

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

Ryan Schmidt Architecture Studio Ltd.

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Tuesday, November 18, 2025

Roll: 03329050

RE: Development Permit #PRDP20253544

Lot 5, Block 11, Plan 2210706, NW-29-23-28-04; (76 HEATHERGLEN PLACE)

The Development Permit application for General Industry, Type II, construction of an office/maintenance building, tenancy for a trucking operation, outside storage, and signage has been **conditionally-approved** by Rocky View County's ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II, may commence on the subject lands in accordance with the application and site plan, as prepared by *Ryan Schmidt Architecture Studio Ltd., dated February 2025, revised October 2, 2025; Project No. 25056 (5 drawings)*, as amended for conditions of this approval, and includes:
 - i. Construction of an office/maintenance building, approximately $\pm 1,486.44$ sq. m ($\pm 16,000.00$ sq. ft.) in gross building footprint;
 - ii. Outdoor Storage of semi trucks & truck trailers;
 - iii. Tenancy for *Premium Freight Logistics*;
 - iv. Installation of chain-link fencing, up to 2.00 m (6.56 ft.) (including topper), with dark slats throughout the perimeter;
 - v. One (1) mounted fascia signage, approximately (5.94 sq. m. [64.00 sq. ft.]) in area.
 - vi. Single-lot regrading and associated work for site development to establish the final site surface areas.
2. That no outdoor storage areas shall be located within any minimum land setback requirement as per Section 10.5.4 of the *Heatherglen Industrial Business Park Conceptual Scheme* (CS) and Section 2.4 of *Direct Control District 161* (DC 161) at any time.

Prior to Release:

3. 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 Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;



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- 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*;
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
4. That prior to release of this permit, the Applicant/Owner shall submit a copy of approval from the Heatherglen Business Park Architectural Design Committee (ADC), in accordance with Policy 10.3.2 and 10.5.7 of the CS and registered architectural controls, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit written details on the site incorporated the County's Agricultural Boundary Design Guidelines into the noted development, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit a landscaping/screening plan, in accordance with the *Janet Area Structure Plan (ASP)*, CS, Section 4.1 of DC 161 and regulated County's *Land Use Bylaw C-4841-97 (LUB)*, that includes:
 - i. Confirmation of compliance with Appendix B – Landscaping & Design Guidelines #11(b) of the ASP, and Sections 26.9 of the LUB.
 - ii. Confirmation of compliance for landscaping plantings in accordance with Sections 26.5, and 26.11(t) of the LUB, including an additional five (5) coniferous trees and/or 20 coniferous shrubs.
 - iii. Confirmation of the proposed dark colour vinyl slat, proposed along the perimeter fencing in accordance with policy 10.3.2, 10.5.4, and 10.5.6 of the CS and Section 42 of the LUB.
 - iv. That a continuous 6.00 m (19.68 ft.) landscaping strip along the eastern property line, that does not change in width dimensions, to help provide enhanced buffering from the eastern agricultural property, in accordance with the County's Agricultural Boundary Design Guidelines.
7. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations, in accordance with the ASP, CS, Sections 4.1 and 4.2 of DC 161 and LUB and includes:
 - i. An updated exterior finish schedule and flashings schedule, that includes all proposed elements (*all T.B.D. references shall be updated*);
 - ii. Confirmation of compliance with Appendix B – Landscaping & Design Guidelines #5, #7, #8, and #9) of the ASP.
 - iii. Confirmation of compliance for building design in accordance with Section 25.4 of the LUB.
8. 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 include a photometrics plan and all proposed lighting spec models, including any site pole height dimensions.
9. That prior to release of this permit, the Applicant/Owner shall submit signage details for the proposed mounted fascia signage in accordance with Section 4.2 of DC 161, Section 10.5.3 of the CS, and Section 35 of the LUB.
10. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report in accordance with the County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on the suitability of the site for the proposed development.
11. That prior to release of this permit, the Applicant/Owner shall submit a construction management in accordance with the County's Servicing Standards. The plan shall address any temporary noise mitigation measures, traffic accommodation, dust control, management of storm water during construction, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, to address any offsite impacts.



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12. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Transportation Impact Assessment (TIA) prepared by Bunt & Associates (February 27, 2018) for the subdivision, meet the criteria for development. If not, a TIA will be required for the site to address the potential for off-site impacts. If the recommendations of the TIA require further off-site improvements, then a Development Agreement shall be entered into.
13. That prior to release of this permit, the Applicant/Owner shall submit site servicing plans, that confirms the proposed site will include potable water cisterns and sewage holding tanks. The servicing plans shall include the dimensions for each tank type and shall include the removal of the noted portable toilet, in accordance with Sections 22.5 and 22.8 of the ASP, Policy 7.2.4 of the CS, the County's Servicing Standards and County Policy #449.
14. That prior to the release of this permit, the Applicant/Owner shall submit a site-specific stormwater management plan for the subject development in accordance with the approved Heather Glen Industrial Business – Stormwater Management Report, in accordance with the County's Servicing Standards. The plan shall include but not be limited to details regarding any on-site retentions, stormwater flow rates into drainage facilities, storage volumes, including a grading plan of pre-and-post development grades, any retaining wall information, and shall provide for any necessary easements and rights-of-way for drainage as required. *The subject development shall be responsible for any related Ministry of Environment and Protective Areas (and if necessary, Water Act) approvals for the on-site stormwater infrastructure.*
15. That prior to the release of this permit, the Applicant/Owner shall submit a revised Erosion and Sedimentation Control (ESC) plan, in accordance with the County's Servicing Standards. The plan shall also include ESC measures to be implemented onsite during the establishment of the development and permanent ESC measures for business operations.

Prior to Full Site Use/Occupancy:

16. That prior to occupancy of the site and building, the Applicant/Owner shall submit written confirmation, from County Road Operations, that the constructed paved approach has been constructed to the County's industrial/commercial requirement in accordance with County's Servicing Standards.
17. That prior to occupancy of the site and 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 in the final accepted technical onsite.
18. That prior to occupancy of the site and building, all development components and final site surface completion shall be in place, including:
 - i. That the Portable Office (*ATCO trailer*) shall be removed from the subject property;
 - ii. That all vinyl slats shall be dark in colour and installed on the perimeter fencing;
 - iii. Municipal Addressing shall be located on the proposed principal building and/or identified onsite;
 - iv. 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 components and final site surfaces being completed, 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 works as required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
19. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with the County's Servicing Standards. The as-built drawings shall include verification of as-built servicing infrastructure, as-built pond volumes, liner verification, and any other information that is relevant to the Stormwater Management Plan.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.



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Permanent:

20. That if the prior to release conditions have not been met by **AUGUST 31, 2026**, or through an 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, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition and or originally submitted and approved as part of the County's subdivision file #PL20180147 shall be implemented and adhered to in perpetuity.
22. That all landscaping shall be installed and maintained onsite, in accordance with the final onsite Landscape Plan, as prepared by, in perpetuity.
 - i. 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.
 - ii. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC 161.
 - 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 Stormwater Management Plan to achieve an effective solution which incorporates on-site use of stormwater for landscape irrigation in accordance with Section 22 of the ASP, Section 26.11(o) of the LUB (*as regulated in DC 161*), and the County's Policy #C-600.
23. That the entire site shall be maintained in a neat and orderly manner at all times.
24. That the minimum required parking stalls (23 stalls, including two barrier-free) shall be maintained or exceeded at all times, in general accordance with the final Site Plan.
25. That the Applicant/Owner shall construct the paved approach off Heatherglen Place to the subject parcel, to the County's paved Industrial/Commercial standard, in accordance with County's Servicing Standard.
26. That the Applicant/Owner shall ensure that the subject site includes onsite Emergency Response and Evacuation plans at all times, in accordance with Policy 7.4.2 of the CS.
27. That the Applicant/Owner shall ensure that the proposed development does not encroach onto or negatively impact the registered overland drainage right-of-ways, Survey Plan No. 221 0709 (*Utility Right-of-Way*) and 221 0710 (*Overland Drainage Right-of-Way*).
28. That any change in future tenant(s) of the buildings 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.
29. That any onsite lighting all private lighting including site security lighting and parking area 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 adjacent or agricultural properties.
30. That all garbage from the development shall be stored in weatherproof and animal-proof containers at all times, in accordance with the final site plan. The units shall be lockable and shall remain 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.



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31. That any signage approved within this approval shall be maintained at all times.
 - i. That any future business signage (*not included within this approval*), including pylon/entry or additional façade signage, shall require a separate Development Permit.
 - ii. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
32. That all site servicing shall be installed in accordance with Section 7.2.4 of the CS and the conditions of this approval, which includes by septic pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal and by water cisterns that is trucked to the subject site.
33. 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.
34. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road or issues with other vehicles on the road. That the clean-up of any mud tracking and/or dirt that enters onto adjacent roadways during construction shall be the responsibility and cost of the Owner.
35. 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.
36. 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.
- All customer and employee parking shall be restricted to the subject lands. There shall be no offsite parking along the County Road Right-of-Way(s) (Heatherglen Place) at any time.
- 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. 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's *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 **76 HEATHERGLEN PLACE**.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, 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, December 7, 2023]*.



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- That a Building Permit and applicable sub-trade permits shall be obtained for the principal building from Building Services, using the appropriate checklist, prior to any construction taking place or placement on the subject lands. *Compliance to the National Energy Code is required.*
- That the subject site shall provide for fire suppression methods, as appropriate, in accordance with Policy 7.2.3 of the CS and the *National Building Code 2023 – Alberta Edition*, as amended.
- 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 the Applicant/Owner shall be aware of any Architectural Design Guidelines and/or any approvals required through the Architectural Design Committee 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.

Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development or registration for any constructed onsite infrastructure if required.

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 & 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

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