



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

Wood Form Inc. (Kirk Hodgson)

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Tuesday, May 6, 2025

Roll: 05704069

RE: Development Permit #PRDP20252322

Lot 12, Block R, Plan 0310163, SE-04-25-03-05; (F, 250021 MOUNTAIN VIEW TRAIL)

The Development Permit application for Industrial (Light) (existing building), tenancy for a wood manufacturing company has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Light) for a wood manufacturing company may operate on the subject lands, within the subject bay (Bay F), in accordance with the approved application, site plan, and drawings, and conditions of approval including:
 - i. Tenancy for *Wood Form Inc.*
 - ii. One (1) tenant fascia sign, as approved under Development Permit PRDP20181960.

Permanent:

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application shall be implemented and adhered to in perpetuity.
3. That all conditions of Development Permit PRDP20161075 shall be implemented and adhered to in perpetuity.
4. That the Applicant/Owner shall maintain a minimum of one (1) motor vehicle parking stall at all times for the subject bay, in accordance with Section 236 of *Land Use Bylaw C-8000-2020* (LUB).
 - i. That all barrier-free parking stalls shall be maintained onsite at all times, in accordance with the *National Building Code – 2023 Alberta Edition*.
 - ii. That all customer and employee parking shall be restricted to the subject parcel and there shall be no offsite parking; and
 - iii. That there shall be no parking and/or business signage placed in any public road right-of-way at any time.



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5. That the site shall be maintained in a neat and orderly fashion at all times. All garbage and waste material shall be stored in weatherproof and animal-proof containers located within a building or adjacent to the side or rear of the building which shall be screened from view by all adjacent properties and public thoroughfares. All garbage/waste material shall be emptied regularly and be disposed of at an approved disposal facility.
6. That the Applicant/Owner shall submit signage details to the Development Authority for review and approval, prior to installation.
 - i. That all signs shall be kept in a safe, clean, and tidy condition at all times.
 - ii. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
 - iii. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
7. That this approval does not include the use of outside storage.
8. That this approval does not include onsite retail sales of goods/equipment.
9. That all existing site landscaping and fencing implements shall be maintained by the Applicant/Owner in perpetuity, to the satisfaction of the Development Authority.
10. 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, properties and/or tenant bays.
11. 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 full 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.
12. That the business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority. The business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent tenants/lands.
13. That any future tenant(s) of the site and/or building shall require separate Development Permit approval OR New Business Tenant (No Change of Use) approval, prior to tenancy.
14. 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 and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to tenant occupancy and/or interior renovations taking place, using the appropriate checklists and application forms.



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- i. Compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
 - That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds 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]*.
 - That during any construction/renovation, 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 Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That any other federal, provincial, or County permits, approvals, and/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, appearing to read 'D. Hodgson'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca