



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

OCTS Rockyview Holdings Inc. (Joe Tompalski)

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Tuesday, September 23, 2025

Roll: 05304002

RE: Development Permit #PRDP20252910
SW-04-25-28-04; (283202 TOWNSHIP ROAD 250)

The Development Permit application for Industrial (Logistics), for a rail depot yard and portable office trailer and relaxation to the maximum fence height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Industrial (Logistics), for a rail depot yard may take place in general accordance with the submitted drawings prepared by Sedulous Engineering Inc., File: SEI.23.120 – Site Plan Phase 1.dwg (Project No.: SEI.23.120), dated April 8, 2025, as submitted with the application, as amended, and includes the following:
 - i. Galvanized Chain-link fencing with barbwire topper;
 - a. Relaxation to the maximum fence height requirement from **2.00 m (6.56 ft.)** to **2.74 m (9.00 ft.)**.
 - ii. Placement of a portable office trailer, approximately 200.67 sq. m. (2,160.00.00 sq. ft.) in footprint; as amended
 - iii. Outdoor Storage as per the approved site plan; and
 - iv. Tenancy for *OCTS Rockyview Holdings Inc.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Appendix B (Guidelines 14 and 15) of the *Conrich Area Structure Plan (ASP)*, Section 253 - 261 & 450 a) of the *Land Use Bylaw C-8000-2020 (LUB)*, and Policy 4.8 – 4.8.6 of the *Overland Open Park Conceptual Scheme (CS)* and Policy 11.6 e). The plan shall include but is not limited to identifying the minimum number of each tree and shrub planting species in accordance with the noted policy sections.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan indicating the location and screening for all garbage storage or collection areas in accordance with Section 251 – 252 of the LUB.
4. That prior to release of this permit, the County's Development Permit PRDP20252911 shall be issued.



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5. 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 to confirm if permits or a Road Use Agreement will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - 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 *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
6. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach, to secure the construction of the new approach to the subject lands in accordance with the County's *Security Requirements Policy C-407*.
 - i. That the Applicant/Owner shall upgrade the approach to a paved industrial/commercial standard in accordance with the County Servicing Standards, Table 400D – Approach Design.
7. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with the County's Servicing Standards, Section 800. The plan shall address dust control, noise, truck routes, access to the site, and potential for interference with nearby businesses, in accordance with the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall provide payment of the County's 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.
9. That prior to release of this permit, the Applicant/Owner shall submit a detailed Stormwater Management Plan (SWMP), prepared by a qualified professional storm water engineer. The SWMP shall be in accordance with the requirements of the Cooperative Stormwater management Initiative (CSMI) in accordance with Policy 3.5 of the CS, Alberta Environment regulations and best practices in accordance with the County's Servicing Standards and provide for any necessary easements and rights-of-way for drainage as required. The plan must include but not be limited to details regarding any on-site retentions, stormwater flow rates into drainage facilities and storage volumes.
10. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment control report and plan, in accordance with the County's Servicing Standards.
11. That prior to release of this permit, the Applicant/Owner shall provide payment of the County's Stormwater Off-Site Levy in accordance with the *Regional Stormwater Off-Site Levy Bylaw C-8547-2024*.
12. That prior to release of this permit, the Applicant/Owner shall conduct additional assessments as per the recommendations of Phase II Environmental Site Assessment prepared by Pinchin (File No.: 329570.001), dated November 1, 2023, as submitted under PL20240121 and prepare a remediation plan for the affected portion of the site, to the satisfaction of the County.
13. That prior to release of this permit, the Applicant/Owner shall submit a Historical Resources Impact Assessment including deep testing, prepared by qualified professionals, in accordance with Policy 2.4.5.1 of the CS and the County's Servicing Standards. That should the assessment include any archaeological or paleontological sites, the Applicant/Owner shall be required to obtain clearance under the Historical Resources Act prior to commencing any construction, with a copy of approval submitted to the County.



