



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

Terradigm Consultants Inc.

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Tuesday, June 17, 2025

Roll: 03321004

RE: Development Permit #PRDP20253195

Lot 5, Block 2, Plan 1511781, NE-21-23-28-04; (283075 GLENMORE TRAIL)

The Development Permit application for Outside Storage & Outdoor Storage, Truck Trailer, storage of construction equipment, material and trucks [replacement of PRDP20215974] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Outside Storage & Outdoor Storage, truck trailer, storage of construction equipment, may operate on the subject site in general accordance with the submitted site plans prepared by Terradigm Consultants Inc. (Project & Sheet No.: 2411 – 0.0 – 6.0) dated March 2025, as amended, including:
 - i. Outside storage area, in accordance with the approved site plan;
 - ii. Site grading as per the approved onsite technical;
 - iii. Chain-link fence with vinyl slats up to 2.00 m (6.56 ft.) in height; and
 - iv. Tenancy for *Sond Storage*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan (ESC), prepared by a qualified professional, for the ESC measures detailing impacts on existing drainage corridors and impacts downstream and upstream and to be implemented for the duration of the development of the site, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/owner shall provide payment of the Transportation Offsite Levy (TOL) in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed development.
4. That prior to release of this permit, the Applicant/Owner shall submit a \$10,000 Irrevocable Letter of Credit or Refundable Security Deposit to the County, to secure the construction of the new approach from Norman Place to the subject lands.
5. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with the County's Servicing Standards. The plan shall address dust control, noise, truck routes, access to the site, and potential for interference with nearby residences, to the satisfaction of the County.



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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 Road Use Agreements or permits shall be required for any hauling along the County road system, 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 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.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Site-Specific Stormwater Implementation Plan (SSIP) prepared by WATT Calgary, File No.: 4295.E01, dated April 2, 2025. The revised SSIP shall include:
 - i. Updated section 4.5, WBSCC Continuous Model;
 - ii. Conduct the continuous modeling/statistical analysis for 100-year volume in accordance with the County Servicing Standards; and
 - iii. Confirmation of the existing groundwater levels and groundwater conditions in the Stormwater model.
8. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan with height, volume and dimension details for the proposed stockpile in accordance with Section 33 of the County's *Land Use Bylaw C-4841-97* (LUB).
9. That prior to release of this permit, the Applicant/Owner shall submit lighting plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments regarding any site or building lighting, to ensure it complies with the County's dark sky requirements and that any lighting shall be oriented and shielded to prevent adverse effects on adjacent properties in accordance with Section 3.7.5 of the County's *Direct Control Bylaw C-6247-2006* (DC 112) and Section 27 of the LUB.
 - i. Revised lighting details shall be included with a maximum pole mounted light height of 7.62 m (25.00 ft.) in accordance with Section 27.2 a) ii) of the LUB.
10. That prior to release of this permit, the Applicant/Owner shall submit a revised elevation plan for the proposed shipping container structure, including the heights and setbacks of the structures in accordance with Section 2.4.1 – 2.4.3 and 2.5.1 of DC 112.
11. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan with the dimensions of the Outside Storage areas and a minimum side yard setback of 6.00 m (19.69 ft.) in accordance with Section 2.4.5 of DC 112.
12. That prior to release of this permit, the Applicant/Owner shall submit a fire protection plan in accordance with section 3.8.6 of *Direct Control Bylaw C-6247-2006* (DC 112).



Terradigm Consultants Inc. #PRDP20253195
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13. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping & Screening Plan, in accordance with Sections 3.3.1, 3.7.1, 3.7.2 and 3.7.6 of DC 112 and Section 26 of the LUB. The plan shall identify:
- That all deciduous trees shall have a minimum caliper of 2.50 inches (63.50 mm);
 - That a minimum of 10% of the site is landscaped or a minimum of 3,965.92 sq. m. (42,688.81 sq. ft.);
 - Confirmation of the material and colour of the proposed privacy slats; and
 - That the eastern portion of the site is screened through slats.

Prior to Occupancy:

14. That prior to site occupancy, the Applicant/Owner shall construct a minimum 10.00 m wide paved approach from Norman Place to the subject lands in accordance with the County Servicing Standards.
- The current proposal shows a graveled approach. The proposed access road on the site may remain graveled however the approach is required to be paved; and
 - Once completed, the approach shall be inspected and approved by the County. If approved, the submitted Irrevocable Letter of Credit or Refundable Security Deposit may be released by the County.
15. 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 stormwater infrastructure that is relevant to the Stormwater Management Plan.
- 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 drawings.
16. That all landscaping and final site surfacing shall be in place prior to occupancy/business operations, all landscaping and screening shall be in place in accordance with the approved Landscape Plan and drawings.
- 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 landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

17. That the stockpiled material shall be removed within **two (2) years** from the date of permit issuance.
18. That if this Development Permit is not issued by **DECEMBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
19. 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, shall be implemented and adhered to in perpetuity, including:
- Geotechnical Assessment, prepared by Watt Consulting Group (File No.: 4295.E01) dated March 14, 2025;



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- ii. Site-Specific Stormwater Implementation Plan, prepared by Watt Consulting Group (File No.: 4295.E01), dated April 2, 2025; and
 - iii. Transportation Impact Assessment, prepared by Bunt & Associates (Project No.: 02-25-0005), dated February 21, 2024.
20. That any non-domestic waste, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
21. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided in the Landscape Plan, as amended.
- 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. The vegetation type has to endure the irrigation from May to September;
 - iii. That no potable water shall be utilized for landscaping or irrigation purposes in accordance with the County's *Water Conservation Policy C-600*;
 - iv. That all plantings should be placed in a minimum of 6.00 inches depth of landscaping soil; and
 - v. That all landscaping and screening elements shall be maintained onsite in perpetuity.
22. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the approach construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
23. That the approved road approach shall be maintained in accordance with the County Servicing Standards.
24. 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.
25. 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
26. That upon request, the Applicant/Owner shall provide compaction testing results, prepared and provided by a qualified professional for any areas will fill greater than 2.00 m (6.56 ft.) in depth.
27. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 27 of the County's Land Use Bylaw C-4841-97. 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.
28. That any new buildings, permanent or temporary, shall require a separate Development Permit and Building Permit, prior to any construction taking place.
29. That wastewater servicing for the site shall be via pump out tank only.
30. That potable water servicing for the site shall be via water cistern only.



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31. That the existing accessory buildings (garages) shall not be used for storage purposes related to the commercial *Outside Storage* unless a Change of Use Building Permit is obtained through Building Services.
32. That no washing or servicing of vehicles shall be permitted on the site.
33. That this approval does not include signage any future business signage 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.
34. 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
 - 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.
35. 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/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 283075 Glenmore Trail.
- 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.
- 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 site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That a Building Permit and applicable sub-trade permits is required through the County's Building Services department, prior to any construction taking place. Compliance with the National Energy code is also required.
- That no overflow parking or business related signage is permitted on the County's road right-of-way.
- 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.



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- That Applicant/Owner shall be responsible for all Alberta Transportation and Economic Corridors approvals required by the proposed development.

Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Area approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, June 17, 2025

Roll Number: 03321004
Application Number: PRDP20253195
Division: 6

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

80 NORMAN PL, Rocky View County AB and located approximately 0.20 km (0.13 mile) south of Highway 560 and on the west side of Range Road 283

What is the development permit proposing?

Outside Storage & Outdoor Storage, truck trailer, storage of construction equipment, material and trucks [replacement of PRDP20215974]

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Terradigm Consultants Inc. (Andrew Ulmer)
Owner(s): Sond Holdings Ltd
Legal: Lot 5 Block 2 Plan 1511781, NE-21-23-28-04

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

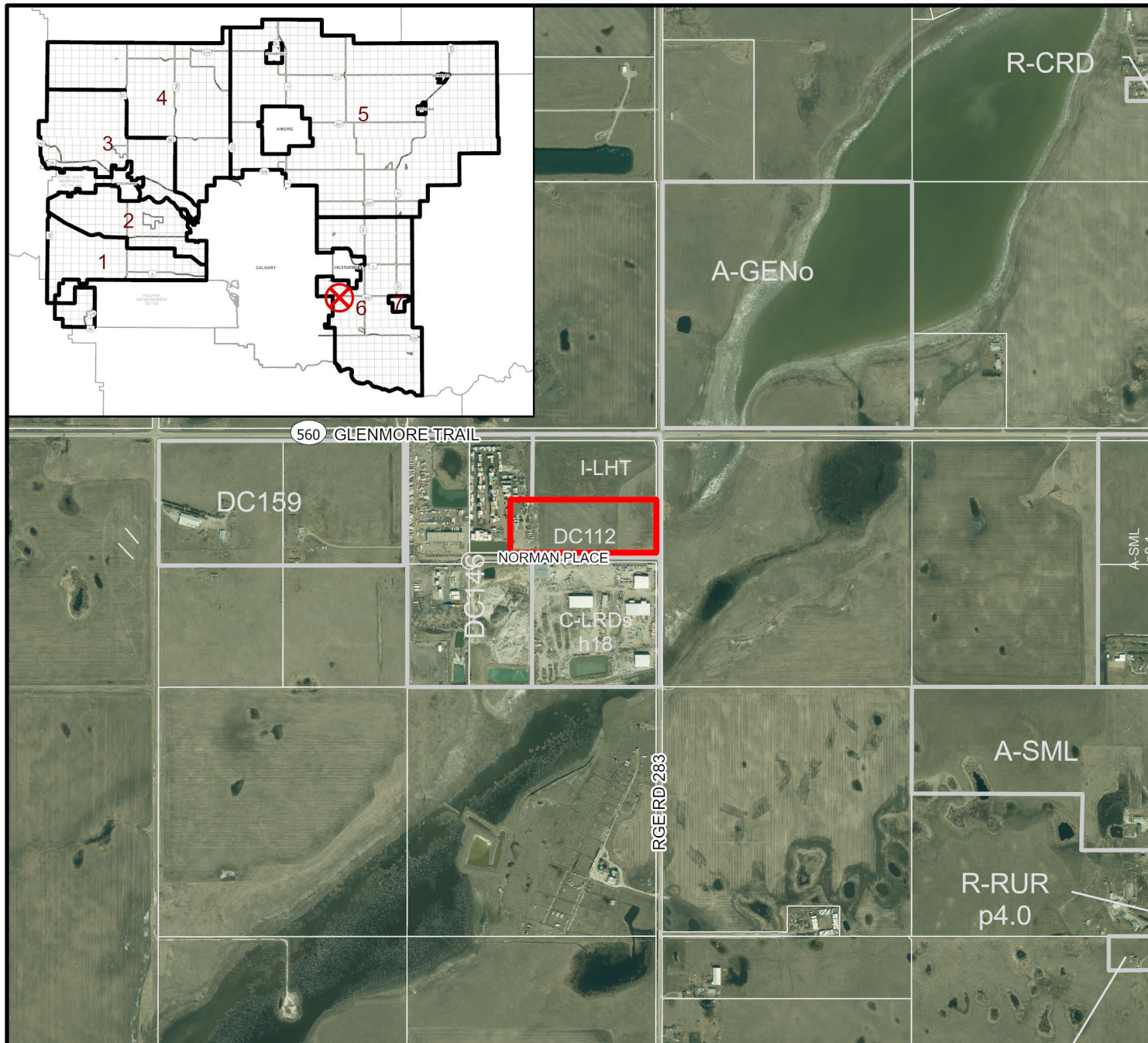


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Outside Storage &
Outdoor Storage, Truck
Trailer, storage of
construction
equipment, material
and trucks
[replacement of
PRDP20215974]



Division: 6
Roll: 03321004
File: PRDP20253195
Printed: 6/6/2025
Legal: A portion of
NE-21-23-28-W04M

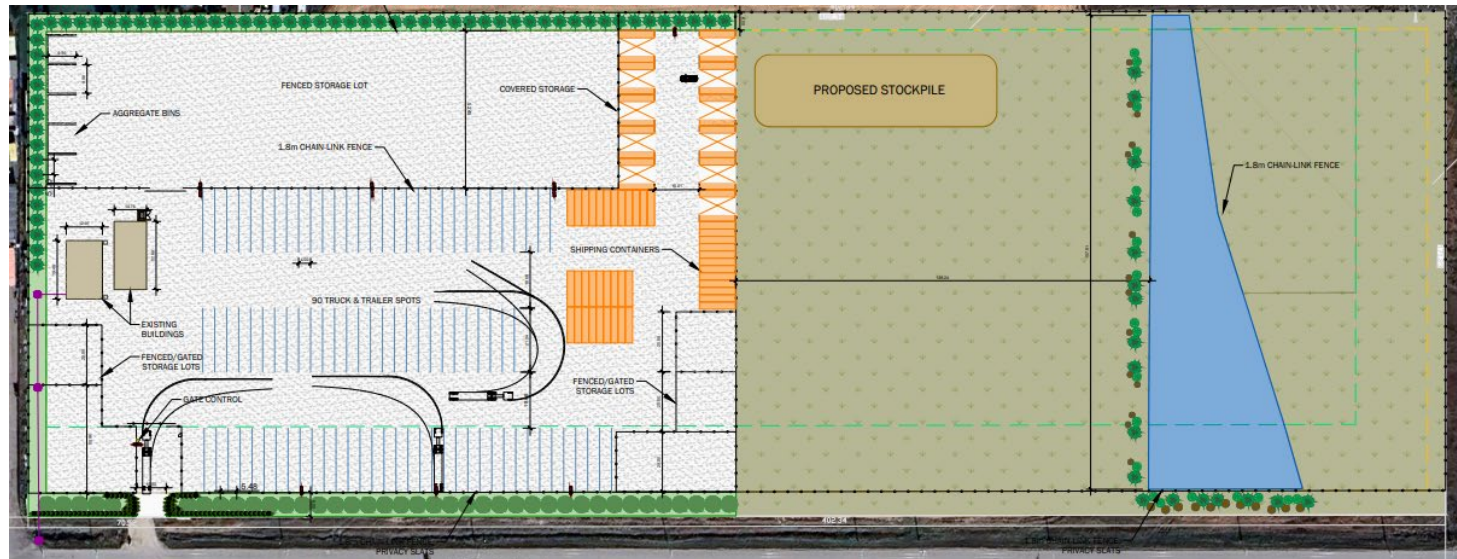


ROCKY VIEW COUNTY

Site Plan

Development Proposal

Outside Storage &
Outdoor Storage,
Truck Trailer,
storage of
construction
equipment,
material and
trucks
[replacement of
PRDP20215974]



Division: 6
Roll: 03321004
File: PRDP20253195
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NE-21-23-28-W04M