



**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 Issuance conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

Roger White Architecture Inc. (Roger White)

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Tuesday, July 1, 2025

Roll: 06410060

**RE: Development Permit #PRDP20253418**

**Lot 5, Block 1, Plan 2211931, NW-10-26-29-04; (BAY 5 & 6 292230 WAGON WHEEL  
BOULAVARD)**

The Development Permit application for Retail Food Store & General Industry (Type I) (existing bay),  
for a food sale and warehouse business has been **conditionally-approved** by the Development  
Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Retail Food Store & General Industry (Type I) (existing bay) may take place on the subject site in accordance with the Site Plan and drawings submitted with the application prepared by RWA Architecture (Drawing No.: A0.0 – A1.2), dated April 28, 2025, including as amended:
  - i. Tenancy for *Brampton Cash and Carry*.

**Prior to Release:**

2. 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 Crossroads Commercial Park Traffic Impact Assessment and 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 Crossroads Commercial Park TIA and the Balzac Global TIA report, this will be at the Applicant/Owner's expense.
  - 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.
3. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate the businesses proposed calculations for water and waste water usage onsite, for the proposed change in use in the parcel so the servicing demand information can be confirmed to the overarching servicing allocation for the subject lands, in accordance with the County's Servicing Standards.



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- i. That should the proposed change in business tenancy result in increased water or sanitary demands, that exceeds the previously purchased allocations, additional servicing capacity will need to be purchased by the landowner in accordance with the County's Master Rates Bylaw and the onsite Customer Service Agreement in place for the parcel.

## **Permanent:**

4. 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.
5. That all conditions of PRDP20223953 shall remain in effect unless otherwise conditioned within this approval.
6. That any plan, technical submission, agreement, matter submitted and approved as part of the application, as approved under PRDP20223953, shall be implemented and adhered to in perpetuity.
7. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
8. That the Retail Food Store shall be a minimum of 600.00 sq. m. (6,458.35 sq. ft.) in gross floor area at all times.
9. That no outside storage for the business shall be permitted.
  - i. Excluding customer and employee parking.
10. That this lot shall remain subject to water usage/wastewater monitoring by County Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended. Any updates to the County's Utility Account details are the responsibility of the Owner. The site is subject to maximum caps on sanitary flows per the original site development that will continue to apply to the existing parcel. The County will not meter water/sanitary use inside a building/development and will continue to issue monthly invoicing to the registered landowner only.
11. 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 null and void, unless an extension to this permit shall first have been granted by the Development Officer.

## **Advisory:**

- That the subject business shall implement an Emergency Management Plan in accordance with Policy 4.4.2 of the ASP.
- 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 no off-site parking is permitted within the County Road Right of Way.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.



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- 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, December 7, 2023].
- 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 the Applicant/Owner shall be responsible for all required payments of any 3<sup>rd</sup> party reviews and/or inspections as per the County's *Master Rates Bylaw*.

*Note: For any 3<sup>rd</sup> 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 the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- 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](mailto:development@rockyview.ca)

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