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Prior to Occupancy

14. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built stormwater infrastructure, as-built pond volumes, liner verification, irrigation systems, and any other information that is relevant to the Stormwater Management Plan.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped drawings; and
 - ii. Confirmation of the grading work under Development Permit PRDP20252911 is completed for the development area.
15. That prior to site occupancy, the County shall perform an inspection of the site to verify that the road approaches have been installed in accordance with the County's Servicing Standards and approved plans.
 - i. That any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site shall be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County.
16. That prior to site occupancy, all development components including final site surfaces shall be placed prior to occupancy of the site and/or building.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without final completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the outstanding development components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

17. 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.
18. 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, as amended and including:
 - i. The final approved SWMP;
 - ii. Biophysical Impact Assessment prepared by CIMA+ (File No.: CA001042), dated March 20, 2024;
 - iii. Wetland Assessment and Impact Report prepared by CIMA+ (File No.: CA001042), dated July 30, 2024;
 - iv. Geotechnical Investigation prepared by Clifton (File No.: CG3953), dated June 17, 2024; and
 - v. Transportation Impact Memo prepared by Watt Consulting Group (File No.: 4206.T01), dated September 10, 2025.
19. That all development shall be in accordance with the ASP, CS and LUB at all times.
20. That the Industrial (Logistics) operations shall adhere to the performance standards, in accordance with Policy 4.8 of the CS.
21. That all onsite shipping containers shall be stacked to a maximum of four (4) high, at all times.



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22. That potable water shall be supplied via water cistern utilizing a trucked service. That all sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal in accordance with the County's Servicing Standards, and County Policy #449.
 - i. That the County does not support the use of wells for industrial commercial purposes. In specific cases when the re-use of storm water has been fully investigated and determined to provide insufficient quantity or quality for the intended commercial purpose, the County may at its sole discretion issue a Development Permit based on individual wells. In these specific cases, the lot owner shall obtain a license to divert water from the Ministry of Environment and Protected Areas.
23. That all landscaping and topsoil shall be in accordance with the approved landscaping details provided on the Landscaping Plan, as amended.
 - i. The vegetation types shall endure the required storm water irrigation from May to September;
 - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped area including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season;
 - iii. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater;
 - iv. That all plantings should be placed in a minimum of 6.00 inches depth of landscaping soil; and
 - v. That all landscaping and screening elements shall be maintained onsite in perpetuity.
24. That water conservation strategies shall be implemented and maintained at all times in accordance with Section 22.7 of the ASP and the County's *Policy C-600*.
25. That any non-domestic waste, 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.
26. 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.
27. 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.
28. That any approved paved road approach shall be constructed and maintained in accordance with the County Servicing Standards.
29. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the approach construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
30. 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; 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 of the Development Permit application, or in response to a Prior to Release condition.



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31. 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.
32. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce upright, in accordance with Section 10.6 of the ASP, and Section 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.
33. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
34. That there shall be a minimum of six (6) parking stalls including one (1) barrier-free parking stall, maintained on site at all times, in accordance with the approved Site Plan.
35. 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 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 the principal building located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 283202 TOWNSHIP ROAD 250.*
- 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.
- That there shall be no parking or business signage placed in the adjacent road rights-of-way.
- 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 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 secure approval from Canadian National Railway (CN) for the rail siding in accordance with the Industrial Track Approval process on accordance with Policy 3.3.4.2 of the CS.
- 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 government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including:
 - Alberta Environment and Protected Areas, Water Act, *Permit No. DAUT0018605*; and
 - That the subject site shall adhere to any requirements noted within Instrument #231 219 305 (Road Acquisition Agreement), Instrument #231 219 306 (Road Acquisition Agreement), Instrument #231 219 307 (Restrictive Covenant), Instrument #3161KY (Utility Right of Way), Instrument #24112KY (Utility Right of Way) and Instrument #231 219 304 (Utility Right of Way)



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in perpetuity, which includes no development or storage excluding sod/landscaping within the right-of-way area.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 14, 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 Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read "D. Tompalski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca