



## 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

Carswell Planning Inc. (Bart Carswell)

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Tuesday, May 06, 2025

Roll: 03321007

**RE: Development Permit #PRDP20244842**

**Lot Block 1 Plan 1776 LK, NE-21-23-28-04; (233231 RGE RD 283)**

The Development Permit application for Industrial (Medium), construction of office/maintenance building, outside storage of truck trailers, tenancy for a trucking business, and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That Industrial (Medium) & Outdoor Storage, may take place on the subject site in general accordance with the revised application and drawings prepared by *Stormwater Solutions, Project No. 0303-001; dated September 5, 2023*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
  - i. Tenancy for a *New Way Trucking*;
  - ii. Construction of an Office/Truck Maintenance, approximately 1,775.08 sq. m (19,106.80 sq. ft.), including a second level Office area, approximately 451.41 sq. m (4,858.93 sq. ft.) in area;
  - iii. Parking & Storage of Truck Trailers;
  - iv. Business Signage, as approved to meet conditions of this approval;
  - v. Truck Scale(s);
  - vi. Perimeter Chain-link Fencing, with dark vinyl slats, up to 2.00 m (6.56 ft.) in height; and
  - vii. Site Grading, as needed to meet conditions of this approval.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations, that include additional design enhancements and accents for the north building façade and a materials/colour legend for all proposed building materials and exterior façade colour treatments, in accordance with Section 167 of the County's Land Use Bylaw C-8000-2020 (LUB).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised landscaping plan, that includes compliance with all industrial landscaping regulations, in accordance with Sections 253-261 of the LUB, and shall confirm a minimum 10% landscaping area, in accordance with Section 443(a) of the LUB.



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4. That prior to release of this permit, the Applicant/Owner shall submit additional fencing details, that include the type of fencing, cross section, and slats proposed to be installed on the subject site, in accordance with Sections 263-265 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit additional garbage storage details, that include the type of units proposed and enclosed screening for the units, in accordance with Sections 251-252 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall submit additional lighting details, that include the lighting spec model details for the pole and mounted building lights and include the proposed mounted building lighting height dimensions, in accordance with Sections 225-231 of the LUB.
7. That prior to release of this permit, the Applicant/Owner shall submit any proposed business signage details for the development, in accordance with Sections 151-152 and related Sections of 213; 216 or 217 of the LUB. *Note, no Digital or Billboard signage is permitted.*
8. 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. Information provided will confirm if a Road Use Agreement or a Roaddata/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 Roaddata/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;
  - iv. The Applicant/Owner shall also discuss any requirements for the proposed paved-industrial standard approach off Range Road 283.
  - v. Written confirmation shall be received from County Road Operations confirming the status of this condition.
9. 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 all other relevant construction management details, to address any offsite impacts.
10. That prior to release of this permit, the Applicant/Owner shall submit a response to Engineering Service's correspondence, dated April 24, 2025, for the questions related to Transportation and the submitted Site-Specific Stormwater Management Plan, in accordance with the County's Servicing Standards. Any revisions/resubmissions required shall be completed by the Applicant and approved by Engineering Services.
11. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sedimentation Control Plan, for the proposed development, stamped by a qualified professional, in accordance with the County's Servicing Standards and best management practices. *As this site is greater than 2.0 hectares (4.94 acres), a full report is required.*



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12. That prior to release of this permit, the Applicant/Owner shall provide payment of the Transportation Off-Site Levy in accordance with *Transportation Off-Site Levy Bylaw C-8007-2020*, for development of the site and overall development area. *The base levy is \$4,595.00 per gross acre.*
  - i. The development area refers to the portion of lands utilized directly for development purposes and includes the driveway access; all buildings, the storage and display areas directly associated with the use; and the required parking areas.
13. That prior to release of this permit, the Applicant/Owner shall provide payment of any applicable Cost Recoveries owed, that identify the subject lands as a benefiting area, in accordance with the County's Policy #309. *The Final amount to be confirmed by Engineering Services.*

