



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

RAI Architect Inc. (Morry Edelstein)

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Tuesday, July 1, 2025

Roll: 06410069

RE: Development Permit #PRDP20252993

Lot 2, Block 6, Plan 1611467, NW-10-26-29-04; (292221 WAGON WHEEL BLVD)

The Development Permit application for Retail Store & Office, construction of a multi-tenant commercial building, tenancy for a music store including retail sales, rentals and private lessons and signage has been **conditionally-approved** by Rocky View County (the County) Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Retail Store & Office, for construction of a multi-tenant commercial retail/office building may take place on the subject site in general accordance with the application drawing package, as prepared by RAI Architect Inc, File Name: 25-23 (Drawings 9); dated April 21, 2025, submitted with the application [as amended to meet conditions of this approval] and includes:
 - i. Multi-tenant Retail/Office building, including a warehouse area, approximately 3,814.49 sq. m (41,058.82 sq. ft.) in gross floor area; *Total Building Footprint: 3,372.19 sq. m (36,297.95 sq. ft.); Second storey or Mezzanine level permitted if proposed.*
 - ii. Tenancy for *Long & McQuade*.
 - iii. Three fascia signage for noted decorative illuminated emblem for *Long & McQuade* and two fascia letter signage: *"Lessons" & "Rentals"*.
 - iv. EV Charging Stations; *if proposed*; and
 - v. Site Grading (as required to meet conditions of this approval).

Prior to Release:

Developability:

2. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations, that include additional design enhancements and accents on the north, west and eastern facades of the building, in accordance with Section 4.4.3(I) of the Balzac Area Structure Plan (ASP), and Section 25.4 of the County's *Land Use Bylaw C-4841-97* (LUB) [as regulated by *Direct Control District 99 {DC 99}*].
 - i. That the Applicant/Owner shall also confirm any proposed rooftop or at grade apparatus or mechanical units, as all equipment shall be completely concealed and screened, in accordance with Section 31.4 of the LUB.



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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 4.3.2(b), 4.4.2(e), and 4.4.3(d)(g)(iii) of the ASP, Section 3.7.0 of the DC 99 and Sections 11.2(r), 20.6 and 26.11(o) of the LUB. The revised plan shall include:
 - i. Relocation of/or additional landscaping proposed along the eastern landscaping area, abutting the County's Municipal Reserve (Pathway), to provide visual buffering from the pathway.
 - ii. Relocation of/or additional landscaping proposed along in and around the Molok area. *If no landscaping is proposed; additional screening is required to screen the Molok area*
 - iii. Confirmation of non-potable water source for the Automatic Underground irrigation system.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that includes:
 - i. A minimum of 122 parking stalls, including five (5) barrier-free stalls in accordance with of the Section 4.4.3(a) of the ASP, Section 30.1(k) & Schedule 5 of the LUB and Article 3.8.2.5 of the *National Building Code 2023 – Alberta Edition (NBC)*
 - a. 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.
 - b. If accepted, a final number of Barrier-Free parking stalls, in accordance with the accepted onsite parking stalls total, in accordance with Article 3.8.2.5 of the NBC.
 - ii. That a minimum of 2.40 m (7.87 ft.) no parking aisle, adjacent to the Barrier-Free stalls shall be identified, in accordance with Section 3.8.3.23 of the NBC and Section 30.1(h)(i) 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. The 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 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.
6. 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.*
7. 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 existing onsite Cost Contribution and Capacity Allocation Agreement and future required Customer Servicing Agreement.
 - i. If the expected demands exceed the allocated 2.0 m³/day, the Owner shall purchase additional servicing capacity, in accordance with the County's *Master Rates Bylaw*, as amended.



