



## 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

BCW Architects (Ricardo Brito)

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Tuesday, February 10, 2026

Roll: 06410084

**RE: Development Permit #PRDP20257735**

**Lot 10, Block 2, Plan 2512251, SE-10-26-29-04; (261117 WAGON WHEEL WAY)**

The Development Permit application for General Industry Type II, for a trucking company and outside storage of semi truck and trailers has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

1. That General Industry, Type II, tenancy for a trucking company (phase 1) may operate on the subject lands, in accordance with the application and site plan, as prepared by BCW Architects, Project: 25036, dated September 2025, as amended to meet conditions of this approval, and includes:
  - i. Tenancy for *Tracks 4 Transport Inc.* is over 6.01 acres of the northern portion of the lot (phase 1), in accordance with the final approved site plan;
  - ii. Outdoor Storage of semi-truck and trailers;
  - iii. Perimeter chain-link fencing with vinyl slats, up to 1.80 m (5.90 ft.) in height; and
  - iv. Single-lot regrading and associated work for site development.

#### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact the County's Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits will 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.
3. That prior to release of this permit, the Applicant/Owner shall submit a Landscaping & Screening Plan in accordance with Sections 4.4.3(d)(e)(h) of the Balzac East Area Structure Plan (ASP), Section 3.9 of the Ham East Conceptual Scheme (CS), Section 3.7.0 of Direct Control District 99 (DC 99) and Section 26 of the regulated Land Use Bylaw C-4841-97 (LUB), to the satisfaction of the County. The plan shall propose all total landscape plantings, total landscaping percentage, and shall include vinyl slats or better enhanced screening, along the perimeter fenceline.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that indicates curb stops for all proposed employee vehicle parking stalls and any onsite parking stall identification methods for any truck trailer stall parking, in accordance with Policy 3.10.1 of the CS and Section 27 of the LUB.



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5. 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.*
6. That prior to release of this permit, the Applicant/Owner shall confirm any future civil development required onsite that is outstanding. If additional development is required, the Applicant/Owner shall submit a Construction Management Plan, in accordance with the County's Servicing Standards. The plan shall include, but not be limited to, noise, weed management, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details.
7. 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.*
8. 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 TIA report (December 2010, as amended) for these lands meet the criteria for the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant/Owner's expense. The letter shall address if the proposed development is in accordance with the Crosspointe Industrial Park Traffic Impact Assessment, if not, a TIA shall be required for the site to address the potential for off-site impact.
  - i. If the recommendations of the TIA require off-site improvements, then the Owner shall enter into a Development Agreement with the County;
9. 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 Access Management Procedure 410, to the satisfaction of the County.
10. 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. The plan shall address the need for an oil/grit separator.
11. 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 subject site is greater than 2.00 hectares (4.94 acres), a full report is required.*
12. That prior to release of this permit, the Applicant/Owner shall submit a detailed site grading plans and development site servicing drawings detailing any underground stormwater infrastructure, prepared by a qualified engineering professional, in accordance with the County's Servicing Standards.

## Prior to Occupancy

13. That prior to site occupancy, the constructed paved site approach, off Wagon Wheel Way, shall be inspected and approved by the County, in accordance with the County's Servicing Standards.



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14. That prior to site occupancy, 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 pond volumes, liner verification, inverts and any other information that is relevant to the approved SSIP.
  - i. Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify the stormwater infrastructure has been completed as per the stamped "examined drawings".
15. That prior to the occupancy of the site, all development components, including landscaping, municipal addressing posted, and final site surfaces 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 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 30<sup>th</sup> day of June immediately thereafter.

## Permanent:

16. That if this Development Permit is not issued by **AUGUST 31, 2026**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. 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.
18. That the Applicant/Owner shall take whatever means necessary, during site 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.*
19. 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 shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
20. That any constructed approaches shall be in accordance with the County's Servicing Standards.
21. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
22. That the entire site shall be maintained in a neat and orderly manner at all times in accordance with the CS. All waste material shall be deposited and confined in weatherproof and animal-proof containers within an appropriate enclosure and/or screened from adjacent properties and roadways. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
23. 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, Section 3.11 of the CS, and Section 27 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.



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24. 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, Section 3.12 of the CS and Section 35 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.
25. That all landscaping and screening elements shall be in accordance with the final Landscape Plan, once 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 30<sup>th</sup> of the next growing season.
  - iii. That there shall be no potable water used for irrigation and landscaping purposes, 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 Section 4.4.3(m) of the ASP and the County's Water Conservation Policy C-600.
26. 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.
27. That the 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.
28. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
29. That any change in future tenant(s) of the site and/or expansion of onsite business operations shall require a separate Development Permit application for tenancy (use)/expansion and/or a New Business tenancy Change of Use approval.
30. That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months 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 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 (Bylaw C-7562-2016), for the subject site, to facilitate accurate emergency response. *The municipal address for the subject site is 261117 WAGON WHEEL WAY.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.



