



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

Township Planning + Design Inc.

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Tuesday, January 27, 2026

Roll: 06404002

RE: Development Permit #PRDP20256136

Lot 1, Plan 9310423, SW-04-26-29-04; (A, B, & C, 260048 WRITING CREEK CRESCENT)

The Development Permit application for Animal Health (Inclusive) (existing Moore Veterinary Centre), construction of one (1) clinic building, construction of (1) Dwelling Unit, accessory to the principal use (clinic bunk house) and renewal of a Dwelling, Manufactured (existing) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Animal Health (Inclusive) (existing Moore Veterinary Centre) may continue to take place on the subject lands in accordance with the submitted application drawing package, as prepared by *Integrity Post Structures, Project No. 41578; dated May 26, 2025* and Site Plan, as prepared by *Township Planning, Project No. 24-051; dated July 21, 2025*, as amended for conditions of this permit and includes:
 - i. Construction of a new Vet Clinic Building, including lean-to, approximately $\pm 1,551.48$ sq. m ($\pm 16,700.00$ sq. ft.) in building footprint; *Mezzanine or Second floor may also be considered, if proposed.*
 - ii. Construction of a *Dwelling Unit, Accessory to the Principal Use* (Clinic Bunk House), approximately in building footprint, approximately ± 222.96 sq. m ($\pm 2,400.00$ sq. ft.) in building footprint; *Mezzanine or Second floor may also be considered, if proposed.*
 - iii. Relocation of an existing *accessory building* (storage), approximately ± 96.93 sq. m ($\pm 1,043.34$ sq. ft.) in building footprint; *Mezzanine or Second floor may also be considered, if proposed.*
 - iv. One (1) non-illuminated mounted fascia sign, “*Moore Veterinary Centre*”, approximately ± 2.50 sq. m (± 27.00 sq. ft.) as amended, in accordance with the approved final building elevations drawings.
 - v. Site Grading, as required to meet conditions of this approval, once accepted by the County.
2. That the Dwelling, Manufactured (*existing farm dwelling #1*), approximately ± 119.68 sq. m ($\pm 1,288.22$ sq. ft.) may remain onsite and be relocated on the parcel in accordance with the approved site plan.



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Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations that includes a materials/colour legend for the proposed Vet Clinic Building and Clinic Bunk House and a revised exterior colour for the proposed loading door (located on the west front elevation) to blend with the exterior of the façade, in accordance with Section 5.2.6 (e through i)(y through bb) of the *Nose Creek Business Park Conceptual Scheme* (CS) and Sections 100 and 168 of the County's *Land Use Bylaw C-8000-2020* (LUB).
4. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, including lighting spec models for any proposed exterior mounted building lighting or any new pole lighting proposed under this development approval, in accordance with Section 4.4.3(c) of the *Balzac Area Structure Plan* (ASP), Section 5.2.6 (w)(x) of the CS and Sections 225-231 of the LUB. *All lighting models shall be fully-shielded and cut-off, conserve energy, reduce glare, and reduce uplight and spill-over glare from neighbouring properties and the adjacent road network.*
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for any materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
6. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan which is to include, but not be limited to, weed management, noise mitigation, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details, in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, in order to verify that the site is suitable for the proposed buildings/structures, site works, and deep utilities. *For areas with greater than 1.20 m (3.93 ft.) of fill (if any), a Deep Fill report is required.*
8. That prior to release of this permit, the Applicant/Owner shall submit a limited scope potable water servicing and hydraulic design study, prepared by a qualified engineering professional, is required to ensure the pipelines are sized adequately. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall submit a limited scope sanitary servicing study, prepared by a qualified engineering professional, that supports the onsite sanitary servicing capacity for the development of the proposed parcel, in accordance with the County's Servicing Standards.
10. That prior to release of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, County Bylaws as amended, that will tie into the East Rocky View Potable Water System. The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.



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11. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, which will tie into the East Rocky View Wastewater Collection System, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of the sanitary sewer service connection and test manhole on the site for review and approval by the County's Utility Operations. *The test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole is located within private property, an access easement will be required to be registered for monitoring and testing purposes.*
13. That prior to release of this permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP), for the subject lands in accordance with the Nose Creek Business Park Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The plan shall include but not be limited to any proposed finished surface/grading plan and any drainage infrastructure required to accommodate the proposed improvements.
14. That prior to release of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report in accordance with County Servicing Standards. *As the disturbed construction area is less than 2.0 ha, (4.94 acres) a full report is not required.*
15. That prior to release of this permit, the Owner shall submit payment of the County's Water and Wastewater Offsite Levy, in accordance with the *Water and Wastewater Off-Site Levy Bylaw C-8548-2024*.
16. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of a water meter(s) and remote transmitter unit, as needed to service the development. *The water meter shall be sized based on calculations provided by the Applicant/Owner.*
17. That prior to the release of this permit, the Owner shall submit payment of all cost recovery obligations related to any offsite infrastructure benefiting the subject lands, to the County's satisfaction, if required. *Detailed amounts and charges shall be confirmed by the County upon receipt of final site servicing plans.*

Prior to Site Occupancy

18. That prior to site and any building occupancies, all infrastructure required under County Development Permit file #PRDP20234720, which is necessary to service this lot, shall be constructed and that Construction Completion Certificates for the infrastructure shall have been issued by the County.
19. That prior to site and building occupancies, the Applicant/Owner shall contact and obtain signoff from the County's Utility Operations for an inspection of the water meter, sanitary sewer service connection, and sanitary test manhole.
20. That prior to site occupancy and prior to connecting to the offsite County waste & water mains, the Owner shall enter into a Customer Service Agreement for wastewater and water for the subject lands. The Owner shall be required to purchase and allocate sanitary and water capacity for this lot, which will be reflected in the Servicing Agreement, in accordance with the County's *Master Rates Bylaw*, as amended.



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21. That prior to site and building occupancies, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built surface works, sanitary infrastructure, water infrastructure, storm-water infrastructure, pond volumes, liner verification, inverts and any other information that is relevant to SSIP onsite for the subject development.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped, examined, and approved drawings.
22. That prior to site and building occupancies, development completion shall be completed in accordance with the approved drawings and shall be in place prior to occupancy of the site and/or buildings.
 - i. That if any mechanical units are located onsite and outside the building, the units shall be completely screened from view from neighbouring properties and adjacent road network.
 - ii. All required municipal addressing for all uses onsite shall be posted onsite.
 - iii. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without all development components completed, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all components required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

23. That if the prior to release conditions have not been met by **DECEMBER 31, 2026** or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
24. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition shall be implemented and adhered to in perpetuity.
25. That the use of the Dwelling, Manufactured (#1) shall be used as a residence for onsite farm help or ancillary Animal Health (Inclusive) support.
26. That within thirty (30) days of the Dwelling Unit, Accessory to the Principal Use (Clinic Bunk House) being granted building occupancy, that the existing Dwelling, Manufactured (#2), as noted on the final site plan, shall be removed from the parcel.
27. That the site shall be maintained in a neat and orderly fashion at all times.
28. That all business waste shall be contained in weather-proof and lockable animal-proof containers, located within a building, and transported offsite to an approved waste transfer site for disposal.
29. That any future Animal Health (inclusive) signage, not included within this approval, shall require separate Development Permit approval. All signage shall be maintained onsite.
 - i. That any wayfinding onsite signage used for logistics/information purposes is permitted and does not require additional approvals.
 - ii. That no temporary signage is permitted, with the exception of signage required during development or building construction.



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30. That no potable water shall be used for irrigation purposes for onsite landscaping, for the cleaning of exterior surfaces of any buildings and/or hard surfaced areas. Non-potable water sources should be implemented onsite. No hose bibs shall be installed on the exterior of any building.
31. That a minimum of 35 parking stalls or greater, including two (2) barrier free, shall be maintained at all times, in general accordance with the final approved Site Plan.
32. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall adhere to the approved lighting plan, as submitted with the application, which meets Section 4.4.3(c) of the ASP, Section 5.2.6 (w)(x) of the CS and Sections 225-231 of the LUB in perpetuity. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
33. That any new proposed or existing site access shall be constructed in accordance with the County's Servicing Standards.
34. That any fill material removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road or issues with other vehicles on the road. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
35. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
36. That the proposed new Vet Clinic Building and Clinic Bunk House shall be connected to the County's East Rocky View Water & Wastewater Collection System. All existing development located onsite, including the Dwelling, Manufactured units, existing Vet clinic and any accessory buildings may remain on the existing operational servicing, including the onsite septic field and water wells, until that servicing is no longer viable and/or the site redevelops.
 - i. That at no time shall interconnection of waterworks and wastewater between buildings and/or water supplies be permitted unless approval is granted by the County Engineering Services.
37. That the subject lot shall obtain water and wastewater from the County's East Balzac Water & Wastewater Distribution system.
38. That if the facility changes usage, the owner shall submit to the County a revised description of the process and subsequent water and wastewater requirements.
39. That this facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
40. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
41. 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 Authority.



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Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3rd party engineering reviews and/or inspections as per the County's *Master Rates Bylaw*.

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 release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- 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 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 during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- That any new future change of use tenant(s) of the site shall require a separate Development Permit application for tenancy use and signage or a new tenancy change of use approval.
- That there shall be no customer parking along the adjacent road allowance (Writing Creek Crescent or the future Rolston Drive) at any time.
- 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)*, each principal building and dwelling units located on the subject site, to facilitate accurate emergency response.
 - *The municipal address for the existing primary Vet Clinic Building is A, 260056 WRITING CREEK CRESCENT. No new address is required for the proposed Vet Clinic Building.*
 - *The municipal address for the existing Dwelling, Manufactured (#1) is B, 260048 WRITING CREEK CRESCENT.*
 - *The municipal address for the proposed Dwelling, Unit Accessory to the Principal Use (Bunk House) is C, 260048 WRITING CREEK CRESCENT.*
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That Building Permit(s) and all applicable sub-trade permits shall be obtained through Building Services prior to any proposed construction taking place, using the appropriate building services checklist(s) and provided *Building Code Circulation Comments Letter*, dated October 6, 2025. *The Development shall conform to the current National Energy Code.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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- That the Applicant/Owner shall contact CNOOC land department, prior to any work occurring onsite in and around the abandoned pipeline right-of-way, to ensure the development complies with any requirements.
- That any requirements of the *Calgary International Airport Vicinity Protection Area Regulation* shall be adhered to, including that the maximum height for any structure on this site cannot exceed 1188.72m above sea level.
- That a Roadside Development Application shall be obtained from Alberta Transportation and Economic Corridors, prior to development commencement, due to proximity to Highway #2.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 17, 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 Land and Property Rights Tribunal.

Regards,

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

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