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8. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, which will tie into the offsite East Rocky View wastewater system, in accordance with the County's Servicing Standards.
9. 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. *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 be located within private property an access easement will be required to be registered for monitoring and testing purposes.*
10. 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, which will tie into the East Rocky View 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.
11. 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 Crossroads Commercial Park Stormwater Management Plan, the County's Servicing Standards and provide for any necessary easements and rights-of-way for drainage. The plan must include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes and confirm no offsite impact to the County's adjacent Municipal reserve property. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades) and address the need for an oil/grit separator.
12. 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 hectares (4.94 acres), a full report is required.*
13. 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.
14. 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 updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant/Owner's expense. The letter shall also need to address if the proposed development is in accordance with the Crossroads Commercial Park Traffic Impact Assessment.
 - i. If not in accordance, a Transportation Impact Assessment will be required for the site to address the potential for off-site impacts. If the recommendations of the report require off-site improvements, then a Development Agreement shall be entered into.
15. 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.
16. 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 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 provided by the Applicant/Owner.*



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Prior to Occupancy:

17. That prior to site occupancy, the Applicant/Owner shall contact and obtain signoff from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
18. That prior to site occupancy, all development components including landscaping, parking, building exteriors and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings and includes:
 - i. Confirmation of any installed rooftop or at grade mechanical and that appropriate screening measures in place. *If any units are visible, additional screening measures required to be installed, prior to approval.*
 - ii. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, then occupancy shall be allowed without final development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all outstanding elements required, in accordance with the phasing plan, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
19. 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 Stormwater Management Plan onsite for the subject site.
 - 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 drawings.
20. That prior to 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.
 - i. That should the development require additional servicing capacity, above the site's allocated 2.0 m³/day, then the Applicant/Owner shall be required to submit payment for that additional capacity in accordance with the County's *Master Rates Bylaw*, as amended.

Permanent:

21. 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 and shall be implemented and adhered to in perpetuity.
22. That if the Development Permit is not issued by **FEBRUARY 28, 2026**, or through an approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
23. That the site shall be maintained in a neat and orderly fashion at all times.
24. That the minimum required parking stalls (122 stalls, including five barrier-free stalls) and two loading bays shall be maintained at all times, in general accordance with the approved Site Plan and/or as accepted through an approved Parking Assessment by the Development Authority.
25. That there shall be no outside storage of equipment, products, commercial fleet vehicles or truck trailers, onsite, unless approved through a separate Development Permit.
26. That any constructed approaches shall be in accordance with County Servicing Standards.



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27. 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.
 - i. That dust control shall be maintained on the site at all times and existing fire hydrants shall not be used as a source of water for dust control; The Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands during construction or business operations.
28. That the subject lot shall obtain water from the East Balzac Water Distribution system.
29. That if the facility changes commercial usage, the owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
30. That this facility shall be subject to water usage/wastewater monitoring by County Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
31. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
32. That the subject lot shall obtain sanitary servicing connections that will discharge through to the County's Wastewater Transmission Main.
33. That the site shall be developed in accordance with the approved application landscape plan.
 - i. That all landscaping and screening elements (*as approved*) shall be completed and installed onsite within 24 months from the date of this permit issuance;
 - ii. 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; and
 - iii. That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas. There shall be no hose bibs installed on the exterior of the building.
34. That any garbage, waste material or refuse on-site shall be stored in weatherproof and animal-proof containers located within the building and moved to the exterior Molok system, in accordance with Section 4.4.2(e) of the ASP, and Section 20.6 of the LUB.
35. That for any future fencing proposed onsite, the fencing shall be black coated chain-link or better in quality and shall be in compliance with Section 4.4.3(h) of the ASP and Section 42 of the LUB.
36. That any approved business signage shall be kept in a safe, clean, and tidy condition at all times, in a neat and tidy fashion. Any future business signage not included with this approval shall require separate Development Permit approval, including future tenant fascia signage.
 - i. That any onsite wayfinding or ancillary internal business signage does not require additional Development Permit approval.
37. That any future/change in business tenants shall require Development Permits for change-of-use or for a New Business Tenant submission and signage.
38. That all and any future/proposed on-site lighting and all private lighting including site security and parking area(s) lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall 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, in accordance with Section 4.4.3(c) of the ASP, Section 6.5.1 of the CS, and Sections 27.1-27.2 of the LUB.



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39. 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.

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.
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.
- 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 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 the principal buildings located on the *subject site, to facilitate accurate emergency response. The principal address for this site is: 292221 WAGON WHEEL BLVD; Future tenant addressing to be updated as required*
- There shall be no business or customer parking along the adjacent road allowance at any time.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place. *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 Fortis (403-310-WIRE) for any electrical services, prior to commencement.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including obtaining a Provincial Roadside Development Permit, through Alberta Transportation & Economic Corridors.

Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals for any impact to any wetland areas or site infrastructure from the proposed development.*

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 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 County's Subdivision & Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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