



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

Space Studio Inc. (Natalia Pakin-Amer)

Page 1 of 7

Tuesday, February 10, 2026

Roll: 06412032

RE: Development Permit #PRDP20258130

NW-12-26-29-04; Lot 3, Block 6, Plan 2210631 (11 HIGH PLAINS TRAIL)

The Development Permit application for Industrial (Medium), construction of two (2) multi-tenant commercial office/warehouse and relaxation of the maximum fencing height requirement has been **conditionally-approved** by Rocky View County's ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium) may take place on the subject site, in general accordance with the *Drawing Package (8 drawings), as prepared by Space Studio; Project No. 25037, dated January 26, 2025*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Construction of an office/warehouse/maintenance (Building 1); approximately 13,100.00 sq. m (141,007.23 sq. ft.) in footprint; *Mezzanine or second floor permitted if proposed*;
 - ii. Construction of an office/warehouse/maintenance (Building 2); approximately 13,100.00 sq. m (141,007.23 sq. ft.) in footprint; *Mezzanine or second floor permitted if proposed*;
 - iii. Limited Outside Storage area (*Truck Trailer Storage; along the western area of the site only, in accordance with the final site plan*);
 - iv. Black Vinyl Coated Chain-link fencing with dark slats or enhanced fencing material, if proposed:
 - a. That the maximum height of the fencing shall be relaxed from **2.00 m (6.56 ft.) to 2.44 m (8.00 ft.)**.
 - v. EV Charging Parking Stalls, if proposed;
 - vi. Site development & Grading (as required for excavation and final site surfacing).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised elevation drawings in accordance with Section 4.4.3(l) of the Balzac East Area Structure Plan (ASP), Stage 2 - Architectural Guidelines - Building Orientations of the High Plain Industrial Conceptual Scheme (CS) and Section 167 of the County's Land Use Bylaw C-8000-2020 (LUB). The drawings shall confirm:
 - i. Additional building design elements and accents through-out the building façades that will aid in breaking the massing of the facades, add more prominent visual breaks/distinction. *Additional elements could include the addition of building off-sets, colour changes, materials and/or textures, roof-line offsets and pedestrian scaling techniques*.



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

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

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3. That prior to release of this permit, the Applicant/Owner shall submit details on any proposed rooftop or at-grade mechanical or electrical equipment. Any proposed mechanical or equipment shall be enclosed or screened, in accordance with Section 168 of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall submit a final landscaping/screening plan, in accordance with Sections 4.4.3(d)(e)(h) of the ASP, Stage 2 - Architectural Guidelines – Fencing & Parking/Loadings and Sections 253-262 of the LUB, where applicable. The landscaping/screening plan shall confirm all proposed landscape planting totals and include screening/fencing requirements for the trailer parking areas.
5. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, including photometric details and all exterior lighting model specs, in accordance with Section 4.4.3(c) of the ASP, Stage 2 – Architectural Guidelines – Lighting and Sections 225-231 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of the water meter(s) and correlating remote transmitter unit, in accordance with the County's Master Rates Bylaw, as amended. *The water meter shall be sized based on calculations to be provided by the Applicant/Owner.*
7. That prior to release of this permit, the Applicant/Owner shall submit payment of the Community Recreation Off-Site Levy, in accordance with the County's Bylaw C-8550-2024. *The County shall calculate the total amount owing for the gross development area in accordance with the base levy rate.*
8. That prior to release of this permit, the Applicant/Owner shall submit payment for the applicable cost recoveries in accordance with Policy C-406 (Infrastructure Cost Recovery) overarching the subject lands including the executed Development Agreement for Rosemont Industrial Park (*PL20230069, Agreement #5931*), for the completed traffic signals at Westland Drive and Range Road 291. *The County shall calculate the total amount owing in accordance with the recovery rate.*
9. That prior to release of this permit, the Applicant/Owner(s) shall contact County Road Operations with haul details for 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.
10. That prior to release of this permit, a Geotechnical Investigation in accordance with the County's Servicing Standards shall be submitted to verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 2.00 m (6.56 ft.) of fill, a Deep Fill report is required.*
11. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel, to support the future onsite Customer Service Agreement, in accordance with the County's Servicing Standards.
 - i. If expected demands exceed 3.24 m³/day, which has been allocated to the subject parcel under the County's file #PL20210150, the Owner shall be required to purchase additional capacity in accordance with the County's Master Rates Bylaw, as amended.
12. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the High Plains Industrial Park wastewater system, in accordance with the County's Servicing Standards.



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13. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations, in accordance with the County's Servicing Standards. *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 shall be required to be registered, allowing access for all relevant parties, for monitoring and testing purposes.*
14. 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's Servicing Standards, County Bylaws as amended, that will tie into the High Plains Industrial Park 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.
15. 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 High Plains Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The Plan shall include, but is not limited to:
 - i. Details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes;
 - ii. Proposed finished surface/grading plan (corner lot grades);
 - iii. Retaining Wall Details;
 - iv. The plan shall address the need for an oil/grit separator.
16. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan in accordance with the County's Servicing Standards. *As the subject site is greater than 2.0 hectares (4.94 acres), a full report is required.*
17. That prior to release of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan, in accordance with the County's Servicing Standards.
18. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global Traffic Impact Assessment (TIA) report (December 2015, as amended) for these lands meet the criteria for the proposed development, in accordance with the County's Serving Standards. If any updates are required to the Balzac Global TIA report, these shall be completed at the Applicant's/Owner's expense. The letter shall also address if the proposed development is in accordance with the High Plains Industrial Park Traffic Impact Assessment. If the letter is not in accordance, a site-specific TIA shall be required for the site, to address the potential for off-site impacts.
 - i. If the recommendations of the transportation impact assessment/letter require off-site improvements, then the Owner shall enter into a Development Agreement with the County.
19. That prior to release of this permit, the Applicant/Owner shall submit an access management plan, in accordance with the County's Servicing Standards and County's Access Management Procedure #410.

Prior to Occupancy:

20. That prior to occupancy of the site and building, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.



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21. That prior to occupancy of the site and building, all development components (including building exteriors, landscaping, final site surfaces, parking, lighting, addressing and signage etc.) shall be completed.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without the development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding work, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter. Upon the completion or security release, an onsite inspection shall be conducted only during the normal growing season, approximately May 15th through October 15th.
 - ii. That a phasing plan may be considered at time of occupancy, in accordance with any outstanding development components, as approved by the County.
 - iii. That upon occupancy inspection, if any rooftop or at-grade mechanical units are present, the rooftop units shall be completely screened with appropriate measures, in accordance with Section 168 of the LUB.
22. That prior to occupancy of the site and prior to connecting to the offsite water & wastewater mains, the Owner shall enter into a Customer Service Agreement for water and wastewater use on the subject land. The agreement shall reflect the total capacity allocation required to accommodate the subject development.
 - i. That should the Applicant's use require additional servicing capacity over 3.24 m³/day, then the Applicant shall be required to provide payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.
23. That prior to the occupancy of the site and building, 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 sanitary infrastructure, as-built water infrastructure and as-built pond volumes, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.

Permanent:

24. That if the Development Permit is not issued 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.
25. 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.
26. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
27. That any garbage/waste containers shall be kept within the building(s) and if relocated outside at any time, shall be enclosed or adequately screened from all adjacent properties and public thoroughfares at all times.
28. That a minimum of 210 parking stalls, including 6 barrier free stalls, shall be constructed and maintained onsite at all times, in accordance with the approved onsite *Trip Summary Review, as prepared by Bunt & Associates, File 02-25-0191, dated November 13, 2025*, as accepted by the County.



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29. That any future business/tenant signage shall require separate Development Permit approval and shall adhere to the Section 4.4.3(b) of the ASP, Stage 2 Architectural Guidelines - Signage of the CS and Section 151-153 of the LUB.
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
 - ii. That any wayfinding onsite signage used for logistics/information purposes or barrier-free parking stall identification is permitted and does not require additional approval.
30. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 4.4.3(c) of the ASP, Stage 2 Architectural Guidelines – Lighting and Sections 225-231 of the LUB. 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 utilizing fully shielded lighting models, downward facing lights and minimizes glare as viewed from nearby properties.
31. That upon installation of any proposed rooftop or at-grade mechanical units/housing in the future, the unit(s) shall be completely screened from view from all adjacent properties and viewscapes, in accordance with Section 168 of the LUB, prior to implementation.
32. That all landscaping and screening elements shall be in accordance with the final Landscape Plan, as prepared by Space Studio, Project #25037, dated January 26, 2026, as approved by the County.
 - i. That all landscaping and screening elements shall be installed within 24 months from date of permit issue, unless secured through a security at time of Development Occupancy request.
 - ii. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.
 - iii. That there shall be no potable water used for irrigation and landscaping purposes and that no exterior hose bibs shall be installed, in accordance with Section 4.4.3(g) of the ASP.
 - iv. That water conservation strategies shall be implemented and maintained at all times, in accordance with the Water Conservation Strategy of the ASP and the County's Water Conservation Policy C-600.
33. That any dirt imported to or removed from the site during construction shall be hauled in/off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i. 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.
34. That any constructed approaches shall be in accordance with the County's Servicing Standards.
35. That the Applicant/Owner shall take whatever means necessary, during construction or business operations, to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties. *That any existing fire hydrants shall not be used as a source of water for dust control.*
36. 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.



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- i. That any lot regrading and excavation shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
37. That any new business tenants or change in use of future tenant(s) of the building shall require a New Business tenancy approval and/or a Change of Use Development Permit, for tenancy (use) and signage, prior to occupancy.
38. That if the facility changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
39. That the facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with the County's Water & Wastewater Utilities *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 the lot shall obtain water and wastewater from the East Balzac Distribution system.
42. 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 36 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 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 there shall be no customer or business parking at any time along the adjacent County Road System.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw, C-7562-2016, for the proposed commercial building located on the subject site, to facilitate accurate emergency response. *The principal municipal address for this site for Building 1 is 11 HIGH PLAINS TRAIL. Upon submission of Building 2 Building Permit, a second municipal address will be required to be requested.*
- 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 site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That the Applicant/Owner shall be responsible for all required payments of any 3rd party 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 issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.



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- 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 and any requirements noted on the Building Code Comments for Proposed Development letter, dated November 27, 2025. *Compliance to the National Energy Code is required.*
- That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention and treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: *The Applicant/Owner shall be responsible for any Alberta Environment and Protected Areas approvals for any impact to any wetland areas or required stormwater infrastructure for the proposed development, if required.*

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 County's Subdivision & Development Appeal Board.

Regards,

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

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

THIS IS NOT A DEVELOPMENT PERMIT



Tuesday, February 10, 2026

Roll Number: 06412032
Application Number: PRDP20258130
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?

11 HIGH PLAINS TRAIL and located approximately 0.41 km (0.25 mile) south of Highway 566 and 0.20 km (0.13 mile) east of Range Road 291

What is the development permit proposing?

Industrial (Medium), construction of two (2) multi-tenant commercial office/warehouse

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): Space Studio Inc (Natalia Pakin-Amer)

Owner(s): 2364382 Alberta Ltd.

Legal: Lot 3 Block 6 Plan 2210631, NW-12-26-29-04

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.

