



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

Jensen, Floyd

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Tuesday, January 20, 2026

Roll: 08631044

RE: Development Permit #PRDP20258506

Lot 10, Block 2, Plan 0811851, SW-31-28-02-05; (285050 HARDY AVENUE)

The Development Permit application for Industrial (Light), construction of a workshop has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Light), construction of a workshop approximately 301.00 sq. m (3,240.00 sq. ft.) in area, may commence on the subject lands, in accordance with the approved application, Site Plan, drawings, as amended, Site Specific Stormwater Implementation Plan (SSIP) / Erosion & Sediment Control Plan (ESC), as prepared by Stormwater Solutions, Project No: 0412-001, dated August 14, 2024, as amended, Deep Fills Assessment, as prepared by Factor Geotechnical, Project No: 513-001, dated August 13, 2025, as amended, and the conditions of approval of this permit.

Prior to Release:

2. That prior to release of this permit, Development Permit PRDP20226112 shall be issued.
3. That prior to release of this permit, the Applicant/Owner shall submit revised building drawings, in accordance with Section 95(g) of the County's *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority. The revised drawings shall contain all relevant details including: building floor plans, elevation drawings, a description of exterior finishing materials, table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and building floor plans, elevation and exterior finishing materials.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Sections 109 – 111, Section 443, and Sections 259 – 261 of the LUB, to the satisfaction of the Development Authority. The proposed plan shall include contain all relevant details including a detailed plan with all requirements noted under Section 110, a minimum of 10% site area proposed to be landscaping, the proposed total landscaping area, proposed trees, proposed shrubs, all species dimensions.



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5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during development. Information provided will confirm if a Road Use Agreement or a Roadata/HeavyHaul/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. That the Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire and send the information to roaduse@rockyview.ca;
 - ii. That any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. That 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*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

6. That prior to building and site occupancy, all development items including building exteriors, landscaping, final site surfaces, parking, lighting, rooftop mechanical heating/ventilation units, and addressing shall be completed.
 - i. That should permission for occupancy be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
7. That prior to building and site occupancy, the Applicant/Owner shall submit as-built drawings and compaction testing results, prepared by a professional engineer, in accordance with conditions #7 and 8 of Development Permit PRDP20226112. The as-built drawings and compaction testing results shall include verification of site grading and any other information deemed necessary by the Development Authority, in accordance with the approved SSIP & ESC, and Deep Fills Assessment.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings, if required.
8. That prior to building and site occupancy, the constructed road approach shall be inspected, with final acceptance received by County Road Operations. All deficiencies shall be corrected by the Applicant/Owner with written confirmation received by County Road Operations.

Permanent:

9. That if the prior to release conditions have not been met by **AUGUST 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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10. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, including the approved SSIP, ESC, and Deep Fills Assessment, as amended, shall be implemented and adhered to in perpetuity.
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 public road right-of-way.
12. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional fill/excavation.
13. 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.
14. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
15. That a minimum of three (3) motor vehicle parking stalls and one (1) barrier-free motor vehicle stalls shall be maintained onsite at all times, in accordance with Section 233, 236 of the County's *Land Use Bylaw (C-8000-2020)* (LUB), and the *National Building Code – 2023 Alberta Edition*.
 - i. That no motor vehicle parking and/or signage is permitted within any public right-of-way and/or road allowance at any time. All parking is to be maintained on site.
16. That this approval does not include the outdoor storage of any goods, materials, and/or equipment, at any time. Additionally, no storage or salvaging of derelict/wrecked vehicles or equipment or sandblasting is permitted at any time.
17. That this approval does not include the installation of any onsite/offsite signage.
18. That no outdoor display areas, parking or marshalling yards shall be allowed within any landscaped yards.
19. That any rooftop mechanical heating/ventilation units shall be visually screened at all times, to the satisfaction of the Development Authority.
20. That all site landscaping and fencing be maintained by the Applicant/Owner in perpetuity, to the satisfaction of the Development Authority.
 - 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 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 systems.



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21. 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 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.
22. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof garbage bins and disposed of at an approved disposal facility.
 - i. That any garbage/recycling containers shall be kept within the building or visually screened from all adjacent properties and public thoroughfares at all times.
23. That the development shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent parcels shall be preserved, and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent parcels.
24. That any future development, including changes/intensifications to existing lands/buildings or business operations, shall require Development Permits and/or Building Permits from the County, prior to commencement.
25. That any future tenant(s) of the site and/or building shall require separate Development Permit approval or New Business Tenant (No Change of Use) approval, prior to tenancy.
26. 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 date of 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/Occupancy Permit and any applicable sub-trade permits shall be obtained, through County Building Services, prior to any tenant bay construction and/or renovation. The Development shall conform to the *National Energy Code*.
- That adequate site access shall be maintained for motor vehicle ingress and egress, in accordance with the *National Building Code – 2023 Alberta Edition* and *National Fire Code – 2023 Alberta Edition*.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, in perpetuity.
- 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]*. All regulated species identified on the property must be controlled by the Applicant/Owner. Nuisance weeds must also be controlled in order to limit the spread to surrounding agricultural lands.



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- That it is the Applicant/Owner's responsibility to maintain a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the commercial building, to facilitate accurate emergency response.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 10, 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 and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kozaruk".

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