ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

Terradigm Consultants Inc.

Tuesday, November 25, 2025

Roll: 03333011

RE: Development Permit #PRDP20250796
SW-33-23-28-04; (235120 RANGE ROAD 284)

The Development Permit application for Industrial (Medium), construction of one (1) industrial/office building and one (1) Accessory Building (shop), tenancy for a home moving company, relaxation to the minimum off-street loading space length requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Industrial (Medium), for a home moving company may take place on the subject lands in accordance with the approved site plan and application drawing package prepared by Terradigm Consultants Inc. (Project & Sheet No.: 2303 – 2.0, 4.0 & 5.0) dated December, 2024, JA Architecture (Project # 23-000) Drawing Sheet # A2.2, A3.1 & A3.2, dated July 18, 2023 and Integrity Building (Project # 22-147) Drawing # A0.00 – A2.02, dated May 2, 2022 as amended for conditions of this permit. The approval includes:
    i. Construction of one (1) industrial/office building, approximately 668.90 sq. m. (7,200.00 sq. ft.) in footprint;
    ii. Construction of one (1) Accessory Building (shop), approximately 468.23 sq. m. (5,040.00 sq. ft.) in footprint;
    iii. Site grading in accordance with the approved technical;
    iv. Outside Storage area, in accordance with the approved site plan;
    v. Relaxation to the minimum off-street loading space length requirement from **8.00 m (26.25 ft.)** to **4.27 m (14.00 ft.)**; and
    vi. Tenancy for *McCann's Building Movers.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit revised elevation plans for the industrial building and Accessory Building (shop) proposed in the application. The industrial building and Accessory Building (shop) shall be of good quality exterior finishing materials with cohesive colours and materials with architectural design elements outlined in Appendix B of the *Janet Area Structure Plan* (ASP) and Policy 5.1.4 & 5.1.1 of the *Dagger Industrial Park Conceptual Scheme (CS)*.
    i. That any façade of buildings which exceed 30.00 m (98.43 ft.) measured horizontally, and facing residential areas or roadways, shall incorporate wall plane projections or recesses having a depth of at least three (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, Policy 5 of the ASP; and

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ii. That facades of buildings facing adjacent residential areas shall include at least three (3) of the following architectural elements, colour change, texture change, material module change, and expression of an architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib in accordance with Appendix B, Policy 6 of the ASP.

3. That prior to release of this permit, the Applicant/Owner shall submit an updated parking plan that indicates the dimensions and locations of the parking stalls in accordance with Sections 232 – 239 of the County's *Land Use Bylaw C-8000-2020* (LUB).

    i. The plans shall include barrier-free no parking stalls in accordance with Section 3.8.3.23 of the *National Building Code 2023 - Alberta Edition (NBC 2023)*.

4. That prior to release of this of this permit, the Applicant/Owner shall submit a detailed screening and fencing plan for the outside storage area and site, in accordance with Policy 5.1.2 & 5.3.1of the CS and Section 263 of the LUB.

    i. That screening shall be installed for any outdoor storage areas adjacent to the Western Irrigation District in accordance with Policy 5.1 of the CS.

5. That prior to release of this permit, the Applicant/Owner shall submit lighting confirmation details including exterior lighting height, all exterior lighting shall face downward and is fully shielded in accordance with Policy 5.2.1 of the CS and Section 225 - 231 of the LUB.

6. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan including the dimensions of the outdoor storage areas in accordance with Section 100 of the LUB.

7. That prior to release of this permit, the Applicant/Owner shall submit dust suppression measures for the internal driveway and graveled areas in accordance with Policy 5.3.3 of the CS.

8. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Appendix B (Guideline 10 and 11) of the ASP, Policy 5.1.2, 5.1.8 & 5.3.1 of the CS and Section 260 of the LUB. The plan shall include but is not limited to:

    i. A minimum landscaped area of 10% (4,601.28 sq. m) or greater, in accordance with Section 260 & Section 443 a) of the LUB;

    ii. A tree planting of one (1) tree for every 40.00 sq. m (430.56 sq. ft.) and one (1) shrub for every 80.00 sq. m (861.11 sq. ft.) of Developable area; a minimum of 115 trees and 57 shrubs is required;

    iii. A minimum of 6.00 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway;

    iv. Confirmation if the proposed landscaping can be located within the in CSMI Right-of-Way. If landscaping cannot be located within the CSMI Right-of-Way, revised landscaping location shall be provided to the satisfaction of the Development Authority; and

    v. An irrigation plan that complies with the recommendations of the required Site-Specific Stormwater Implementation Plan (SSIP) prepared under PRDP20245279, Appendix B - Guideline 11 and Section 22.7 of the ASP and the County's *Water Conservation Policy C-600*, to the satisfaction of the County.

9. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of $10,000.00 per the final approved approach, to secure the construction of the new approach from Range Road 284 to the subject lands in accordance with Policy 6.3.2 of the CS and the County Servings Standards.

    i. That Applicant/Owner shall remove and reclaim the existing approach located on the northwest corner of the subject site along Range Road 284 in accordance with the Tentative Plan under PL20240085.

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10. That prior to release, the Applicant/Owner shall provide confirmation of clearance under the *Historical Resource Act* before commencing any work on site.
    i. The Project area is entirely within a historic resource notation with Historic Resource Value (HRV) 5 in category A, meaning there is a high potential of an archeological historic resource.
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 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 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*;
    iv. The Applicant/Owner shall contact County Road Operations prior to the reclamation of the existing road approach and conduct a pre and post site inspection; and
    v. 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 addressing 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, in accordance with Policy 10.3.1 – 10.3.3 of the CS and the County's Servicing Standards.
13. 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 Policy 8.2.2 of the CS, the requirements of NFPA 1142 / NFPA 13, and all applicable County standards and bylaws, to the satisfaction of the County.
14. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management memo for the proposed development, confirming compliance to the overarching subdivision Stormwater Management Plan, as prepared by Higher Ground Consulting, dated September 28, 2023, in accordance with the County's Servicing Standards and provide for any necessary easements and rights-of-way for drainage as required. The plan must include but not be limited to details regarding any on-site retentions, stormwater flow rates into drainage facilities and storage volumes.
15. 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.
16. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical report in accordance with County's servicing standards, 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.
17. That prior to release of this permit, the Applicant/Owner shall submit confirmation that PL20240085 is endorsed and registered with Alberta Land Titles.

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18. That prior to release of this permit, the Applicant/Owner shall submit a memo/letter prepared by a Transportation Engineer addressing the analysis and traffic volumes in the Transportation Impact Assessment (TIA) prepared by JCB Engineering, dated June 27, 2023, for the subject lands meets the criteria for the development in accordance with the County Servicing Standards.

    i. If not, an updated TIA will be required for the site to address the potential for off-site impacts; and

    ii. If the recommendations of the TIA require off-site improvements, then the Owner shall enter into a Development Agreement with the County.

Prior to Occupancy:

19. 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, site grades, 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 stormwater has been completed.

20. That prior to site and building occupancy, the County shall perform an inspection of the site to verify that the road approach has been constructed in accordance with the County Servicing Standards.

    i. The inspection shall confirm the existing approach located on the northwest corner of the subject site along Range Road 284 has been removed and reclaimed; and

    ii. The refundable security shall be returned upon final acceptance obtained through Road Operations.

21. That prior to site and building occupancy, as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions under the County's Development Permit, PRDP20245279, for site stripping and grading.

22. That prior to occupancy of the site and building, all infrastructure required under subdivision file PL20240085 necessary to service this lot, is constructed and that a Construction Completion Certificate (CCC) for the infrastructure has been issued by the County.

23. That prior to site and building occupancy, all landscaping, parking, building elevations, final site surfaces and all development components shall be in place prior to occupancy of the site and/or buildings.

    i. That all development/building elevations shall be completed in accordance with the approved elevation plans.

    ii. That all required screening measures shall be installed in accordance with the approved screening plan;

    iii. Municipal Addressing shall be installed onsite;

    iv. 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 works shall be completed by the 30th day of June immediately thereafter.

Permanent:

24. 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.

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25. 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 under Development Permit PRDP20245279 or Subdivision file PL20240085, shall be implemented and adhered to in perpetuity.
26. That all development components required to be installed onsite, shall be completed **within one year of the permit issuance date**, which includes building exterior improvements, all screening measures and landscaping unless registered through an Irrevocable Letter of Credit or refundable security.
27. That any non-domestic waste, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
28. That the site shall be maintained in a neat and orderly fashion at all times.
29. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within any landscaped yards.
30. That all landscaping, landscape berms, and topsoil placement shall be in accordance with the landscaping details provided in the Landscape Plan, as amended.
    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. The vegetation type has to endure the irrigation from May to September;
    iii. That no potable water shall be utilized for landscaping or irrigation purposes;
    iv. That all plantings should be placed at a minimum of 6.00 inches depth of landscaping soil; and
    v. That all landscaping and screening elements shall be maintained onsite in perpetuity.
31. That the approved road approach, off Range Road 284, shall be constructed to a paved industrial standard and maintained in accordance with the County's Servicing Standards.
32. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the approach construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
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 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.
35. That there shall be a minimum of 15 parking stalls, including two (2) barrier-free, 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.

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36. That this approval does not include signage. Any future business signage 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.

37. 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 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.

38. That all lighting, including private, site security and parking area lighting, shall be designed to converse energy, reduce glare, and reduce upplight, 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.

39. 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 principal building located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 235120 Range Road 284.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- There shall be no parking or business signage placed in the adjacent road rights-of-way.
- 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.
- That Building Permit(s) 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 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:
    - The Overland Drainage Right-of-Way (Drainage/Stormwater) instrument under Planning File: PL20240085; and
    - Alberta Environment and Protected Areas, Water Act, Permit No.: DAUT0018548.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

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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, December 16, 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 Land and Property Rights Tribunal.

Regards,



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