



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

Renaux, Andrew (Leaf Ninjas Inc.)

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Tuesday, October 21, 2025

Roll: 05218003

RE: Development Permit #PRDP20255415

Lot, Block 1, Plan 9111933, NW-18-25-27-04; (252158 RANGE ROAD 280)

The Development Permit application for Agricultural (Intensive), for a native plant production nursery and installation of one (1) non-illuminated fascia signage and placement of one (1) Accessory Building (greenhouse) less than 930.00 sq. m. (10,010.40 sq. ft.), has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Agriculture (Intensive), for a native plant production nursery and installation of one (1) non-illuminated fascia signage may commence on site in accordance with the submitted application and site plan, dated July 29, 2025, and includes:
 - i. Placement of an Accessory Building (greenhouse) less than 930.00 sq. m. (10,010.40 sq. ft.), approximately 156.10 sq. m. (1,680.00 sq. ft.) in area;
 - ii. Outside storage area in accordance with the approved site plan; and
 - iii. Installation of one (1) non-illuminated fascia sign "*LEAF NINJAS*", approximately 1.55 sq. m. (16.70 sq. ft.) in area.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, in accordance with Sections 236 and 239 of the *Land Use Bylaw C-8000-2020* (LUB). The plan shall include:
 - i. A minimum of one (1) parking stalls; and
 - ii. Minimum parking stall dimensions in accordance with Table 6 of the LUB.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roaddata Heavy Haul/Overweight/Overdimension Permit shall 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 Roadata/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 County's Road Use Agreement Bylaw C-8323-2022; and
- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

4. That if the prior to release conditions have not been met by **APRIL 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of this application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
6. That only materials and equipment associated with the Agriculture (Intensive) operation may be stored within the outside storage area of 269.42 sq. m. (2,900.00 sq. ft.) as per approved site plans.
7. That the subject development permit is limited to the Agriculture (intensive) use and the ancillary outside storage only. Any expansion, change, or increase in the intensity of use will be subject to a new development permit application.
8. That there shall be a minimum of one (1) parking stall maintained on-site at all times. All parking stalls shall be maintained onsite at all times and there shall be no parking within or on the County's road right-of-way.
9. That water conservation strategies shall be implemented and maintained at all times in accordance with the County's Policy C-600.
 - i. That no potable water be used for irrigation purposes.
10. That if any chemicals used within the greenhouse operations, the chemicals shall be properly contained, stored in a safe manner, with no adverse impacts on local groundwater or surface water.
11. That this approval does not include the uses of Abattoir, Agriculture (Processing), Farm gate Sales, Farmers Market, Cannabis Cultivation or Cannabis Processing as defined in Part 8 of the LUB.
12. That all signage shall be kept in a safe, clean, and tidy condition at all times.
 - i. That any on-site wayfinding signage including for direction and information purposes shall be permitted, where in keeping with the design of the overall development; and



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- ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
13. That any new business signage shall require a separate Development Permit.
14. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
15. That no sign or any part of the sign shall be within 3.00 m (9.84 ft.) of overhead power and service lines.
16. That no signage shall be attached to a stationary vehicle, truck trailer, or a shipping container.
17. That the signage shall not be digital, flashing, or animated at any time.
18. That the Applicant/Owner shall take whatever means necessary, during construction or business operations, to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
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. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed Accessory Building (greenhouse) under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
21. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
22. 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 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.
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 -227 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.



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24. 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.

Advisory:

- 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- 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 any other Federal and Provincial permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall be responsible for all necessary permits from Alberta Environment for the use of groundwater wells to support the proposed business (irrigation use); and
 - That the Applicant/Owner shall adhere to Instrument #911 219 201 (Roadway Caveat) and Instrument #751 083 167 (Utility Right of Way) listed on the land title in perpetuity.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 11, 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, likely belonging to the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca