the building or visually screened from all adjacent properties and public thoroughfares at all times.
20. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
21. 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 drainage nor negatively impact existing drainage patterns in any public road right-of-way.
 - ii. That the registered ODRW required under condition #6 of this permit shall be implemented and adhered to in perpetuity, and shall not be discharged from either title without prior written consent obtained from the County.
22. That no outdoor display areas, parking or marshalling yards shall be allowed within any landscaped yards.
23. That any dirt imported or 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.
24. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
25. That all landscaping shall be in accordance with the approved Landscape Plan.
 - i. That all landscaping and screening elements shall be maintained onsite in perpetuity.
 - ii. That all existing landscape elements approved under Development Permit 2013-DP-15294 shall be maintained onsite in perpetuity by the Applicant/Owner.
 - iii. 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 30th of the next growing season.
 - iv. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater or private irrigation systems.
26. That any rooftop or at-grade mechanical units/housing shall be visually screened to the satisfaction of the Development Authority, in accordance with Section 168 of the LUB.



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27. That all approved road approaches shall be maintained in accordance with the County Servicing Standards. That this approval does include the construction of any new road approach(es).
28. That a minimum of 26 motor vehicle parking stalls, including three barrier free stalls, shall be maintained on site at all times in accordance with the revised Site Plan, OR the aforementioned Parking Study/Memo, as accepted by the County.
 - i. That all customer and employee parking shall be restricted to the subject parcel and there shall be no offsite parking; and
 - ii. That there shall be no parking and/or business signage placed on any public road right-of-way at any time.
29. That this approval does not include the installation of any offsite/onsite business signage.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
 - ii. That any future business signage shall require separate Development Permit approval prior to placement onsite.
30. That any future tenant(s) of the site and/or building shall require separate Development Permit approval OR New Business Tenant (No Change of Use) approval, prior to tenancy.
31. That all lighting Including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 231 of the LUB, and Sections 5.3 k) viii) & 5.7 d) of the *Indus Area Structure Plan*. 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.
32. 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 date of 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 obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2020*, *Roads and Transportation Bylaw C-8427-2023*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, all bylaw as amended, in perpetuity.
- 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.



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- 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 the subject development shall not interfere and/or impede with the operations and/or maintenance of the adjacent Canadian Pacific Railway. Any approvals, compliances, and/or agreements pertaining to such are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That any other federal, provincial, or County permits, approvals, and/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, September 16, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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 County's Subdivision and Development Appeal Board.

Regards,

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

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca