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 Issuance conditions (if listed) *must* be completed.

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

2713778 Alberta Ltd. (Chandra Morice)

Tuesday, November 25, 2025

Roll: 04306126

RE: Development Permit #PRDP20257884

UNIT 15, Plan 1312804, SE-06-24-28-04; (15, 240023 FRONTIER CRESCENT)

The Development Permit application for Contractor, General (existing building), tenancy for a safety service contractor, construction of an internal mezzanine area and installation of one (1) non-illuminated fascia sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Contractor, General (existing building) tenancy for a safety service contractor may take place on the subject site within Unit 15, Plan 1312804, in accordance with the Site Plan submitted with the application as amended, including:
    i. Installation of one (1) non-illuminated fascia sign up to ± 11.89 sq. m. (± 128.00 sq. ft.) or as amended;
    ii. Construction on an internal second floor mezzanine area approximately ± 84.73 sq. m. (± 912.00 sq. ft.) in area; and
    iii. Tenancy for *Height Works*.

Prior to Release:

2. 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.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised Traffic Impact Assessment memo, prepared by a qualified professional, to assess if any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.

Permanent:

4. 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.
5. That all conditions of the overarching principal Development Permit #PRDP20160765 shall remain in effect.

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6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition under Development Permit PRDP20160765 and this Development Permit, shall be implemented and adhered to in perpetuity.
    i. That the development shall be operated in accordance with the On-Site Stormwater Management Plan approved for this site, in perpetuity.
7. That all garbage and waste for the site shall be stored in lockable weatherproof and animal proof containers and screened from view by all adjacent properties and public thoroughfares.
8. That no storage at any time shall be allowed in the front of the property.
9. That no off-site advertisement signage associated with the business shall be permitted.
10. That the sign shall be kept in a safe, clean, and tidy condition at all times.
    i. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
    ii. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
    iii. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
11. That all business parking shall be limited to the assigned unit's parking stalls.
    i. That a minimum of two (2) parking stalls shall be reserved for overflow parking within the outdoor storage area, in accordance with the approved site plan; and
    ii. That no off-site parking is permitted on the adjacent County road system.
12. 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.
13. 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 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 *15, 240023 FRONTIER CRESCENT.*
- 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 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 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, 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 County's Subdivision and Development Appeal Board.

Regards,



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