



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

Urban Systems Ltd. (Mike Coldwell)

Page 1 of 7

Tuesday, September 23, 2025

Roll: 06410089

RE: Development Permit #PRDP20254705

Lot 4, Block 1, Plan 2310428, NE-10-26-29-04; (292028 WAGON WHEEL BOULEVARD)

The Development Permit application for General Industry (Type II), placement of an office building, tenancy and outside storage of stacked shipping containers has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II, may take place on the subject site in general accordance with the submitted application drawing package, as prepared Urban Systems, titled "*Wagon Wheel North Parking Lot*," File: 2337003904-LND-DP.dwg & Project #D25-050; (Drawings: 6) [*as amended to meet conditions of this approval*] and includes:
 - i. Placement of one (1) commercial ATCO Office building, approximately ± 133.48 sq. m ($\pm 1,436.77$ sq. ft.) in footprint; *as amended*;
 - ii. Outside Storage of Shipping Containers and business commercial vehicles;
 - a. That the maximum Shipping Container stacked height shall be **two (2) containers**.
 - b. That no Shipping Containers shall be located within the minimum required landscaped yards at any time.
 - iii. Tenancy for *United Rentals*;
 - iv. Perimeter Fencing including black-coated chain-link fencing, including topper and privacy screening slats and wood fencing, in accordance with the final application drawings and includes:
 - a. Wood fencing, or approved alternative enhanced fencing, shall be placed along the north and east property lines;
 - b. That the maximum fencing height shall be relaxed from **2.00 m (6.65 ft.)** to **2.44 m (8.00 ft.)**; as amended.
 - v. Installation of one (1) non-illuminated/non-digital fascia sign;
 - vi. Site Grading (*as required to meet development conditions of this approval*).



Urban Systems Ltd. (Mike Coldwell) #PRDP20254705

Page 2 of 7

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit any proposed fascia signage for the development, in accordance with Section 4.4.3(b) of the Balzac East Area Structure Plan (ASP), Section 6.6 of the Wagon Wheel Industrial Park Conceptual Scheme (CS) and Section 35 of the regulated *Land Use Bylaw C-4841-97* (LUB), if proposed.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that confirms removal of the barrier-free access aisle or revised stall dimensions of the barrier-free stall, in accordance with Section 3.8.3.23 of the *National Building Code 2023 – Alberta Edition*.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and planting plan that includes:
 - i. Enhanced screening & fencing elements and a minimum height of 2.44 m (8.00 ft.) or greater along the north and east of the site, in accordance with Section 4.4.3(h) of the ASP, Section 6.7 of the CS and Section 42 of the LUB
 - ii. Enhanced screening & landscaping over the property, in accordance with Section 4.4.3(d) of the ASP, Section 3.7.0 of Direct Control District 99, Section 6.2 of the CS and Section 26 of the LUB.
 - a. Enhanced landscaping clusters shall be proposed in the North-east and North-West corner area of the parcel and along the adjacent roadways of Range Road 292 and Wagon Wheel Road. All proposed perimeter plantings shall be mature in growth dimensions or proposed to exceed 3.65 m (12.00 ft.) in height or greater at time of planting onsite;
 - b. A minimum landscaping buffer along Wagon Wheel Boulevard of 3.50 m (11.48 m) in width or greater;
 - c. Enhanced landscaping clusters and screening shall be located on the outside of any proposed fencing, as accepted by the Development Authority.
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. 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. 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 a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations; 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
 - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.



Urban Systems Ltd. (Mike Coldwell) **#PRDP20254705**

Page 3 of 7

6. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control during construction, weed management, traffic accommodation, construction waste management, and any other relevant construction management details, in accordance with Section 4.4.3(i) of the ASP and the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit an updated Site-Specific Stormwater Implementation Plan (SSIP), for the subject lands in accordance with the Wagon Wheel Stormwater Management Plan. The plan shall provide for any necessary easements and right-of-ways for drainage and shall include (but not be limited to) details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales, storage volumes, include proposed finished surface/grades (corner lot grades) and address the need for an oil/grit separator, in accordance with Section 4.4.3(g) of the ASP and the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit sediment and erosion control plan and report in accordance with County's Servicing Standards. As this site is less than 2.0 hectares (4.94 acres), a full report is not required.
9. That prior to release of this permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards. The site grading plan shall also include a written plan for removal of the existing earthworks onsite and the grading drawing shall reference the pre-construction/existing earthworks placed onsite and subsequent removal of the earthworks required to establish final site post construction grades.
10. That prior to release of this permit, the Applicant/Owner shall submit a traffic memo / trip generation review, as prepared by a qualified transportation engineer to address site access and if the analysis and traffic volumes in the Balzac Global Traffic Impact Assessment (TIA) report (December 2010, as amended) for these lands meet the criteria for the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant/Owner's expense. The letter shall also need to address if the proposed development is in accordance with the Wagon Wheel Industrial Park Traffic Impact Assessment and shall include additional assumption rationale including projections of the background traffic for future horizons and not using Floor Area Ratio in their determined number of site trips.
 - i. If the development is not in accordance, then a full Traffic Impact Assessment shall be submitted for the site, to address the potential for off-site impacts.
 - ii. If the recommendations of the Transportation Impact Assessment require improvements (offsite), then the Applicant/Owner shall enter into a Development Agreement with the County for the required improvements.
11. That prior to release of this permit, the Applicant/Owner shall submit an access management plan in accordance with the County's Servicing Standards and *Access Management Procedure #410*.