### **Prior to Site & Building Occupancy:**

14. That prior to business occupancy of the site and/or principal building, the Applicant/Owner shall contact County Road Operations for an post construction inspection for final acceptance of the constructed approach off Range Road 283. That the Applicant/Owner shall correct any noted deficiencies and obtain final acceptance, in accordance with the County's Servicing Standards.
  - i. Written confirmation shall be provided from County Road Operations that the approach has been accepted.
15. That prior to business occupancy of the site and/or principal building, the Applicant/owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth, if required.
16. That prior to business occupancy of the site and/or principal 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 stormwater infrastructure (including but not limited to liner verification, traplow volumes, and inverts), as-built sanitary infrastructure, as-built water infrastructure and any other information that is relevant to the final approved Stormwater Management Plan.
  - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the approved as-built drawings.
17. That prior to business occupancy of the site and/or principal building, all development items including landscaping, parking, fencing and final site surface completion shall be in place and include:
  - i. That all slats shall be installed to all perimeters of the fencing, including the north, west, south and eastern fencing areas and shall be dark in nature, per the approved application.
  - ii. That all parking stalls shall be confirmed as delineated through line markings or curb stops.
  - iii. That any proposed mechanical equipment or rooftop apparatus shall be confirmed onsite and screening implemented; If additional screening is determined to be required, the Applicant/Owner shall install the required screening elements.
  - iv. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without all development items being completed, provided that an Irrevocable Letter of Credit or refundable security deposit in the amount of 150.00% of the total cost of completing all the outstanding elements required, shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.



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**Permanent:**

18. That if the Development Permit is not issued by **DECEMBER 31, 2025**, or through an 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.
20. That upon future expropriation of land by the Province of Alberta, Transportation and Economic Corridors, and registration at Land Titles, this Development Permit approval, **shall become null and void**, as site access from Range Road 283 will be removed and the subject lands will no longer have viable legal site access. *A new Development Permit will be required to reassess the site and intended development plans at that time.*
21. That there shall be a minimum of 18 identified/delineated parking stalls, including two barrier-free stalls, maintained on-site at all times, in general accordance with the revised application Site Plan.
22. That all landscaping shall be in accordance with the approved final Landscaping Plan, as amended.
  - i. That the quality and extent of landscaping shall be maintained for the life of the development.
  - ii. 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 30<sup>th</sup> of the next growing season.
  - iii. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
  - iv. That no topsoil shall be removed from the site and shall be repurposed onsite for landscaping or screening purposes.
23. 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 225 - 231 of the LUB. 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, which 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.
24. That all garbage and waste for this site shall be disposed of with environmentally appropriate waste disposal methods. The garbage and waste shall be stored in weatherproof and animal proof containers in the garbage bins and shall remain completely screened from view by all adjacent properties and public thoroughfares.
25. That water servicing shall be by water cistern and sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal unless otherwise permitted through the Province or County.
26. That all outside storage of vehicles related to the business shall be contained to the subject property boundaries, in accordance with the approved site plan.
27. That the proposed approach shall be constructed in accordance with the County's Servicing Standards.
28. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
29. That any future development proposed onsite shall require separate Development Permit approval.



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30. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
31. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration. Post-development drainage shall not exceed pre-development drainage and there shall be no additional overland surface drainage directed offsite nor negatively impact existing drainage patterns in the County's road right-of-way.
  - i. 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.
  - ii. 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.
  - iii. 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.
32. That any future onsite or offsite business signage not included within this condition set, including pylon/entry or mounted façade signage shall require a separate Development Permit, prior to installation.
  - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
33. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.

#### **Advisory:**

- 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 commercial operation/office building located on the subject site, to facilitate accurate emergency response. *The municipal address for the site is 233231 RANGE ROAD 283.*
- 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 all customer, employee and business parking shall be restricted to the subject property boundaries. There shall be no parking on the County's road right-of-way (Range Road 283) at any time.
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).
- That water conservation strategies shall be implemented and maintained at all times, in accordance with the County's *Water Conservation Policy #C-600*.
- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. *Compliance with the National Energy Code is also required.*
- 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]*.



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- That all other federal, provincial, or County permits, compliances and/or approvals are the sole responsibility of the Applicant/Owner.
  - That the Applicant/Owner shall obtain a Roadside Development Permit through Alberta Transportation & Economic Corridors, prior to commencement, due to proximity to Highway 560.

***Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Area approvals for the proposed development or any registrations for the constructed onsite infrastructure, as required.***

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 27, 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 be "D. [unclear]".

Development Authority

Phone: 403-520-8158

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