



## 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

Plexus Corporation

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Tuesday, May 6, 2025

Roll: 03216001

**RE: Development Permit #PRDP20251982**  
**SE-16-23-27-04; (232129 VALE VIEW ROAD)**

The Development Permit application for Data Processing Center (existing), relaxation to the minimum side yard setback requirement, relaxation to the minimum front yard storage setback requirement and relaxation to the maximum fence height requirement [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That a Data Processing Center (existing) may take place on the subject lands in accordance with the approved site plan and application drawing package, as amended for conditions of this permit. The approval includes:
  - i. Eight (8) Data Processing Center buildings (existing shipping containers);
    - a. Relaxation to the minimum side yard setback requirement (existing Data Processing Center building 7 approximately 29.73 sq. m. [320.00 sq. ft.]) from **2.00 m (6.56 ft.)** to **1.82 m (5.97 ft.)**; and
    - b. Relaxation to the minimum front yard setback requirement (existing Data Processing Center building 15 approximately 29.73 sq. m. [320.00 sq. ft.]) from **2.00 m (6.56 ft.)** to **1.22 m (4.00 ft.)**.
  - ii. Existing galvanized chain-link fence;
    - a. That the maximum fence height requirement is relaxed from **2.00 m (6.56 ft.)** to **2.13 m (7.00 ft.)**.
  - iii. Outside Storage area including shipping containers; and
  - iv. Tenancy for *Plexus Corporation*.

### Prior to Release:

2. That prior to release of this permit, the the Applicant/Owner shall provide payment of the Transportation Off-Site Levy in accordance with *Transportation Off-Site Levy Bylaw C-8007-2020*, for the parking area(s), driveway access, all structures (buildings) and storage areas of the development. 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 structures (buildings), the storage and display areas directly associated with the use; and the required parking areas.



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3. That prior to release of this permit, the Applicant/Owner shall submit revised site plan identifying the boundary lines of *Direct Control Bylaw C-8462-2023* (DC 179), and the location and dimensions of the storage areas and parking areas, in accordance with Section 3.3 and 6.2 of DC 179.
  - i. The plan shall also indicate the parking dimensions and a minimum of two (2) parking stalls, in accordance with Sections 232-239 of the County's *Land Use Bylaw C-8000-2020* (LUB).
4. That prior to release of this permit, the Applicant/Owner shall submit a noise mitigation plan that identifies onsite physical noise attenuating screening/barriers along the east and north boundary of DC 179.
  - i. That the plan shall include additional measure and recommendations to reduce noise in the event onsite noise exceeds 50.00 dBA Leq during daytime and 40.00 dBA Leg during nighttime;
  - ii. That plan shall confirm the location of the existing hay bales within the boundary lines of DC 179. If the bales are located outside of the boundary lines, the bales cannot be included as noise attenuating screening/barriers.
  - iii. That upon accepted, the noise attenuating screening/barriers shall be installed and upon completion, a site inspection shall be requested by the Applicant/Owner and carried out by the County, or dated-stamped photos shall be submitted, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit a detailed 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 in accordance with Sections 227 – 230 of LUB.
6. That prior to release of this permit, the Applicant/Owner shall remove the existing office and onsite signage from the subject site.
  - i. That upon completion, a site inspection shall be requested by the Applicant/Owner and carried out by the County, or dated-stamped photos shall be submitted, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit fencing confirmation of the existing fence height, in accordance with Sections 263 – 269 of the LUB.

## Permanent:

8. That if the prior to release conditions have not been met by **SEPTEMBER 2, 2025**, then this approval is null and void and the Development Permit shall not be issued. *No time extensions shall be granted by the County.*
  - i. That the development authorized by this Development Permit shall be completed in its entirety by **SEPTEMBER 2, 2025** and if not, the permit is deemed to be null and void.
9. 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:
  - i. The Noise Impact Assessment, prepared by FFA Consultants in Acoustic and Noise Control Ltd. (File No.: 120-3124-01), dated October 8, 2020.
10. That any non-domestic waster, 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.
11. That no topsoil shall be removed from the site.
12. 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.



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13. 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 Development Permit application, or in response to a Prior to Release condition.
14. That there shall be a minimum of two (2) parking stalls, maintained on site at all times, in accordance with the approved Site Plan.
15. 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.
16. 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.
17. That all 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 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.

## Advisory:

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
- There shall be no parking or business signage placed on the adjacent road rights-of-way.
- That a Building Permit and all 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 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 Applicant/Owner shall be responsible for all Alberta Ministry of Environment and Protected Areas (APA) approvals for any impact to any wetlands area from the proposed development.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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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,

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