



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

Calgary Lao Buddhist Society (Steve Simon)

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Tuesday, November 18, 2025

Roll: 03219028

RE: Development Permit #PRDP20250004

Lot 22, Block 1, Plan 0714198; W1/2-19-23-27-04; (233104 RANGE ROAD 280)

The Development Permit application for Religious Assembly (existing), construction of a place of worship and Dwelling Unit, accessory to the principal use (existing dwelling, single detached) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Religious Assembly (existing) may continue to operate on the subject lands in accordance with the approved site plan and application drawing package prepared by Urbanopia Design (Drawing No.: A1.01 – A4.01), dated October 15, 2025, as amended for conditions of this permit. The approval includes:
 - i. Dwelling Unit, accessory to the principal use (existing dwelling, single detached);
 - ii. Construction of a Religious Assembly building, approximately 243.01 sq. m (2,615.73 sq. ft.) in footprint; and
 - iii. Installation of a non-illuminated fascia sign approximately 2.37 sq. m. (25.51 sq. ft.) in area on the west elevation.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a detailed lighting plan completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments in accordance with Section 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB) and Policy 8 of the *Lao Buddhist Temple Site Development Plan* (MSDP).
3. 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, to the satisfaction of the County, including:
 - i. A firefighting access route designed to 3.2.5 in accordance with NBC-AE; and
 - ii. Spatial Separation calculations for the proposed building in accordance with NBC-AE.
 - iii. All required barrier free access requirements in accordance with NBC-AE
4. That prior to release of this permit, the Applicant/Owner shall provide a revised site plan with wastewater servicing details for the Religious Assembly building in accordance with Section 100 of the LUB and the County's Servicing Standards.



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5. That prior to release of this permit, the Applicant/Owner shall provide a screening or landscaping plan with additional buffering elements along Highway 791 for the parking area in accordance with Policy 9 of the MSDP and Section 100 of the LUB to the satisfaction of the County.
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 to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system, 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;
 - 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.

Prior to Occupancy:

7. 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, 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.
8. That prior to occupancy of the site and building, all building exterior, landscaping and final site surfaces shall be placed prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without the development components completed provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding elements shall be placed with the County to guarantee the all components shall be completed by the 30th day of June immediately thereafter.

Permanent:

9. That if the prior to release conditions have not been met by **JUNE 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. That all conditions of the County's Development file PRDP20194369 shall remain in effect unless otherwise conditioned within this approval.
11. 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 or as approved under PRDP20202020 & PRDP20194369 shall be implemented and adhered to in perpetuity, including:
 - i. The Traffic Review Report, titled "Wat Lao Buddhist Temple", as prepared by Scheffer Andrew Ltd., File #144101, dated June 21, 2018.
12. That the site shall be maintained in a neat and orderly fashion at all times.
13. That the Religious Assembly building shall be serviced through a holding tank and cistern.



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14. That the Religious Assembly may include special events related to the Religious Assembly activities.
 - i. That no noise exemptions to the County's *Noise Bylaw C-8067-2020* shall be permitted.
15. That the approved road approach shall be maintained in accordance with the County Servicing Standards.
16. That no topsoil shall be removed from the site.
17. 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.
18. That there shall be no more than 2.00 m (6.56 ft.) of excavation and 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional grading.
19. 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.
20. That there shall be a minimum of 20 parking stalls, including two (2) barrier-free parking stalls, maintained on site at all times, in accordance with the approved Site Plan.
 - i. All customer and employee parking shall be restricted to the subject sites and there shall be no offsite parking.
21. That the sign shall be kept in a safe, clean, and tidy condition at all times.
 - i. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
 - ii. That the sign shall not be flashing, backlit, or digital at anytime.
22. 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.
23. 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.
24. That the Dwelling Unit may remain as a residential unit, until a change of use building permit application is approved for conversion of the dwelling unit to be utilized for business purposes.
25. That all lighting including private, site security and parking area lighting, shall be designed to converse energy, reduce glare, and reduce uplight, in accordance with Sections 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.



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26. 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 Dwelling Unit and principal building located on the subject site, to facilitate accurate emergency response. *The municipal address for the Dwelling, Unit is 233104 Range Road 280. At time of Building Permit application, a new municipal address shall be requested for the proposed Religious Assembly.*
- 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 the residential well on site shall not be used for any business activities unless otherwise approved through an Alberta Water License through the *Water Act*.
- There shall be no parking or business signage placed in the adjacent road rights-of-way. All visitors shall park within the designated parking area on the subject site, at all times.
- That a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 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 be responsible for all Alberta Ministry of Environment and Protected Areas (APA) approvals for any impact to any wetlands area from the proposed development.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with *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:
 - Application for a Highway Roadside Development Application through Alberta Transportation and Economic Corridors.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 9, 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. K. ...'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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