



## 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

Coverco Buildings (Wilson Bohorquez)

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Tuesday, May 6, 2025

Roll: 04306016

RE: Development Permit #PRDP20251597

Lot 4, Block 2, Plan 0814268, SW-06-24-28-04; (240045 FRONTIER PLACE)

The Development Permit application for Industrial (Medium) (existing), construction of a storage building (replacement of existing storage building) and two (2) accessory buildings (existing ATCO trailers) has been **conditionally-approved** by Rocky View County ('the County') subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

#### Description:

1. That Industrial (Medium) (existing), construction of an accessory building (storage fabric building) may take place on the subject site in general accordance with the submitted application drawings, as prepared by *Calhoun, dated June 25, 2024 (13 drawings)* (as amended) and includes:
  - i. Construction of one (1) accessory building (storage fabric building), 2,274.26 sq. m (24,480.00 sq. ft.) with an existing retaining wall (*up to 1.21 m (4.00 ft.) in height*) and proposed Lego block wall (*up to two blocks high, 2.84 m (9.33 ft.) maximum*);
  - ii. Ancillary laydown area;
  - iii. Placement/Relocation of two (2) existing ATCO office trailers onsite, approximately  $\pm 66.90$  sq. m (720.00 sq. ft.) each in building footprint.

#### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-Site Levy in accordance with Bylaw C-8547-2024, for the total gross acreage of the lands, proposed to be developed. *The total base levy shall be collected on the footprint of the building only.*
3. 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 any noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
4. That prior to release of this permit, the Applicant/Owner shall submit a detailed Geotechnical investigation report, conducted by a qualified professional geotechnical engineering, which evaluates the subsurface soil conditions/characteristics and existing groundwater conditions, in accordance with the County's Servicing Standards. The report shall provide recommendations on suitability of the site for the proposed development, including the existing retaining wall and proposed Lego block base.



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5. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the demolition of the existing storage building and construction of the proposed storage fabric building, in accordance with the County's Servicing Standards.

**Permanent:**

6. That if the prior to release conditions have not been met by **NOVEMBER 30, 2025**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, submitted in response to a Prior to Release condition, or approved under Development Permit 2011-DP-14428, shall be implemented and adhered to in perpetuity.
  - i. That all conditions of Development Permit 2011-DP-14428 shall remain in effect, unless noted in this Development Permit.
8. 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 Janet Area Structure Plan, Section 10.4.3 of the Frontier Industrial Park Conceptual Scheme and 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
9. 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.
10. 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.
  - 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.
11. That the existing accessory buildings (ATCO trailers) shall be relocated onsite upon construction of the proposed accessory building (storage fabric building), shall comply with *Section 414 - Minimum Setbacks* of the LUB and shall meet any minimum spatial separation requirements of the current National Building Code – Alberta Edition, as amended. *That if the ATCO trailers are proposed to be removed from the subject site, this condition is null and void.*
12. 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.



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**Advisory:**

- 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 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 restricted or noxious weeds, in accordance with the *Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- That Building Permit(s) and any 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 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, 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, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

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