Prior to Occupancy:

12. That prior to site and building occupancy, all development items and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.



Urban Systems Ltd. (Mike Coldwell) #PRDP20254705

Page 4 of 7

- i. That all screening/fencing/landscaping elements shall be installed onsite, unless otherwise secured by the Development Authority.
 - ii. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, then occupancy may be allowed without final development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all outstanding elements required shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
13. That prior to site and building occupancy, the Applicant/Owner shall contact Engineering Services for a final inspection and approval of the constructed approach to ensure the approach complies with County Servicing Standards.
14. That prior to site and building 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 surface works, temporary sanitary & water infrastructure, storm-water infrastructure, pond volumes, liner verification, inverts and any other information that is relevant to the SSIP onsite for the subject site.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify that the infrastructure has been completed as per the stamped examined drawings.

Permanent:

15. That if this Development Permit is not issued by **MARCH 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That once this Development Permit is issued, this permit shall be valid for **five (5) years from date of issue**.
17. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, submitted in response to a Prior to Release or Occupancy condition, or approved under County files PL20240033 or PRDP20240649, shall be implemented and adhered to in perpetuity.
18. That the site shall be maintained in a neat and orderly fashion at all times.
19. That one parking stall be maintained or exceeded at all times onsite, in general accordance with the final Site Plan. All garbage and solid waste shall be contained within the Office Trailer at all times and shall not be located outside, in accordance with Section 4.4.2(e) of the ASP, Section 7.6 of the CS and Section 25.4 of the LUB.
20. That no rooftop apparatus or mechanical units are permitted. Any mechanical units shall be located along the side of the ATCO trailer and shall be appropriately concealed or screening from all adjacent roadways, in accordance with Section 6.4(f) of the CS and Section 25.4(g)(i) of the LUB.
21. That the constructed approach shall be in accordance with the County's Servicing Standards.
22. That any earthworks removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.



Urban Systems Ltd. (Mike Coldwell) **#PRDP20254705**

Page 5 of 7

23. 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. *That any existing fire hydrants shall not be used as a source of water for dust control.*
24. That the site shall be serviced through the proposed temporary water cistern and holding tank.
 - i. That no connection to the existing sanitary mains, waste mains, and water mains shall be permitted.
 - ii. That if connection to the County's East Balzac Water Distribution system and shall obtain sanitary servicing connections that will discharge through to the County's Wastewater Transmission Main are proposed in the future, the Applicant/owner shall submit a new Development Permit application, with the proposed servicing connection improvements.
25. That all and any proposed/future on-site lighting and all private lighting including site security and parking area(s) lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design(s) that reduce the extent of spill-over glare, are fully shielded or cut-off and eliminates glare as viewed from nearby properties, in accordance with Section 4.4.3(c) of the ASP, Section 6.5.1 of the CS, and Sections 27.1-27.2 of the LUB.
26. That the site shall be developed in accordance with the final approved application site plan and planting plan, as prepared by Urban Systems, titled "*Wagon Wheel North Parking Lot*," File: 2337003904-LND-DP.dwg & Project #D25-050:
 - i. That all fencing shall be completed prior to site occupancy/use and all landscaping shall be completed and installed onsite by June 30th of the next calendar year, 2026, unless approved to be secured through a security by the Development Authority, as noted in Condition #12.
 - ii. That the onsite landscaping seed mix shall be in accordance with the Grass Seeding Standards, in accordance with the County's Parks, Pathway: Planning and Development, and Operational Guidelines. *The use of Kentucky Bluegrass (Poa Pratensis) and indigenous fescue grasses is strongly discouraged;*
 - iii. 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 of notice or by June 30th of the next growing season; and
 - iv. That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the trailer or hard surfaced areas, in accordance with Section 4.4.3(g)(iii) of the ASP. *There shall be no hose bibs installed on the exterior of the building.*
27. That any future business signage, not approved within this approval, shall require separate development permit approvals prior to installation.
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required for health and safety or construction management purposes during development of the site.



Urban Systems Ltd. (Mike Coldwell) #PRDP20254705

Page 6 of 7

- ii. That all approved business signage within this approval, shall be kept in a safe, clean, and tidy condition at all times.
 - iii. Onsite non-illuminated wayfinding/directional/ancillary business signage is permitted and does not require a separate Development Permit approval.
28. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 Authority.

Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's *Master Rates Bylaw*, as amended.
For any 3rd party review work completed Prior to Release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
- 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 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 principal address for this site is 292028 WAGON WHEEL BOULEVARD.*
- There shall be no business or customer parking along the adjacent County road allowance (*Range Road 292; Wagon Wheel Boulevard*) at any time. All parking shall be located on the subject property.
- That it is recommended that the Applicant/Owner obtain geotechnical recommendations on gravel thickness or parking lot structure prior to construction onsite, as it would benefit the long-term use of the site based on site specific soil conditions.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist for the proposed Office trailer and any shipping containers use for onsite storage purposes, if proposed. *Compliance to the National Energy Code and the National Building Code 2023 – Alberta Edition is required.*
- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.



Urban Systems Ltd. (Mike Coldwell) #PRDP20254705

Page 7 of 7

- That the Applicant/Owner shall contact ATCO Energy Systems prior to onsite development commencement, due to the onsite ATCO Pipeline Right of Way, in accordance with the provided circulation comments, dated *August 26, 2025*.
- 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 any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain Roadside Development Permits from Alberta Transportation & Economic Corridors for the development as required.

Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any waterbody area or site infrastructure registration from the proposed development, as required.

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 County's Subdivision and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT