

**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**

One Environmental Inc (Sharratt, Kelsa)

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Tuesday, July 15, 2025

Roll: 06410024

**RE: Development Permit #PRDP20251234****Lot 4, Block 7, Plan 0810343, NE-10-26-29-04; (261131 WAGON WHEEL WAY)**

The Development Permit application for General Industry, Type III (*existing*), for a waste fluid collection facility, expansion of outside storage areas, placement of six shipping containers, one Storage Shed, and one Atco Office Trailer, construction of two (2) accessory building (Quonset and storage building), site improvements, chain-link fencing (existing), and relaxation to the maximum fence height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That General Industry, Type III, for an existing waste fluid collection facility (One Environmental/E360s), may continue to take place on the subject site in general accordance with the application and drawings, as prepared by E360s, and McElhanney, dated May 16, 2025, submitted with the application [*as amended to meet conditions of this approval*] and includes:
  - i. Site Surface Improvements and onsite regrading, including entire site resurfacing to a paved standard, landscaping and parking area improvements including curb and gutter repair;
  - ii. Installation of a second paved approach, off Wagon Wheel Way;
  - iii. Installation/construction of Accessory Buildings:
    - a. One (1) Saw Dust Storage Building, approximately
    - b. One (1) Quonset Building (62.40 ft. x 42.68 ft.), approximately 247.45 sq. m (2,663.53 sq. ft.) in footprint;
    - c. One (1) Storage Shed (10.13 ft. x 7.15 ft.), approximately 6.73 sq. m (72.50 sq. ft.) in footprint;
    - d. Six (6) Shipping Containers (8.50 ft. x 53.00 ft.), approximately 41.85 sq. m (450.50 sq. ft.) each in footprint;
    - e. One (1) ATCO Trailer (60.00 ft. x 11.08 ft.), approximately 61.82 sq. m (665.42 sq. ft.) in footprint, adjacent to and including the existing weigh scale;
  - iv. Expansion of Business Outside Storage and stockpile areas; and
  - v. Placement of installed chain-link perimeter fencing and/or Wind Fencing (as required).
    - a. That the maximum height of the fencing shall be relaxed from **2.00 m (6.56 ft.)** to **2.44 m (8.00 ft.)** in height.
2. That all buildings shall comply with the minimum land setback requirements, in accordance with Section 3.13.1 of Direct Control District 99 (DC 99).



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**Prior to Release:**

3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan,
  - i. That confirms all proposed site surface improvements and secondary approach;
  - ii. That confirms all relocated building location(s);
  - iii. that confirms relocation of the ATCO Trailer and Storage Shed onsite, to meet the minimum property setback requirements of 10.00 m (32.81 ft.), in accordance with Section 3.13.1 of DC 99.
    - a. Alternatively, a site-specific Direct Control Amendment is required to be approved by Council, to DC 99, that would reduce the minimum setback requirement accordingly.
4. That prior to release of this permit, the Applicant/Owner shall submit lighting details for all noted buildings within this approval, including all pole and mounted building lighting, including a photometric and lighting spec details, in accordance with Section 4.4.3(c) of the Balzac Area Structure Plan (ASP), Policy 6.5.1 of the Wagon Wheel Industrial Park Conceptual Scheme, and Sections 27.1-27.2 of the County's Land Use Bylaw C-4841-97 (LUB) *[as regulated by DC 99]*. *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.*
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](mailto: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;
  - 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 site-specific stormwater implementation plan (SSIP), for the subject lands in accordance with the Wagon Wheel Stormwater Management Plan, in accordance with 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. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades) and address the need for erosion and sediment controls during construction.
7. That prior to release of this permit, the Applicant/Owner shall submit a detailed site grading plan, that reflects the changes proposed to the site, in accordance with the County's Servicing Standards.
8. 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 *Wagon Wheel Industrial Park* Traffic Impact Assessment.



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- 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.
9. 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. The plan shall include an updated site plan showing all site improvements, including the proposed secondary access to Wagon Wheel Way, for County review.
  - i. That upon acceptance of the Access Management Plan by the County, the Applicant/Owner shall construct the proposed secondary paved approach, in accordance with the County's Servicing Standards and National Building Code 2023 – Alberta Edition and National Fire Code 2023 – Fire Edition. The minimum approach shall be 10.00 m (32.81 ft.) in width, a paved standard and tied into the existing Wagon Wheel Way, in accordance with County Servicing Standards.

#### Prior to Occupancy:

10. That upon site completion of all noted development components / prior to building occupancy, the Applicant/Owner shall contact and obtain signoff from County Road Operations or Engineering Services, for the constructed secondary paved approach, off Wagon Wheel Way.
11. That upon site completion of all noted development components / prior to building occupancy, all development components 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. That should permission for occupancy of the site (as operating) 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 30<sup>th</sup> day of June immediately thereafter.
12. 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, 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.

#### Permanent:

13. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, submitted in response to a Prior to Release or Occupancy condition, or approved under PRDP20130978 shall be implemented and adhered to in perpetuity.
  - i. That the Applicant/Owner shall adhere to the *Saw Dust Control Measures* document, in perpetuity. That upon operation and implementation of the plan, if the plan is determined to be insufficient, revisions shall be requested by the County, to the Applicant/Owner, to be updated accordingly.
  - ii. 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.
14. 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.



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15. That all conditions of Development Permit #PRDP20130928 shall remain in effect, unless otherwise noted within this approval.
16. That the site shall be maintained in a neat and orderly fashion at all times.
17. That any constructed approaches shall be in accordance with County Servicing Standards.
18. 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.
19. 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.
20. 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.
21. That the site shall be developed in accordance with the revised application that includes landscaping and parking area repair and improvements.
  - i. That all landscaping, parking area improvements including curb and gutter repair and parking stall definitions shall be completed and installed onsite within 6 months from the date of this permit issuance;
  - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped and parking areas, in perpetuity; Any future repairs onsite shall be completed by June 30<sup>th</sup> of the following 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.
22. That any garbage, waste material or refuse on-site shall be stored in weatherproof and animal-proof containers or adequate storage building or outside enclosure unit, in accordance with Section 4.4.2(e) of the Balzac East Area Structure Plan, and Section 20.6 of the LUB.
23. 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.
24. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 3 months from the date of issue, and completed within 6 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 3<sup>rd</sup> party reviews and/or inspections as per the County's Master Rates Bylaw.

*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 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: **261131 WAGON WHEEL WAY.**



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- 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 and ensure the site remains in compliance to Fire Department Access Routes requirements.*
- 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 any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - That the Applicant shall contact the *Alberta Safety Codes Council*, prior to installation of any at grade storage fuel tanks and obtain any approvals as required.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 5, 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. Sharratt".

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)