



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

BAM! Green Inc. (Tim Muys)

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Tuesday, July 1, 2025

Roll: 0333028

RE: Development Permit #PRDP20253209

Lot 2, Block 2, Plan 0511050; SW-30-23-28-04; (234085 WRANGLER ROAD)

The Development Permit application for Industrial (Medium), for a landscaping business; placement of office trailers and installation of one (1) non-illuminated freestanding sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium), for a landscaping business may take place on the subject lands in accordance with the approved site plan and application drawing package, as amended for conditions of this permit. The approval includes:
 - i. Placement of two (2) office trailers, approximately \pm 59.46 sq. m (640.00 sq. ft.) in footprint;
 - ii. Installation of one (1) non-illuminated freestanding sign approximately 2.23 sq. m. (24.00 sq. ft.) in area; and
 - iii. Tenancy for *BAM! Green Inc.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a detailed lighting plan and schedule that includes spec model and details in accordance with Section 227 – 230 of the County's *Land Use Bylaw C-8000-2020* (LUB) and Policy 10.4.3 of the *Transport Industrial Park Conceptual Scheme* (CS).
3. That prior to the release of this permit, the Applicant/Owner shall submit a revised site plan with the proposed parking stall dimensions in accordance with Section 233 and Table 6 of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan with garbage storage and collection details including screening in accordance with Section 250 of the LUB and Policy 10.3.4 of the CS.



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5. That prior to release of this permit, the Applicant/Owner shall submit a Crime Prevention Through Environmental Design (CPTED) strategy addressing awareness of the environment, visibility of others, and community context and finding help. The CPTED strategy should anticipate problematic places and situations where offences may occur within the plan area and establish guidelines designed to evaluate and mitigate the potential for crime in accordance with Policy 10.4.8 of the CS.
6. 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 permits or a Road Use Agreement 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 Roaddata/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.
7. That prior to release of this permit, the Applicant/Owner shall submit payment of the stormwater levy in accordance with *Stormwater Off-Site Levy Bylaw C-8547-2024*.
 - i. The development area refers to the portions of land utilized directly for development purposes and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking areas.

Permanent:

8. That if the prior to release conditions have not been met by **JANUARY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. 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 under Development Permit PRDP20171058, 2012-DP-14915 & 2009-DP-13620, shall be implemented and adhered to in perpetuity.
10. 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 road right-of-way; and



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- 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 of the Development Permit application, or in response to a Prior to Release condition.
11. That the site shall be maintained in a neat and orderly fashion at all times.
12. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within any landscaped yards.
13. That any approved road approach shall be constructed and maintained in accordance with the County Servicing Standards.
14. That no topsoil shall be removed from the site.
15. 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.
16. That the number of parking stalls shall be maintained in accordance with the approved site plan and maintained on site at all times.
 - i. All customer and employee parking shall be restricted to the subject sites.
17. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
18. 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.
19. That all lighting including private, site security and parking area lighting, shall be designed to converse energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the LUB and Section 6.0 of the CS. 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.
20. 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 Planner.

Advisory:

- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the principal building located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 234085 Wrangler Road.*



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- 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 the Applicant/Owner shall contact the *Alberta Safety Codes Council*, prior to installation of the proposed fuel tank and obtain any approvals as required.
- That there shall be no business parking or business signage placed in the adjacent road rights-of-way.
- 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 the subject business shall implement an Emergency Management Plan in accordance with Policy 10.3.3 & 10.3.5 of the CS.
- 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.
- 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 (EPA) approvals for any impact to any wetlands area from the proposed development.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- 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, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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