



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

Eretz Consulting & Contracting Inc. (Abrar Mangat)

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Tuesday, May 6, 2025

Roll: 03330068

RE: Development Permit #PRDP20251528

Lot 1, Block 5, Plan 1013129, NW-30-23-28-04; (234250 WRANGLER ROAD)

The Development Permit application for Industrial (Medium), for a truck parking facility has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium), for a truck parking facility may take place in general accordance with the submitted drawings prepared by Eretz Consulting & Contracting Inc., (File No.: 0120-01-14-ESC.dwg & 0120-01-J13.dwg), dated November 28, 2023, as submitted with the application, as amended, and includes the following:
 - i. Outdoor storage of truck & trailer units;
 - ii. Site grading per the approved onsite technical; and
 - iii. Tenancy for *Mann Transport Ltd.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a detailed screening and fencing plan, that appropriately screens the proposed outdoor storage area, in accordance with Sections 263 – 265 of the County's *Land Use Bylaw C-8000-2020*.
3. That prior to release of this permit, the Applicant/Owner shall submit a Crime Prevention Through Environmental Design (CPTED) strategy in accordance with Policy 4.11.3 of the *Boychuk Industrial Conceptual Scheme (CS)*.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Policy 4.11.4 of the CS, Appendix B (Guidelines 14 and 15) of the *Janet Area Structure Plan (ASP)* and Sections 253 - 261 & 451 a) of the LUB. The plan shall include but is not limited to:
 - i. Identifying the proposed shrub planting species. *That all plantings shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.*
5. 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 permits or a Road Use Agreement will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.



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- 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 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*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
6. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach, to secure the construction of the new approach from Wrangler Road to the subject lands in accordance with the County's Policy C-407 and Section 112 of the LUB.
 - i. That the Applicant/Owner shall upgrade the approach to a paved industrial/commercial standard in accordance with the County Servicing Standards, Table 400D – Approach Design.
7. 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 businesses, in accordance with the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit a revised Site-Specific Stormwater Management Plan (SSIP), prepared by a qualified professional storm water engineer. The SSIP must include a grading plan that illustrates the original ground profiles; the depth of proposed fill; and an analysis of the pre- and post-construction grades considering site stormwater storage, site release and offsite drainage to ensure there are no impacts to adjacent properties or the County's public road network, in accordance with the Stormwater Management Plan prepared by T. Fenton Consulting, Policy 4.5.i of the CS, the Shepherd Regional Drainage Plan and the County's Servicing Standards. The updated SSIP shall include:
 - i. The SSIP be stamped by a Professional Engineer;
 - ii. Provide a SWMHYMO model; and
 - iii. A comparison with pre-development discharge rate and volume to ensure a net-zero impact, where post-development flows and volumes need to mimic the pre-development flows.
9. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion and Sediment control report and plan including RUSCLE calculations for pre-development, during construction and post-development, in accordance with the County's Servicing Standards.
10. That prior to release of this permit, the Applicant/Owner shall submit payment of the stormwater levy in accordance with *Stormwater Off-Site Levy Bylaw C-8547-2024*. *The base levy is \$5,992.00 per gross acre.*
 - i. The development area refers to the portions of land utilized directly for development purposes and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking areas.



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Prior to Occupancy

11. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing, as-built pond volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP, to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed.
12. That prior to site occupancy, the County shall perform an inspection of the site to verify that the road approaches have been installed in accordance with the County's Servicing Standards and approved plans.
 - i. That any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site shall be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County; and
 - ii. The existing approach located on the northeast corner of Range Road 285 has been reclaimed.
13. That prior to site occupancy, all landscaping, parking and final site surfaces shall be placed prior to occupancy of the site and/or building.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the development components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

14. That if the prior to release conditions have not been met by **DECEMBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.
15. 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 the final SSIP.
16. That all development shall be in accordance with the LUB, CS, and ASP at all times.
17. That potable water shall be supplied via water cistern utilizing a trucked service. That all sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal in accordance with Section 22.5 and 22.8 of the ASP, the County's Servicing Standards, and the County's Policy #449.
 - i. That the County does not support the use of wells for industrial commercial purposes. In specific cases when the re-use of storm water has been fully investigated and determined to provide insufficient quantity or quality for the intended commercial purpose, the County may at its sole discretion issue a Development Permit based on individual wells. In these specific cases, the lot owner shall obtain a license to divert water from the Ministry of Environment and Protected Areas.
18. That all landscaping and topsoil shall be in accordance with the approved landscaping details provided on the Landscaping Plan, as amended.
 - i. The vegetation types shall endure the required storm water irrigation from May to September;
 - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped area including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season;



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- 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 all plantings should be placed at a minimum of 6.00 inches depth of landscaping soil; and
 - v. That all landscaping and screening elements shall be maintained onsite in perpetuity.
19. 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.
20. That no topsoil shall be removed from the site.
21. That any dirt imported or removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto or issues with other vehicles on the road.
22. That any approved paved road approach shall be constructed and maintained in accordance with the County Servicing Standards.
23. 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.
24. 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 Development Permit application, or in response to a Prior to Release condition.
25. That any future business signage not included within this development permit 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.
26. 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 Section 10.6 of the ASP, and Sections 225 -231 of the LUB. All lighting shall be fully 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.
27. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
28. 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 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.



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Advisory:

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That there shall be no parking or business signage placed on the adjacent road rights-of-way.
- 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 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, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetlands area and/or required site infrastructure from the proposed development.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #101 245 693 (Deferred Service Agreement).

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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. K. Mangat'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca