

**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**

High Land Management Inc. (Bob Wilkinson)

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Tuesday, February 11, 2025

**Roll:** 06412044

**RE: Development Permit #PRDP20251314**

**NE-12-26-29-04; Lot 12, Block 7, Plan 2410651 (200 HIGH PLAINS COMMON)**

The Development Permit application for Industrial (Medium), for the construction of an office/warehouse building, tenancy to accommodate a data centre, signage, relaxation to the minimum front yard setback requirement and relaxation to the maximum fence height requirement has been **conditionally-approved** by Rocky View County's ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Industrial (Medium) may take place on the subject site, in general accordance with the Site Plan and Drawings, *as prepared by HK Architecture Services; Project No. 224205, Drawing Package & Site dated April 28, 2025, as amended*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
  - i. Construction of a two-story office/warehouse (including a data centre); approximately 10,649.00 sq. m (114,632.00 sq. ft.) in footprint; as amended;
    - a. *Second Floor: 4,166.00 sq. m (44,842.45 sq. ft.), as amended; (phase 1 only); and*
    - b. *North & South Equipment Screened Area(s): 3,340.00 sq. m (35,952.00 sq. ft.) each.*
  - ii. Site Grading, including the retaining wall construction (as required for excavation and final site surfacing);
  - iii. EV Charging Parking Stalls & Rooftop Solar Panels, as proposed;
  - iv. Black chain link fencing, with slats, as required;
  - v. Decorative Front Entry Logo Emblem, approximately 141.21 sq. m (1,520.00 sq. ft.) in area;
  - vi. Tenancy for *eStruxture Data Centers Inc. (Cal -3 Data Centers)*.
2. That the minimum building front yard setback requirement, for the southern screen wall encroachment shall be relaxed from **15.00 m (49.21 ft.) to 9.50 m (31.16 ft.)**.



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3. That the maximum fencing requirement shall be relaxed from **2.00 m (6.56 ft.)** to:
  - i. Perimeter & Utility enclosure units, up to **2.44 m (8.00 ft.)** in height;
  - ii. Rooftop Screen, up to **3.04 m (10.00 ft.)** in height.

**Prior to Release:**

4. That prior to release of this permit, the Applicant/Owner shall submit a revised elevation drawings in accordance with Section 4.4.3(l) of the Balzac East Area Structure Plan (ASP), Stage 3 Architectural Guidelines - Building Orientations of the High Plain Industrial Conceptual Scheme (CS) and Sections 100 and 167 of the County's Land Use Bylaw C-8000-2020 (LUB). The drawings shall confirm:
  - i. Additional building design elements and accents through-out the façades that will help break the massing of the façade and/or screening wall, to increase the enhanced visual breaks and esthetic distinction. *Additional elements could include the addition of building off-sets, plain changes, colour changes, materials and/or textures or as proposed;*
  - ii. Additional details of the proposed north and south equipment yard, including unit structure details.
5. That prior to release of this permit, the Applicant/Owner shall submit fencing/screening details for the site, including all perimeter, proposed utility enclosure(s) and the garbage enclosure, in accordance with Section 4.4.3(h) of the ASP, Section Stage 3 – Fencing of the CS and Sections 250-251 and 263-269 of the LUB. *Note, all proposed fencing shall be black-coated chain-link or better and include slats for all loading/garbage/equipment storage area(s).*
6. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of the water meter and correlating remote transmitter unit, in accordance with the County's Master Rates Bylaw, as amended. *The water meter shall be sized based on calculations to be provided by the Applicant/Owner.*
7. That prior to release of this permit, a Geotechnical Investigation in accordance with the County's Servicing Standards shall be submitted to verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
8. 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 future onsite Customer Service Agreement, in accordance with the County's Servicing Standards.
  - i. If expected demands exceed 2.56 m<sup>3</sup>/day, which has been allocated to the subject parcel under the County's file #PL20230084 (*Phase 5b*), the Owner shall be required to purchase additional capacity in accordance with the County's Master Rates Bylaw, as amended.



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9. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the High Plains Industrial Park wastewater system, in accordance with the County's Servicing Standards.
10. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations, in accordance with the County's Servicing Standards. *Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole is located within Private Property, an access easement shall be required to be registered, allowing access for all relevant parties, for monitoring and testing purposes.*
11. That prior to release of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County's Servicing Standards, County Bylaws as amended, that will tie into the High Plains Industrial Park potable water system. The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.
12. 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 High Plains Stormwater Management Plan and the County's Serving Standards and provide for any necessary easements and right-of-ways for drainage. The Plan shall include, but is not limited to:
  - i. Details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes;
  - ii. Proposed finished surface/grading plan (corner lot grades);
  - iii. The plan shall address the need for an oil/grit separator.
13. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan in accordance with the County's Servicing Standards. *As the subject site is greater than 2.0 hectares; a full report is required.*
14. That prior to release of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan, in accordance with the County's Servicing Standards.
15. 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 2015, as amended) for these lands meet the criteria for the proposed development, in accordance with the County's Serving Standards. If any updates are required to the Balzac Global TIA report, these shall be completed at the Applicant's/Owner's expense. The letter shall also address if the proposed development is in accordance with the High Plains Industrial Park Traffic Impact Assessment. If the letter is not in accordance, a site-specific TIA shall be required for the site, to address the potential for off-site impacts.



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- i. If the recommendations of the transportation impact assessment/letter require off-site improvements, then the Owner shall enter into a Development Agreement with the County.
16. 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 County's Access Management Procedure #410.

### **Prior to Occupancy:**

17. That prior to occupancy of the site, all offsite underground infrastructure and surface improvements required under the County's subdivision file #PL20230084 (*Phase 5b*) necessary to service this lot shall be constructed and that Construction Completion Certificates for the infrastructure have been issued by the County.
18. That prior to occupancy of the site and building, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
19. That prior to occupancy of the site and building, 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 sanitary infrastructure, as-built water infrastructure and as-built pond volumes, liner verification, inverts and any other information that is relevant to the SSIP.
  - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.
20. That prior to occupancy of the site and building, all Phase 1 development components (including building exteriors, landscaping, final site surfaces, parking, lighting, addressing and signage etc.) shall be completed.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without the development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding work, shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter;
  - ii. That upon a requested occupancy inspection, if any rooftop mechanical units or the proposed garbage compactor are not adequately screened, additional screening/appropriate measures may be required, in accordance with Sections 168, 250, and 251 of the LUB;
  - iii. The upon development completion or a submitted security release, an onsite inspection shall be conducted only during the normal growing season, approximately May 15<sup>th</sup> through October 15<sup>th</sup> or seasonal availability.



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21. That prior to occupancy of the site and prior to connecting to the offsite water & wastewater mains, the Owner shall enter into a Customer Service Agreement for water and wastewater use on the subject land. The agreement shall reflect the total capacity allocation required to accommodate the subject development.
  - i. That should the Applicant's use require additional servicing capacity, then the Applicant shall be required to provide payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.

**Permanent:**

22. 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.
23. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
24. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
25. That the garbage compactor shall remain in the loading area of the building and shall remain screened from all adjacent properties and public thoroughfares at all times.
26. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
27. That any future business signage shall require separate Development Permit approval and shall adhere to the ASP Development Guidelines, the CS Stage 3 Architectural Guidelines for Signage Guidelines and Section 151-153 of the LUB.
  - i. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction.
  - ii. That any wayfinding signage used for onsite directional/information purposes is permitted and does not require additional approval.
28. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 4.4.3 of the ASP, Stage 3 Architectural Guidelines – Landscaping of the CS and Sections 227-230 of the LUB. 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.
29. That a minimum of 107 parking stalls, including five (5) barrier free stalls, shall be maintained onsite at all times, in accordance with the approved application site plan.





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30. That upon future installation of any rooftop mechanical units/housing, the unit(s) shall remain completely screened from view from all adjacent properties and viewsapes, in accordance with Section 168 of the LUB, prior to implementation.
31. That any constructed approach(es) shall be in accordance with the County's Servicing Standards.
32. That all landscaping and screening elements shall be in accordance with the final Landscape Plan,  
(5 Drawings) *as prepared by groundcubed landscape architects, project #25.0201, dated May 6, 2025*, as approved by the County.
  - i. That all landscaping and screening elements shall be installed within 24 months from date of permit issue, unless secured through a security;
  - ii. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30<sup>th</sup> of the next growing season;
  - iii. That there shall be no potable water used for irrigation and landscaping purposes and that no exterior hose bibs shall be installed, in accordance with Section 4.4.3(g) of the ASP;
  - iv. That water conservation strategies shall be implemented and maintained at all times, in accordance with the Water Conservation Strategy of the ASP and the County's Water Conservation Policy C-600.
33. That if at any time the development causes adverse noise nuisance impacts to adjacent residential properties, with the required business operation onsite, that upon request of the County, the Applicant/Owner shall submit a Noise Impact Assessment, prepared by a qualified professional, that assesses the noise being created by the development and includes recommendations of on-site mitigation to be implemented on the subject lands, to the satisfaction of the County.
34. That the Applicant/Owner shall take whatever means necessary, during construction or business operations, to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties. *That any existing fire hydrants shall not be used as a source of water for dust control.*
35. 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.
36. That a separate Development Permit approval is required, for the Phase 2 Building Expansion, once proposed, prior to commencement.



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37. That any new business tenants or change in use of future tenant(s) of the building shall require a New Business tenancy approval and/or a Change of Use Development Permit, for tenancy (use) and signage, prior to occupancy.
38. That if the facility changes commercial usage, the Applicant/Owner shall submit to the County, a revised description of process and subsequent water and wastewater requirements.
39. That the facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with the County's Water & Wastewater Utilities *Bylaw C-7662-2017*, as amended.
40. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
41. That the lot shall obtain water and wastewater from the East Balzac Distribution system.
42. 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 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.  
*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 during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That there shall be no customer or business parking at any time along the adjacent County Road System.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County 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 **200 HIGH PLAINS COMMON.***
- 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 wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention and treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- 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. *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 the Applicant/Owner shall contact 403-310-WIRE for all *FortisAlberta* electrical services, prior to commencement.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including obtaining a Roadside Development Permit through the Provincial Transportation and Economic Corridors.

**Note: The Applicant/Owner shall be responsible for any Alberta Environment and Protected Areas approvals for any impact to any wetland areas or required stormwater infrastructure for the proposed development, if required.**

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 County's Subdivision & Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. [unclear]'.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**





Tuesday, June 17, 2025

**Roll Number:** 06412044  
**Application Number:** PRDP20251314  
**Division:** 5

## 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?

200 HIGH PLAINS COMMON and located south-west of the junction of Highway 566 and Range Road 292

### What is the development permit proposing?

Industrial (Medium), for the construction of an office/warehouse building, tenancy to accommodate a data centre, signage, relaxation to the minimum front yard setback requirement and relaxation to the maximum fence height requirement

### 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](https://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](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** Highfield Investment Group Inc (Bob Wilkinson)

**Owner(s):** Estruxture Data Centers Inc.

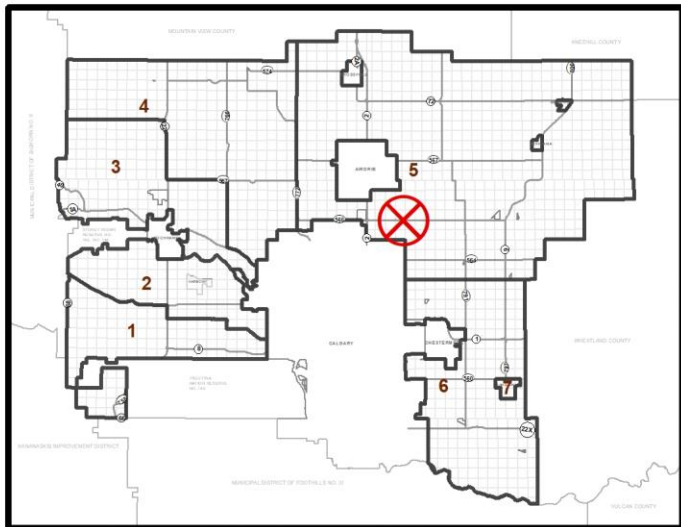
**Legal:** Lot 12 Block 7 Plan 2410651, NE-12-26-29-04

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto: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.



## Location & Context

### Development Proposal

Industrial (Medium), for the construction of an office/warehouse building, tenancy to accommodate a data centre, signage, relaxation to the minimum front yard setback requirement and relaxation to the maximum fence height requirement

Division: 5  
 Roll: 06412044  
 File: PRDP20251314  
 Printed: 2/27/2025  
 Legal: A portion of  
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## Site Plan

### Development Proposal

Industrial (Medium), for the construction of an office/warehouse building, tenancy to accommodate a data centre, signage, relaxation to the minimum front yard setback requirement and relaxation to the maximum fence height requirement

