

**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**

BCW Architects (Ricardo Brito)

Page 1 of 6

Tuesday, November 4, 2025

**Roll:** 03332025

**RE: Development Permit #PRDP20255758**

**Lot 44, Block 1, Plan 2511426, NW-32-23-28-04; (410 CARMEK BOULEVARD)**

The Development Permit application for a General Industry, Type II, construction of an office/warehouse, tenancy, outside storage and signage 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, construction of an office/warehouse may take place on the subject land in accordance with the approved site plan and application drawing package, as prepared by *BCW Architects (7 Drawings), Project No. 24047, dated January 2025; revised October 27, 2025 (as amended to meet prior to release conditions of this permit)* and includes:
  - i. Construction of a commercial office/warehouse building, approximately  $\pm 3,251.60$  sq. m (35,000.00 sq. ft.) in building footprint including a two-story office area of  $\pm 899.76$  sq. m (9,685.00 sq. ft.); Total Gross Floor Area:  $\pm 3,733.30$  sq. m (40,185.00 sq. ft.);
  - ii. Outside Storage of Business Materials, Equipment and Vehicles except as conditioned in this condition set;
  - iii. Perimeter black-vinyl chain-link fencing, with dark vinyl slats, up to **2.00 m (6.56 ft.) in height** including topper;
  - iv. Tenancy for *Inertia Hydrovac*;
  - v. Signage, including the placement of one (1) mounted sign, "*Inertia Hydrovac*", along the south building facade; and
  - vi. Site regrading as required to complete the subject development.
2. That no outdoor display areas, outside storage areas, parking or marshalling yards shall be allowed within any landscaped yards or minimum land setbacks for products at **6.00 m (19.68 ft.) or greater**, along all property lines, in accordance with Section 2.3 Minimum Requirements of Direct Control District 153 (DC 153).
3. That the maximum height of any materials or equipment, excluding business vehicles, shall not exceed **6.00 m (19.68 ft.) in height**, as amended, in accordance with Section 2.4.3 of DC 153.
4. That there shall be no exterior storage or stockpiling of any jobsite hydrovac materials/slurry onsite. There any material kept onsite shall be clean and shall not contain any contaminants, concrete, rebar, asphalt, building materials, organic materials and/or other metals, as amended.



BCW Architects (Ricardo Brito) #PRDP20255758

Page 2 of 6

**Prior to Release:**

5. That prior to release of this permit, the Applicant/Owner shall submit written confirmation from the CARMEK Business Park Architectural Design Committee of acceptance of the development, in accordance with the registered Architectural Guidelines of the CARMEK Business Park instrument on title and Section 4.5 of the CARMEK Business Park Conceptual Scheme (CS).
6. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings that includes the following:
  - i. Additional design elements for the eastern, western and south facade of the building that exceed 30 metres measured horizontally that incorporate wall plane projections or recesses having a depth of at least 3 per cent of the length of the façade and extending at least 20 per cent of the length of the façade, in accordance with Appendix B(5) of the Janet Area Structure Plan (ASP) and Section 25.4(e) of the regulated Land Use Bylaw C-4841-97 (LUB).
  - ii. Confirmation that all rooftop apparatus are fully concealed on all facades and are eliminated from public view, in accordance with Appendix B(7) of the ASP and Section 25.4(g) of the LUB.
  - iii. Confirmation that the proposed building roof has at least two of the following features: (a) Parapets concealing flat roofs and / or rooftop mechanical and electrical equipment; (b) Overhanging eaves extending past the supporting wall; (c) Sloping or pitched roofs with two or more roof slope planes; and (d) Roof-top garden, in accordance with Appendix B(8) of the ASP.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised landscaping plan that includes the following:
  - i. Additional design that further shows how the site is in compliance with Appendix B(10) of the ASP and includes an updated site plan hatching legend that includes all decorative landscaping labels.
  - ii. Confirmation of the proposed seed mix standard proposed for the development, including a Certificate of Seed Analysis, to confirm that it is free of weeds and is of a good quality, to the satisfaction of the Country's Agricultural Services and in accordance with the County's recommended seed mix standard.
  - iii. Confirmation that the minimum planting depth proposed is 6 inches or greater, in accordance with Section 26.10 of the LUB.
  - iv. Confirmation of landscaping water source for irrigation system, as potable water shall not be utilized and the site shall connect to the subdivision irrigation line, in accordance with Appendix B(11)(b) of the ASP, Section 3.4.2 of the CS, and Section 26.9 of the LUB.
  - v. Confirmation of any exterior stockpiles of materials or exterior storage bins for the proposed business use; *Additional supporting details shall be required if proposed, to the satisfaction of the County.*
8. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, including photometrics and lighting spec model details for the proposed development, for all proposed pole and mounted building lights. The plan shall be dark-sky compliant and all models shall be fully shielded, facing 90° downwards and proposed height dimensions, in accordance with Section 10.6 of the ASP, Section 4.3 of DC 153, Section 4.5 of the CS and Sections 27.1-27.2 of the LUB.
9. That prior to release of this permit, the Applicant/Owner shall submit revised signage details that includes the total dimensions for the proposed mounted signage, mounting details and any proposed illumination methods, in accordance with Section 10.6 of the ASP, Section 4.3 of DC 153, Section 4.5 of the CS and Sections 27.1-27.2 of the LUB.



BCW Architects (Ricardo Brito) #PRDP20255758

Page 3 of 6

10. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per approved road approach (total \$20,000.00), to secure the construction of the new approach(es) to the subject lands. Upon final acceptance of the County's Road Operations, the Refundable Security shall be returned to the Applicant/Owner.
11. 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 Roaddata/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](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or a Roaddata/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.
12. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, in accordance with the County's Servicing Standards. The plan shall address any noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
13. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer, in accordance with the County's Servicing Standards. The letter shall address if the analysis and traffic volumes in the Transportation Impact Assessment prepared as part of the EMCOR Business Park subdivision for this lands meet the criteria for the development.
  - i. That if the letter is not sufficient, the Applicant/Owner shall submit a Transportation Impact Assessment for the site to specifically address the potential for off-site impacts. *If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into with the County.*
14. That prior to release of this permit, the Applicant/Owner shall submit a letter from the CARMEK wastewater and water system operator that confirms there is sufficient wastewater and water capacity from the system to service the proposed development for the proposed business use.
15. That prior to release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County's Servicing Standards and best engineering management practices. The plan shall also include any dust mitigation measures proposed to be implemented onsite. *As the site is not greater than 2.00 hectares, a full report is not required.*

#### **Prior to Occupancy:**

16. That prior to site and building occupancy, all development items and final site surfaces shall be in place prior to occupancy of the site and/or buildings.

BCW Architects (Ricardo Brito) #PRDP20255758

Page 4 of 6

- i. That all installed building mechanical, either at grade or on the rooftop, shall be confirmed to be appropriately screened from all view perspectives; If deemed inadequate, additional screening measures shall be implemented onsite by the Owner.
  - ii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without final development completion of all elements, including final site surface completion, provided that an Irrevocable Letter of Credit or Refundable Security in the amount of 150.00% of the total cost of outstanding work shall be placed with the County, to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
17. That prior to occupancy of the site & building, the Applicant/Owner shall submit confirmation from County Road Operations that the site approaches have been constructed to a paved industrial standard, per the County's industrial/commercial requirement, in accordance with County's Servicing Standards.
18. That prior to occupancy of the site & building, 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.
19. That prior to occupancy of the site & 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*.
20. That prior to occupancy of the site & building, Built to Design Certificates and as-built drawings certified by a professional engineer, shall be submitted. The as-built drawings shall include (where applicable) verification of the constructed site-servicing infrastructure and stormwater infrastructure relevant to site's stormwater implementation plan.
  - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the approved as-built drawings.

**Permanent:**

21. That if this Development Permit is not issued by **JUNE 30, 2026**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.
22. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the development permit application, in response to a prior to release or occupancy condition shall be implemented and adhered to in perpetuity including the accepted:
  - i. Onsite Stormwater Management Package, including the Development Site Servicing Drawings, as prepared by Veritas, dated October 21, 2025 (4 pages with modelling details) and as prepared by Rainwater Management, dated October 17, 2025 (11 pages); and
  - ii. Geotechnical Evaluation Report, as prepared by Englobe; File 02501755.000, dated April 15, 2025.
23. 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.
24. That no native topsoil shall be removed from the site and shall be utilized onsite for final landscaping conditions.
25. That all exterior building mechanical and electrical equipment shall remain completely screened from all view perspectives, in perpetuity.



BCW Architects (Ricardo Brito) #PRDP20255758

Page 5 of 6

26. 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.
27. That there shall be a minimum of 58 parking stalls, including 4 barrier free stalls, maintained on site at all times, in accordance with the final Site Plan.
28. That all signage shall be kept in a safe, clean, and tidy condition at all times. Any future signage not included within this approval shall require separate Development Permit approval.
  - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
29. 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.
30. 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 lockable weatherproof and animal-proof containers, located in the exterior unit, in accordance with the final site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. All approaches shall be constructed and maintained in accordance with the County's Servicing Standards, in perpetuity.
31. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 10.6 of the ASP, Section 4.5, Section 4.3 of DC 153, and Section 27 of the LUB. Lighting models shall be fully cut-off (shielded) and be directed downward. Onsite property lighting shall be designed to conserve energy, minimize light pollution, reduce glare and light trespass onto adjacent properties while maintaining night-time, on-site safety and security during evening operating hours.
32. That the site shall be adequately serviced using the CARMEK Business Park water and wastewater servicing infrastructure.
33. 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 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. Onsite dust control shall be maintained on the site.
- That all customer and employee parking shall be restricted to the subject land and there shall be no offsite parking on any offsite roadway.
- 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 principal building located on the subject site, to facilitate accurate emergency response. *The municipal addressing for the site is 410 CARMEK BOULEVARD.*
- That the subject development shall conform to the County's Noise Bylaw *C-8067-2020* & Road Use Agreement Bylaw *C-8323-2022*, in perpetuity.



BCW Architects (Ricardo Brito) #PRDP20255758

Page 6 of 6

- That the site shall remain free of restricted or noxious weeds, in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023] and Section 4.6 of DC 153.*
- That water conservation strategies shall be implemented and maintained at all times, in accordance with the County's Water Conservation Policy (C-600).
- 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 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/Institutional checklist. *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).
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - That the Applicant/Owner shall adhere to any regulations of the Alberta Safety Codes Council, for the storage of any oil/gas storage tanks onsite.

***Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (AEP) approvals for any impact to any classified water bodies onsite or immediately adjacent and/or the registration of any stormwater system supporting/from the proposed development.***

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 25, 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 & Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to be 'D. K. [unclear]'. The signature is stylized and cursive.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)