



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

EMCOR Development Corporation (Paul Stady)

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Tuesday, July 29, 2025

Roll: 03332058

RE: Development Permit #PRDP20254015

Lot 3 PUL, Block 2, Plan 1810422, W-32-23-28-04; (111 CARMEK DRIVE)

The Development Permit application for Public Buildings, Uses, Utilities and Services (existing Carmek Park Water Treatment Plant), construction of an addition has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That *Public Buildings, Uses, Utilities, and Services including spray irrigation systems designed to dispose treated effluent and stormwater*, for the construction of an addition to the existing Carmek Park Potable Water Treatment Plant may take place on the subject site, in general accordance with the submitted application drawing package, as prepared by EMCOR; Project No. J2024-119, dated June 5, 2025 (3 Drawings), *as amended*, and includes:
 - i. Construction of an addition, approximately ± 147.00 sq. m ($\pm 1,582.29$ sq. ft.) in footprint; *Total Building Footprint: ± 309.00 sq. m ($\pm 3,326.04$ sq. ft.);*
 - ii. Site Grading (*as required to establish foundation*).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management in accordance with the County's Servicing Standards. The plan shall address any temporary noise mitigation measures, traffic accommodation, dust control, management of storm water during construction, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and/or all other relevant construction management details, to address any offsite impacts.
3. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report in accordance with County's Servicing Standards. The report shall be conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development.
4. That prior to release of this permit, the Applicant/Owner shall submit/address all fire suppression requirements for the proposed development, in accordance with the requirements of the *National Building Code 2023 – Alberta Edition*, County Servicing Standards, and the County's *Fire Hydrant Water Suppression Bylaw C-7259-2013*.



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Permanent:

5. That all conditions of the County's Development Permit #PRDP20170459 shall remain in effect, unless otherwise noted within this conditional-approval.
6. That if the Development Permit is not issued by **JANUARY 31, 2026** or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application, submitted in response to a prior to release or occupancy condition, or existing onsite through any other County application, shall be implemented and adhered to in perpetuity.
 - i. That any requirements of the overarching Special Improvements Development Agreement #4411, shall remain in effect.
8. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
9. That all on-site lighting and all private lighting, including site security, building and parking area lighting, shall meet Section 10.6 of the Janet Area Structure Plan, Section 4.5 of the Carmek Conceptual Scheme, Section 4.3 of Direct Control District 153, Section 27 of the regulated Land Use Bylaw C-4841-97. Lighting shall be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
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 shall not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
11. 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 it is the Applicant's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, for the proposed commercial building located on the subject site, to facilitate accurate emergency response. *The principal municipal address for this site is **111 CARMER DRIVE**.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.



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- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist. *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 at no time shall the development negatively impact the registered Utility Right of Ways #118 0426 & #118 0432.
- 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, August 19, 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. [illegible]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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