

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 Issuance conditions (if listed) *must* be completed.**

NOTICE OF DECISION

WalterFedy Architecture Inc.

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Tuesday, October 21, 2025

Roll: 03331046**RE: Development Permit #PRDP20256395****Lot 1, Block 5, Plan 0610498, SW-31-23-28-04; (235062 WRANGLER RD)**

The Development Permit application for General Industry Type II (existing industrial building), construction of an addition, and single-lot regrading and excavation, for the construction of a new asphalt parking area and site improvements, and fencing greater than 2.00 m (6.56 ft.) in height. has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS):**

Description:

1. That the construction of an addition, approximately 557.42 sq. m (6,000.00 sq. ft.) in area to the existing industrial building, may commence on the subject lands, in accordance with the approved Site Plan and Drawings, as prepared by WalterFedy Architecture Inc., dated October 17, 2025, Project No: 25-0540, Dwgs: DP0.00 – DP4.00, as amended, the submitted Geotechnical Evaluation Report, as prepared by Englobe Corp, dated August 13, 2025, Reference No: 02507016.000, as amended, and conditions of approval including:
 - i. Single-lot regrading and excavation, for the construction of a new asphalt parking area and site improvements, approximately 4,225.42 sq. m (45,482.00 sq. ft.) in area;
 - ii. Importation of approximately 975.00 m³ (1,275.25 yd³) of clean gravel and asphalt; and
 - iii. Installation of chain-link fencing approximately 2.44 m (8.00 ft.) in height, for site security purposes.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP), addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details, in accordance with the County's Servicing Standards.



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3. That prior to release of this permit, the Applicant/Owner shall submit a Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP), prepared by a qualified professional, in accordance with the County's Servicing Standards.
 - i. The LSSIP shall demonstrate a net-zero impact within the Janet area, ensuring that post-development runoff flows and volumes are equal to or less than pre-development conditions. It shall also identify any required easements and rights-of-way for drainage purposes. The plan shall also include, but is not limited to, detailed information on on-site retention measures, stormwater discharge rates, and storage volume calculations.
4. That prior to release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control Plan (ESC), prepared by a qualified professional, in accordance with the County's Servicing Standards and best management practices.
5. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-Site Levy for the affected Development Area of the subject development, in accordance with the County's *Regional Stormwater Off-Site Levy Bylaw.(C-8547-2024)*.
6. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. That 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. That any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. That 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.

Prior to Occupancy:

7. That prior to occupancy of the proposed addition, all development items including building exterior, landscaping, final site surfaces, parking, lighting, and addressing shall be completed.
 - i. That should permission for occupancy of the additions be requested during the months of October through May inclusive, occupancy may be allowed without final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



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8. That prior to occupancy of the proposed addition, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of as-built stormwater infrastructure that is relevant to LSSIP and any other information deemed necessary by the Development Authority.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.

Permanent:

9. That if the prior to release conditions have not been met by **May 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
11. That all conditions of the County's Development Permit 2006-DP-12309 shall remain valid and in effect and shall be adhered to in perpetuity.
12. 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 public road right-of-way.
13. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed addition under construction unless a separate Development Permit has been issued for additional fill/excavation.
14. 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.
15. That no native topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
16. That the proposed addition shall be similar to, and complement, the existing building in exterior material, colour and appearance.
17. 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 27 of *Land Use Bylaw C-4841-97* (LUB) and Section 3.6.0 of *Direct Control Bylaw C-5479-2001*. 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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18. That all existing approved landscaping elements shall be maintained onsite at all times.
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within (30) days or by June 30th of the next growing season.
19. 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 any construction taking place, using the appropriate checklists and application forms. 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*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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 construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in weatherproof garbage bins and disposed of at an approved disposal facility.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for all buildings located on the subject site, to facilitate accurate emergency response.
- 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, 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 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

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