

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

1101731 AB Ltd. (Pierre Alain)

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Tuesday, January 13, 2026

Roll: 0339063

RE: Development Permit #PRDP20257719

Lot 1, Block 12, Plan 2311445, NW-29-23-28-04; (8 BLUEGRASS PLACE)

The Development Permit application for Outdoor Storage (existing), Office (temporary office trailer), and one (1) Shipping Container (parcels greater than 3.95 acres); relaxation to the minimum side yard setback requirement, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Outdoor Storage (existing), Office (temporary office trailer), and one (1) Shipping Container (parcels greater than 3.95 acres) may take place in general accordance with the submitted drawings prepared by DJ Design Group, (Project No.: 25.102-07) Sheet DP 0.1 – DP 2.0, dated November 11, 2025, as submitted with the application, as amended, and includes the following:
 - i. One (1) Office Trailer approximately 66.94 sq. m. (720.54 sq. ft.) in area;
 - ii. One (1) Shipping Container approximately 14.86 sq. m. (159.95 sq. ft.) in area; and
 - iii. That the minimum side yard setback (south) for the Shipping Container shall be relaxed from **15.00 m. (49.21 ft.)** to **10.05 m. (32.97 ft.)**.

Prior to Release:

2. 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 a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall be required for any hauling along the County road system and to confirm the presence of County Road ban restrictions.
 - i. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - ii. If a road use agreement is required, the applicant/owner shall be required to provide refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

3. That if the prior to release conditions have not been met by **JULY 31, 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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4. That this permit shall be valid for **five (5) years** from the date of issuance of the Development Permit, at which time a new application shall be submitted.
5. That all conditions of PRDP20250547 shall remain in effect unless otherwise conditioned within this approval.
6. 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, shall be implemented and adhered to in perpetuity.
7. That all development shall be in accordance with the *Janet Area Structure Plan (ASP)* and *County's Land Use Bylaw C-8000-2020 (LUB)* at all times.
8. That any approved paved road approach shall be constructed and maintained in accordance with the County Servicing Standards.
9. That there shall be a minimum of six (6) parking stalls, including 1 barrier free parking stall always maintained on site, in accordance with the approved Site Plan.
10. That potable water shall be supplied via water cistern utilizing a trucked service. That all sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal in accordance with Section 22.5 and 22.8 of the ASP, the County's Servicing Standards, and County Policy #449.
 - i. That the County does not support the use of wells for industrial commercial purposes. In specific cases when the re-use of storm water has been fully investigated and determined to provide insufficient quantity or quality for the intended commercial purpose, the County may at its sole discretion issue a Development Permit based on individual wells. In these specific cases, the lot owner shall obtain a license to divert water from the Ministry of Environment and Protected Areas.
11. 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;
 - 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 Development Permit application, or in response to a Prior to Release condition; and
 - iii. That the Applicant/Owner shall follow the recommendations of approved stormwater management report from the Garden Industrial subdivision and rectify any adverse drainage impacts to neighboring properties resulting from the proposed development.
12. 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.
13. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building structures unless a separate Development Permit has been issued for additional fill or excavation.

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14. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
15. 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.
16. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Section 10.6 of the ASP, and Section 225 -231 of the LUB. All lighting shall be full cut-off (shielded) and 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.
17. 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 a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
- 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 8 Bluegrass Place.*
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
- That there shall be no parking or business signage placed in the adjacent road rights-of-way (Bluegrass Place & Range Road 285).
- 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 the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- 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 Ministry of Environment and Protected Areas approvals for any impact to any wetlands area and/or required site infrastructure from the proposed development.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the subject site shall adhere to any requirements noted within Instrument #231 219 305 (Road Acquisition Agreement), Instrument #231 219 306 (Road Acquisition Agreement), Instrument#231 219 307 (Restrictive Covenant), Instrument#3161KY (Utility Right of Way), Instrument #24112KY (Utility Right of Way) and Instrument #231 219 304 (Utility Right of Way) in perpetuity, which includes no development or storage excluding sod/landscaping within the Right of Way area.

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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to be 'D. [unclear]'.

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