



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

Architecture49 Inc. (Sameer Deshpande)

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Tuesday, January 20, 2026

Roll: 06412015

RE: Development Permit #PRDP20257997

Lot 11, Block 1, Plan 1411721, SW-12-26-29-04; (5, 149 High Plains Place)

The Development Permit application for Industrial (Logistics) (existing building and tenancy), construction of minor interior building modifications, the placement of exterior mechanical and relaxation of the maximum fencing height has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Industrial (Logistics) (existing building and tenancy), proposed onsite changes may be constructed on the subject site, in general accordance with the application drawings, *as prepared by Architecture49; Project No. 2025CA, dated September 8, 2025; revised January 9, 2026 (13 Drawings), as amended*, and shall include the following:
 - i. Interior building modifications to accommodate an additional Data Hall and interior mezzanine for electrical equipment;
 - ii. Exterior building modifications that include the addition of rooftop mechanical units/equipment and an exterior escape stairwell;
 - iii. Placement of two (2) additional at-grade generators and electrical equipment; and
 - iv. Exterior screening of all mechanical units/equipment, at-grade generators and electrical equipment, relaxation to the maximum fencing height, up to **±2.44 m (±8.00 ft.) in height**.

Prior to Release:

2. That prior to release of this Development Permit, the Applicant/Owner shall submit revised application drawings, that include all details for the proposed screening elements, that will be implemented onsite, to screen the proposed exterior mechanical units/equipment, on-site generators and electrical equipment, for the subject development, in accordance with Section 4.7.4(m) of the Balzac Area Structure Plan (ASP), Stage 2 Outline Plan Architectural Guidelines within the High Plains Industrial Park Conceptual Scheme (CS), and Sections 100 and 168 of the *Land Use Bylaw C-8000-2020* (LUB). All noted items shall be appropriately and completely screened, to the satisfaction of the Development Authority.

Prior to Occupancy:

3. That prior to occupancy of the onsite changes and tenancy expansion, all screening elements for the noted items shall be implemented onsite and shall be effective in screening the proposed units/equipment. *Confirmation photos or an onsite site inspection shall be completed by Development Services to confirm all screening elements have been implemented onsite, per the approved drawings.*



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Permanent:

4. That if the prior to release conditions have not been met by **AUGUST 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity, including any regulations stated within the onsite *Noise Study, as prepared by Acovib, Reference #AG2021/536/CAL-2/R1, dated August 22, 2022.*
6. That all conditions of PRDP20210683 and PRDP20224088 shall be adhered to except as noted throughout this approval.
7. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
8. That any future business signage shall require separate Development Permit approval and shall adhere to the signage guidelines as noted in the ASP, the CS, and the LUB.
9. That the overheight screening used for the rooftop mechanical units/equipment screening shall be maintained onsite, in perpetuity.
10. That any proposed new on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet the ASP, the Lighting guidelines with the CS, and Sections 227-231 the LUB. Lighting shall be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare, includes fully-shielded cutoff models, and minimizes glare as viewed from nearby residential properties.
11. 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 the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's Master Rates Bylaw, if applicable.
Note: For any 3rd party review work completed prior to release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
- 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 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, 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,

Development Authority

Phone: 403-520-8158

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