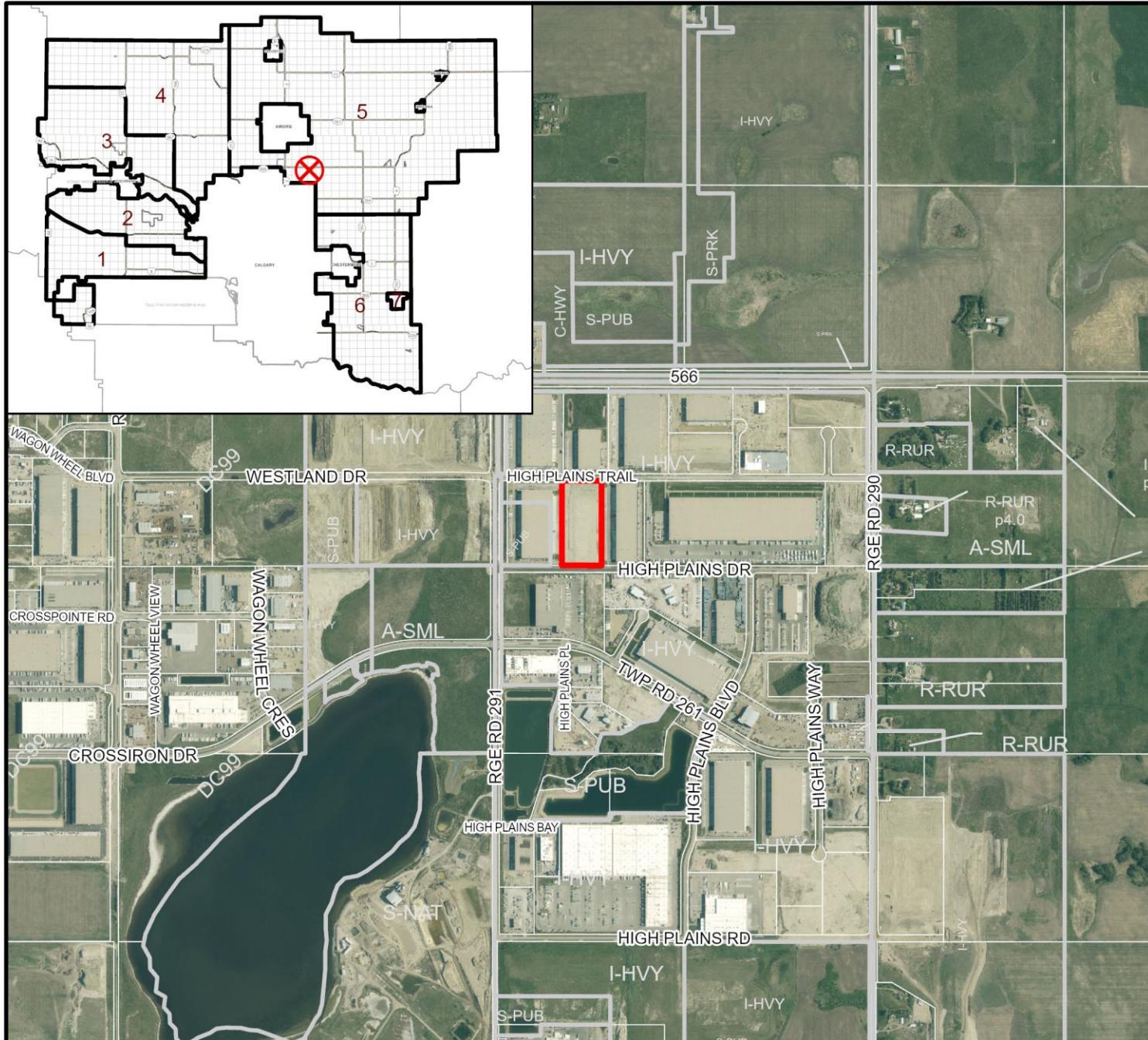


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Industrial (Medium), construction of two (2) multi-tenant commercial office/warehouse



Division: 5
Roll: 06412032
File: PRDP20258130
Printed: 11/21/2025
Legal: A portion of
NW-12-26-29-W04M

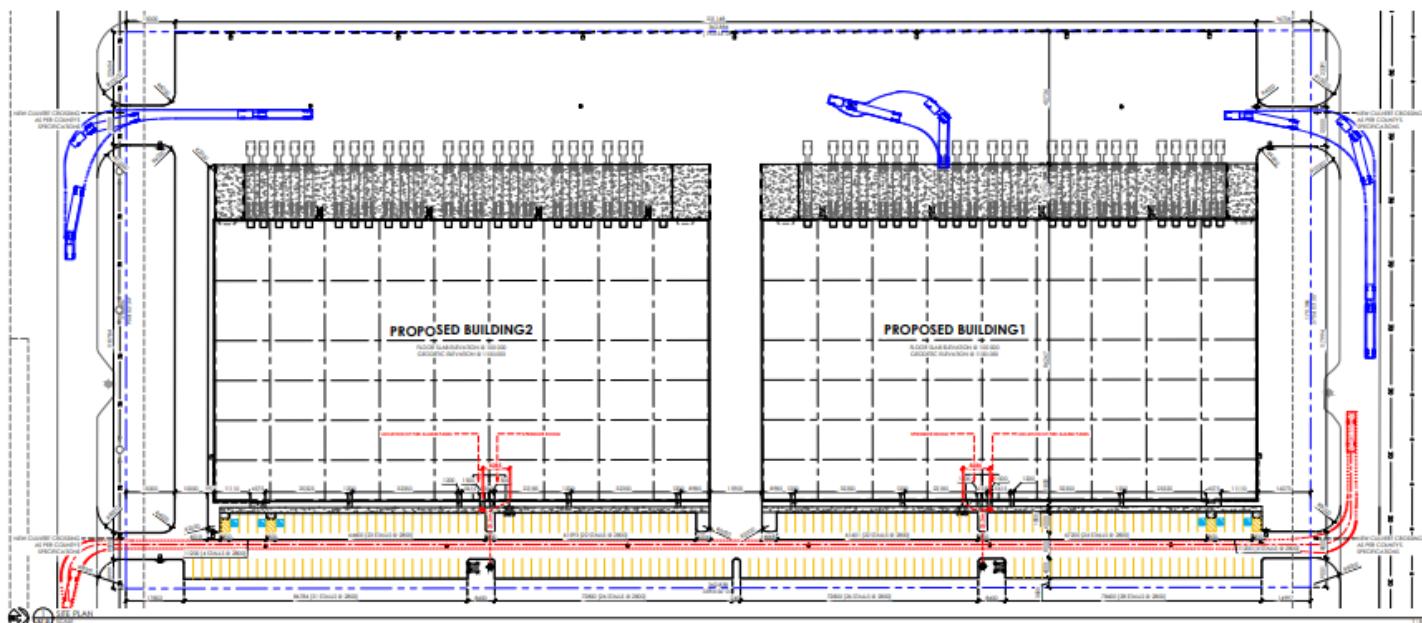


ROCKY VIEW COUNTY

Site Plan

Development Proposal

Industrial (Medium),
construction of two (2)
multi-tenant
commercial
office/warehouse



Division: 5
Roll: 06412032
File: PRDP20258130
Printed: 11/21/2025
Legal: A portion of
NW-12-26-29-W04M