



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

Read Jones Christoffersen Ltd. (Joe Falica)

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Tuesday, September 23, 2025

Roll: 03329049

RE: Development Permit #PRDP20255805

Lot 4, Block 11, Plan 2210706, NW-29-23-28-04; (64 HEATHERGLEN PLACE)

The Development Permit application for General Industry, Type II and Outside Storage, construction of three (3) buildings for office/warehouse and tenancy for a spray foam and recreational vehicle storage business 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 and Outside Storage may commence on the subject lands, in accordance with the approved application, site plan, and drawings prepared by Ace Architecture (Sheet DP-0.0 – DP-4.3), dated June 29, 2025, as amended, and conditions of approval including:
 - i. Construction of three (3) office/warehouse buildings;
 - a. Building A (office) \pm 200.00 sq. m. (2,152.78 sq. ft.);
 - b. Building B (shop) \pm 585.00 sq. m. (6,296.89 sq. ft.) and a second-floor mezzanine level may be considered, \pm 29.06 sq. m. (312.84 sq. ft.) in footprint; and
 - c. Building C (warehouse) \pm 360.00 sq. m. (3,875.01 sq. ft.).
 - ii. Outside Storage in accordance with the approved site plan;
 - iii. Site grading, as required per the approved technical drawings; and
 - iv. Installation of chain-link fencing, with slats, up to 2.00 m (6.56 ft.) in height; and
 - v. Tenancy for *High Performance Spray Systems*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. That 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



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- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
3. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach(es), to secure the construction of the new approach from Frontier Road 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.
4. 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.
5. That prior to release of this permit, the Applicant/Owner shall submit confirmation details including 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 / NFPA 13, and all applicable County standards and bylaws including Policy 7.2.3 of the CS, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit an Emergency Response and Evacuation Plan in accordance with Policy 7.4.2 of the CS.
7. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical report, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development, in accordance with the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit a limited-scope Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional engineer, in accordance with the approved *Heatherglen Industrial Business Park - Stormwater Management Report* prepared by Westhoff Engineering Resources Inc., dated December 11, 2019, and the County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sediment Control Plan (ESC), prepared by a qualified professional engineer, outlining ESC measures to be implemented during and post construction of the proposed development, in accordance with the County's Servicing Standards.
10. 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 *Janet Area Structure Plan* (ASP) & Policy 10.3.2 including the Architectural Controls registered on title Section 13 & 10.5.7 of the *Heatherglen Industrial Business Park Conceptual Scheme* (CS) that includes:
 - i. A minimum landscaped area of 10% (1,841.32 sq. m.) or greater, in accordance with Section 26.11 c) of the *Land Use Bylaw C-4841-97* (LUB);
 - ii. A tree planting for every one tree per 46.00 square meters (495.00 square feet) of developable area, in accordance with Section 26.5 of the LUB; a minimum of 41 trees [60:40 split] is required;
 - a. Trees shall comprise at least 50% of the tree/shrub mixture used to satisfy this requirement if shrub substitution is proposed in accordance with Section 26.11(t) of the LUB.
 - iii. Confirmation of planting locations and proposed sod seed mix, the use of Kentucky Bluegrass (*Poa Pratensis*) is strongly discouraged in accordance with Section 4.1 of *Direct Control Bylaw C-7818-2018* (DC161) and Section 26 of the LUB;



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- iv. Confirmation on the proposed planting species to the region in accordance with Appendix B 15) a) of the ASP and Section 10.5.7 of the CS;
 - v. Details on the proposed automatic irrigation drip water source, in accordance with Appendix B 15) b) of the ASP and Section 26.9, 26.10 of *Land Use Bylaw C-4841-97* (LUB); and
 - vi. A 3.00 m (9.84 ft.) wide landscaping area between the front of any primary building and any adjoining parking or lot area in accordance with Policy 10.3.1 of the CS, & Appendix B of the ASP.
11. That prior to release of this permit, the Applicant/Owner shall submit revised building elevation plan:
- i. The building elevations shall include additional roof features in accordance with Appendix B (Guidelines 7 - 12) of the ASP; and
 - ii. The building elevations shall include additional architectural and design elements in accordance with Section 25 of the LUB and the Policy 10.3.2 including the Architectural Controls registered on title, Section 10 (c), (d) & (e).
 - a. Architectural and design elements may include but are not limited to masonry with a minimum height of 1.50 m (4.92 ft.), a minimum of two (2) color tones, trim around all exterior windows, windows with mullions, slanted exterior wall, exterior architectural accent panels, upgraded main entrance feature, or unique window treatment.
12. That prior to release of this permit, the Applicant/owner shall submit revised site plan including:
- i. A minimum of 17 parking stalls including two (2) barrier free parking stalls in accordance with Section 30 b) & h) of the LUB;
 - ii. The location of garbage, waste, and collection areas in the rear or side yards with screening in accordance with Policy 10.5.6 of the CS, Policy 10.3.2 including the Architectural Controls registered on title, Section 12 (a) & (b) of the CS and Section 25.4 g) iii. & 31.3 of the LUB;
 - iii. The location of onsite snow storage;
 - iv. The front of the principal building and main entrance shall be oriented towards the front yard in accordance with Policy 10.3.2 including the Architectural Controls registered on title, Section 10 (a);
 - v. Fencing shall not extend past, or be in front of the face of a building in accordance with Policy 10.3.2 including the Architectural Controls registered on title, Section 11 f) of the CS; and
 - vi. The graveled area shall be completed with pit-run gravel to a depth of 150.00 mm in accordance with Policy 10.3.2, Architectural Controls Section 3.2 of the CS.
13. That prior to release of this permit, the Applicant/Owner shall submit fencing and screening details for the development. The fencing shall be in accordance with Section 9.13 & Schedule B Architectural Guidelines of the ASP, Policy 10.5.4; 10.3.2 of the CS including the Architectural Controls registered on title and Sections 5.2, 11(b)(c)(d)(e)(f)(h)(j)(k), 25.4(g), 26 & 42 of the LUB. Additionally, Vinyl slats are required to be proposed, for screening purposes from adjacent roadways and properties.
14. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, in accordance with Section 10.6 of the ASP, Section 10.5.3 of the CS and Section 27 of the LUB. The plan shall confirm that the outdoor fence light has been revised to be compliant with all policies.
- i. The lighting plan shall demonstrate adequate lighting that meets the provisions of an approved Crime Prevention Through Environmental Design (CPTED).



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15. That prior to release of this permit, the Applicant/Owner shall submit written confirmation from the Architectural Design Committee (ADC) accepting the proposed development in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title.

Prior to Occupancy:

16. That prior to occupancy of the site, all landscaping, parking, lighting, building facades, and final site surface completion shall be in place.
 - i. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without all development 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 elements required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
17. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing, as-built pond volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP, to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify any required stormwater infrastructure has been completed.
18. That prior to occupancy of the site and building, the Applicant/Owner shall submit a fire hydrant flow testing result, which shall meet the County's Servicing Standards and *National Building Code – 2023 Alberta Edition*.
19. That prior to site and building 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.
 - ii. The security may be returned to the Developer upon a successful prior to occupancy inspection.

Permanent:

20. 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.
21. 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, including the SSIP and ESC, shall be implemented and adhered to in perpetuity.
22. That all development shall be in accordance with the ASP, CS, DC 161, and LUB at all times.
 - i. That all heating, ventilating, and air conditioning (HVAC) apparatus on the roof, with the exception of solar power, shall be enclosed or screened, in accordance with Section 25.4(g) of the LUB.
23. That at no time shall wrecked or damaged motor vehicles shall be permitted to be stored within the Outside Storage areas.
24. That the Applicant 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.
 - i. That if excessive dust is being generated from the subject development, and is having adverse impacts on neighbouring properties, the Applicant/Owner shall implement additional dust control measures, such as a calcium chloride onsite application or an onsite watering schedule, to the satisfaction of the County.



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25. That the Applicant/Owner shall ensure that no permanent buildings/structures are constructed/erected within the Utility Right-of-Way (UROW) in perpetuity.
26. That all landscaping shall be in accordance with the approved Landscape Plan:
 - i. That no outdoor storage areas shall be allowed within any landscaped yards at any point.
 - ii. 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.
 - 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 or private irrigation system.
 - iv. Water conservation measures should be implemented with consideration of the SSIP to achieve an effective solution which incorporates on-site use of stormwater for landscape irrigation in accordance with Section 26.11(o) of the LUB.
27. That all outside storage shall not be located within any minimum setback requirement as per Section 10.5.4 of the CS and Section 2.4 of Direct Control District 161.
28. That the constructed road approach shall be in accordance with the County's Servicing Standards and shall be the responsibility of the Applicant/Owner or Developer to implement.
29. That the Applicant/Owner shall ensure that the proposed development does not encroach onto or negatively impact the registered overland drainage right-of-ways under Plan No. 221 0709 and 221 0710.
30. That any onsite lighting and all private lighting including site security lighting and parking area lighting, shall meet Section 10.6 of the ASP, Policy 10.5.3 of the CS, and Section 27 of the LUB at all times. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight by including full-cut-off (shielded) outdoor fixtures. No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
31. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
32. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional in accordance with the County's Servicing Standards, for any areas of the site filled or recontoured greater than 1.20 m (3.93 ft.) in depth, if required.
33. That all garbage from the development shall be stored in weatherproof and animal proof containers at all times and shall be screened from view at all times, in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title, under Schedule B Architectural Guidelines, Section 12 (a through b) and Section 25.4(k) of the LUB. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
34. That any future business signage (not included within this approval), including pylon/entry or additional façade signage, shall require a separate Development Permit.
 - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
35. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC-161.
36. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
37. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.



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38. 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 Officer.

Advisory:

- That during construction, all construction 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 all customer and employee parking shall be restricted to the subject land. There shall be no offsite parking along the County Road Right-of-Way(s) (Heatherglen Place) at any time.
- That the Applicant/Owner shall ensure to position the automatic access gate a sufficient distance onto the subject lands, to ensure that there that traffic movements on Heatherglen Place are not impeded by any business truck and trailer units.
- That water conservation strategies shall be implemented and maintained at all times, in accordance with the County's *Water Conservation Policy #C-600*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **64 HEATHERGLEN PLACE**.
- That the subject development shall conform to the County's *Noise 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, November 16, 2022]*.
- That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- That any permanent or temporary accessory buildings proposed onsite, not utilized for business outside storage purposes, shall obtain a building permit and applicable sub-trade permits through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s), including:
 - i. The Architectural Design Guidelines and/or any approvals required through the Architectural Design Committee (ADC), for the subdivision, registered under Instrument #221 103 115.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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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 Subdivision and Development Appeal Board.

Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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