



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

KO & CO Inc. (Khalid Omokanye)

Page 1 of 2

Tuesday, January 13, 2026

Roll: 06412021

RE: Development Permit #PRDP20258078

Lot 1, Block 4, Plan 161147, SE-12-26-29-W4M; (261046 HIGH PLAINS BOULEVARD)

The Development Permit application for a Contractor, General (*existing*), construction of an addition (enclosed deck) has been **conditionally-approved** by the Development Officer subject to the listed conditions below
(PLEASE READ ALL CONDITIONS):

Description:

1. That Contractor, General (*existing*), construction of an addition (enclosed deck) may take place on the subject land in accordance with the approved site plan and application drawing package, as prepared by KO & CO Inc. (2 Drawings), dated October 20, 202, revised November 27, 2025 and includes:
 - i. Construction of an exterior covered deck, approximately 31.86 sq. m (343.00 sq. ft.) in area;
 - ii. Construction of an exterior retractable solar shade cover, approximately 19.50 sq. m (210.00 sq. ft.) in area;
 - o Total Development Area: 51.37 sq. m (553.00 sq. ft.)

Permanent:

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the development permit application shall be implemented and adhered to in perpetuity including the accepted:
3. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 4.4.3(c) of the Balzac Area Structure Plan, High Plains Industrial Park Conceptual Scheme: Stage 2 Outline Plan: Architectural Guidelines (Lighting), and Sections 225-231 of the County's Land Use Bylaw. 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.
4. 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.



KO & CO Inc. (Khalid Omokanye) #PRDP20258078

Page 2 of 2

- 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 3, 2026**, 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. [unclear]".

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

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