



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 V2.0

BCW Architects (Tyler Laing-Chan)

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Tuesday, July 29, 2025

Roll: 06403002

RE: Development Permit #PRDP20254515

SW-03-26-29-04; (292190 NOSE CREEK BOULEVARD)

The Development Permit application for General Industry, Type II (existing), construction of a building addition, site improvements, tenancy expansion, and relaxation of the maximum fence 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 II, construction of an addition to the existing warehouse, may take place on the subject site in general accordance with the application drawings, as prepared by BCW Architects, Project# 25021, dated May 2025 (*revised June 19, 2025*) [26 drawings], submitted with the application [as amended for conditions of this approval] and includes:
 - i. Warehouse Addition, approximately 23,046.83 sq. m (248,074.02 sq. ft.) in footprint;
Total Building Footprint: 77,408.48 sq. m (833,218.02 sq. ft.);
 - ii. Relocation and Addition of Outside Storage of Trailer Unit Parking;
 - iii. Site Grading & Improvements, as required to accommodate the development;
 - iv. Tenancy Expansion of *DB Schenker Calgary – TJX*; and
 - v. Continuation of black chain-link security fencing.
 - a. That the maximum height requirement shall be relaxed from **2.00 m (6.56 ft.)** to **2.43 m (8.00 ft.)** in height, as required.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Trip Generation Memo, to the approved onsite *Trip Generation Review for Building 1A V2, as prepared by Bunt & Associates, dated March 2, 2021, File #02-18-0042*, that supports the proposed building addition and revised parking demands and supply characteristics associated to the proposed development, to the existing onsite parking stalls of 636, for the subject site, to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel to support the onsite Customer Servicing Agreement for the proposed building expansion. *Currently 26.78m3/day (ADD) of potable water servicing and 26.78m3/day (ADD) of sanitary servicing capacity has been allotted to the subject site.*



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4. That prior to release of this permit, the Applicant/Owner shall submit an updated 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. *Note, for areas with greater than 1.20 m (3.93 ft.) of fill (if any), a Deep Fill report is required.*
5. That prior to release of this permit, the Applicant/Owner shall submit an updated detailed site wastewater servicing design and updated detailed water servicing design, including adequate fire protection, for the proposed changes onsite, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit an updated Site-Specific Stormwater Implementation Plan (SSIP), for the subject lands in accordance with the Interlink Stormwater Management Plan and provide for any necessary easements and right-of-ways 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 also address the need for an oil/grit separator.
7. That prior to release of this permit, the Applicant/Owner shall submit an updated sediment and erosion control plan and report in accordance with the County's Servicing Standards. *As this site is greater than 2.0 ha, a full report is required.*
8. That prior to release of this permit, the Applicant/Owner shall submit an updated detailed site grading plan, reflecting the proposed changes onsite, in accordance with the County's Servicing Standards.
9. 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 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 Traffic Impact Assessment 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 Interlink Industrial Park Traffic Impact Assessment.
 - i. If not in accordance, a Traffic Impact Assessment (TIA) will be required for the site to address the potential for off-site impacts. If the recommendations of the TIA require off-site improvements, then a Development Agreement shall be entered into.
10. 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 #C-410.

Prior to Occupancy:

11. That prior to site and building occupancy (*for the expansion area*), that Development Completion Certificates shall be issued for County Development Permits #PRDP20203694 and #PRDP20221230.
12. That prior to site occupancy and building occupancy (*for the expansion area*), 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.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without the development components completed provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all outstanding works, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
13. That prior to site occupancy and building occupancy (*for the expansion area*), 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 SSIP onsite for the subject Building.



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- 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.
14. That prior to site occupancy and building occupancy (*for the expansion area*), if additional servicing capacity is required, greater than the allocated 26.78 m³/day, the Owner shall enter into a revised Customer Service Agreement for wastewater and water for the subject lands.
 - i. That should the development use require additional servicing capacity, 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:

15. 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 Development Permits #PRDP20203694 and #PRDP20221230 and shall be implemented and adhered to in perpetuity.
 - i. That at no time shall access to the County's property: Lot 1 PUL, Block 1, Plan 2011824 be impacted, impeded or restricted/blocked by proposed business or construction operations onsite, in accordance with the registered instruments #221 108 292 & #221 108 293 [Survey Plan #221 0735].
16. That all conditions of the County's Development Permits PRDP20203694 and PRDP20221230 shall remain applicable to the subject development area, unless otherwise conditioned within this conditional-approval.
17. 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.
18. 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 Authority.
19. That the minimum required parking stalls and loading bays shall be maintained at all times, in general accordance with the approved Site Plan and/or as accepted in an approved Parking Study/Assessment.
20. 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. *Existing fire hydrants shall not be used as a source of water for dust control.*
21. That the site shall be developed in accordance with the revised/proposed landscape plan package, as prepared by groundcubed, Project #25.0206; dated June 17, 2025 (Drawings DP-L1 to DP-L3).
 - i. 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.
 - ii. That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas. That no hose bibs installed on the exterior of the building.
22. That all on-site lighting, once approved, including all private lighting, site security lighting and parking area 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, are fully shielded or cut-off and eliminates glare as viewed from nearby properties and adjacent roadways.



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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, as amended.

Note: 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 Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity, as amended.
- That the site shall remain free of restricted and noxious 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 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 each principal building located on the subject site, to facilitate accurate emergency response. *Note, the principal address for Building 1A is 292190 NOSE CREEK BOULEVARD.*
- 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 checklist. *Note: The Development shall conform to the National Energy Code.*
- 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 County's 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