



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

Mi-Mac Industries Ltd.

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Tuesday, February 10, 2026

Roll: 08102009

RE: Development Permit #PRDP20258183

Plan 6810 JK, SE-02-28-26-04; (280109 RGE RD 261)

The Development Permit application for placement of an Office, for an existing industrial repair and sandblasting business (placed without permits) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That an existing Office, for an industrial repair and sandblasting business, approximately 66.89 sq. m (720.00 sq. ft.) in area, may remain on the subject lands, in accordance with the approved application, Site Plan, as amended, and the conditions of approval of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall make payment of the required Transportation Off-Site Levy (TOL) for the development area of the approved development, in accordance with the County's *Regional Transportation Off-Site Levy Bylaw C-8549-2024*.
3. That prior to release of this permit, the Applicant/Owner shall make payment of the required Community Recreation Off-Site Levy for the development area of the approved development, in accordance with the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*.
4. 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. 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;



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- 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.

Prior to Occupancy:

5. That prior to the occupancy of the building, all development items including building exterior, final site surfaces, parking, lighting, and addressing shall be completed, to the satisfaction of the Development Authority.

Permanent:

6. That if the prior to release conditions have not been met by **September 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. 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, shall be implemented and adhered to in perpetuity.
8. 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; and
 - ii. That upon completion of the 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.
9. 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 building under construction unless a separate Development Permit has been issued for additional fill/excavation.
10. 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.
11. 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.
12. That the building's exterior colour and appearance shall be compatible with nearby buildings, in accordance with Section 167 b) of the County's *Land Use Bylaw C-8000-2020* (LUB).
13. That a minimum of two (2) 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 LUB, and the *National Building Code – 2023 Alberta Edition*.



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14. That this approval does not include the use of *Industrial (Heavy)*, *Industrial (Medium)*, *Outdoor Storage*, and/or *Retail (Small)*, as defined in Part 8 of the LUB.
15. 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.
16. That no outdoor display areas, parking or marshalling yards shall be allowed within any landscaped yards.
17. That the Applicant/Owner shall maintain all existing landscaping and screening elements 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.
18. That any rooftop or at-grade mechanical units/housing shall be visually screened to the satisfaction of the Development Authority, in accordance with Section 168 of the LUB.
19. That all approved road approaches shall be maintained in accordance with the County Servicing Standards. That this approval does include the construction of any new road approach(es).
20. That this approval does not include the installation of any offsite/onsite business signage.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
 - ii. That any future business signage shall require separate Development Permit approval prior to placement onsite.
21. That the building shall comply with the minimum setback requirements of the Industrial, Light District (I-LHT), in accordance with Section 441 of the LUB.
22. 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.
23. 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.



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24. That if the development authorized by this Development Permit is not commenced with reasonable diligence within **six (6) months** from the date of issue and completed within **twelve (12) 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 the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2020*, *Roads and Transportation Bylaw C-8427-2023*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, all bylaw as amended, 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 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 other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. 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 development commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, March 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, likely belonging to the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, February 10, 2026

Roll Number: 08102009
Application Number: PRDP20258183
Division: 5

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

280109 RGE RD 261. Located at the southwest corner of the junction of Highway 9 and Range Road 261.

What is the development permit proposing?

Placement of an Office, for an existing industrial repair and sandblasting business (placed without permits).

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, March 3, 2026**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Mi-Mac Industries Ltd.
Owner(s): 307266 Alberta Ltd.
Legal: Plan 6810 JK, SE-02-28-26-04

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record.

Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

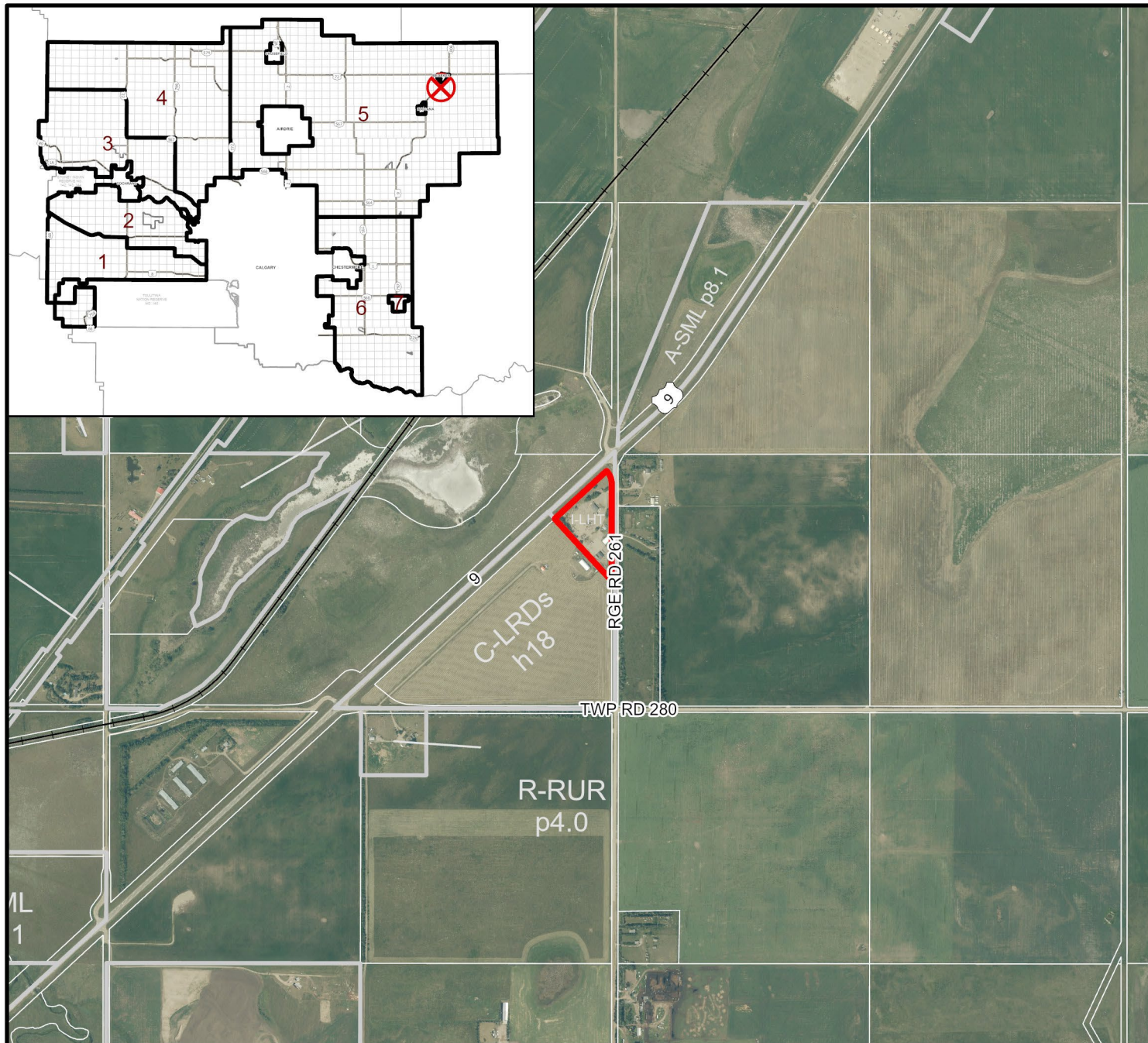


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Placement of an Office,
for an existing industrial
repair and sandblasting
business (placed
without permits)



Division: 5
Roll: 08102009
File: PRDP20258183
Printed: 2/3/2026
Legal: A portion of
SE-02-28-26-W04M



ROCKY VIEW COUNTY

Site Plan

Development Proposal

Placement of an Office,
for an existing industrial
repair and sandblasting
business (placed
without permits)



Office Trailer
Location



Division: 5
Roll: 08102009
File: PRDP20258183
Printed: 2/3/2026
Legal: A portion of
SE-02-28-26-W04M