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- 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 3<sup>rd</sup> party reviews and/or inspections as per the County's Master Rates Bylaw.

*Note: For any 3<sup>rd</sup> 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.
- That the County suggests that geotechnical recommendations on gravel thickness or a parking lot structure be obtained, as it would benefit the long-term use of the site based on site-specific soil conditions.
- 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 & 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.

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 issuance. 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 be 'D. [Name]'.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)





# 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:** 06410084  
**Application Number:** PRDP20257735  
**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?

261117 WAGON WHEEL WAY and located approximately 0.81 km (0.50 mile) south of Highway 564 and 0.41 km (0.25 mile) east of Range Road 292

### What is the development permit proposing?

General Industry Type II, for a trucking company and outside storage of semi truck and trailers

### 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](https://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](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** BCW Architects (Ricardo Brito)

**Owner(s):** 2366078 Alberta Ltd,

**Legal:** Lot 10 Block 2 Plan 2512251, SE-10-26-29-04

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto: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.

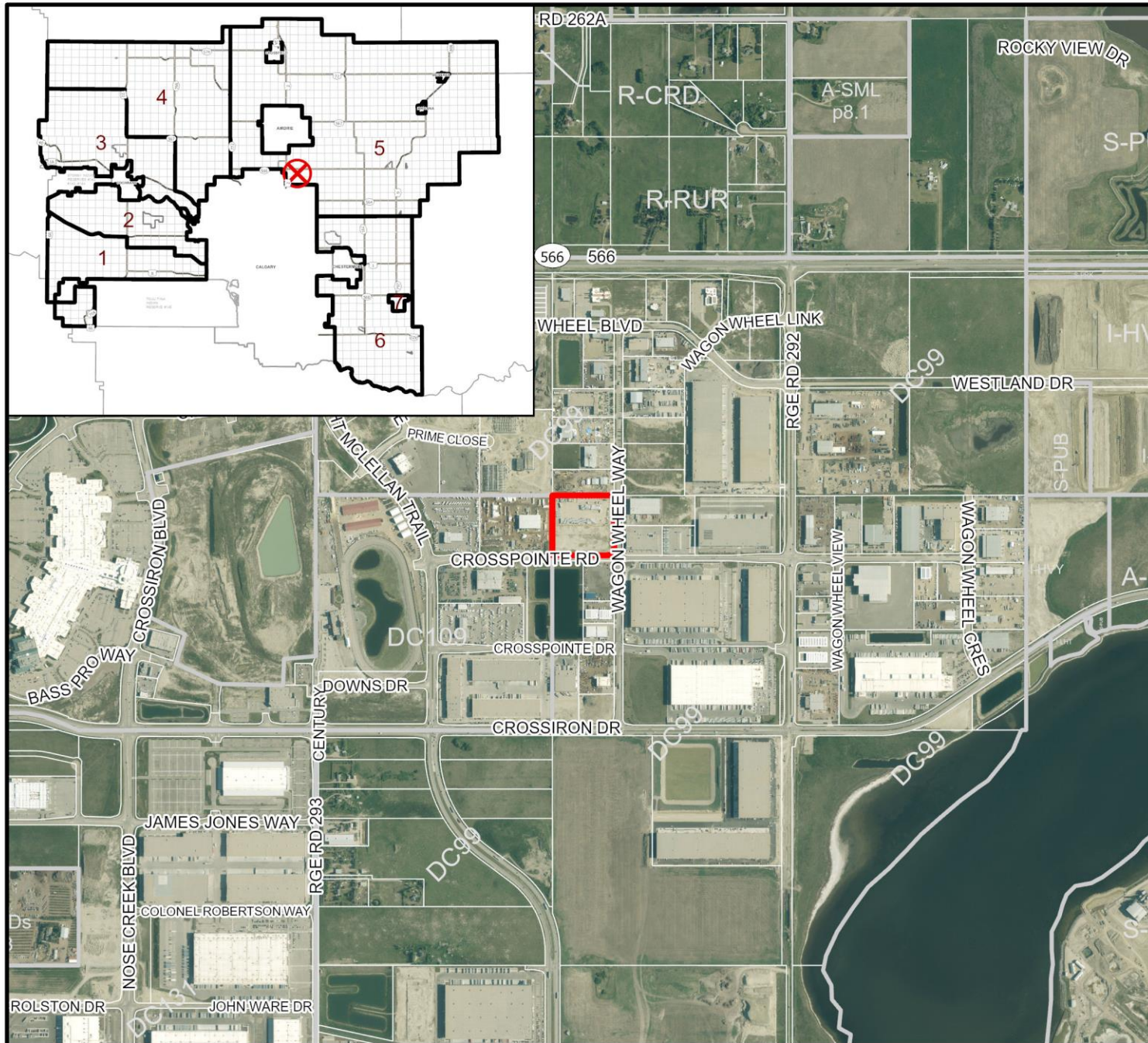


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

General Industry Type II,  
for a trucking company and  
outside storage of  
semi truck and trailers



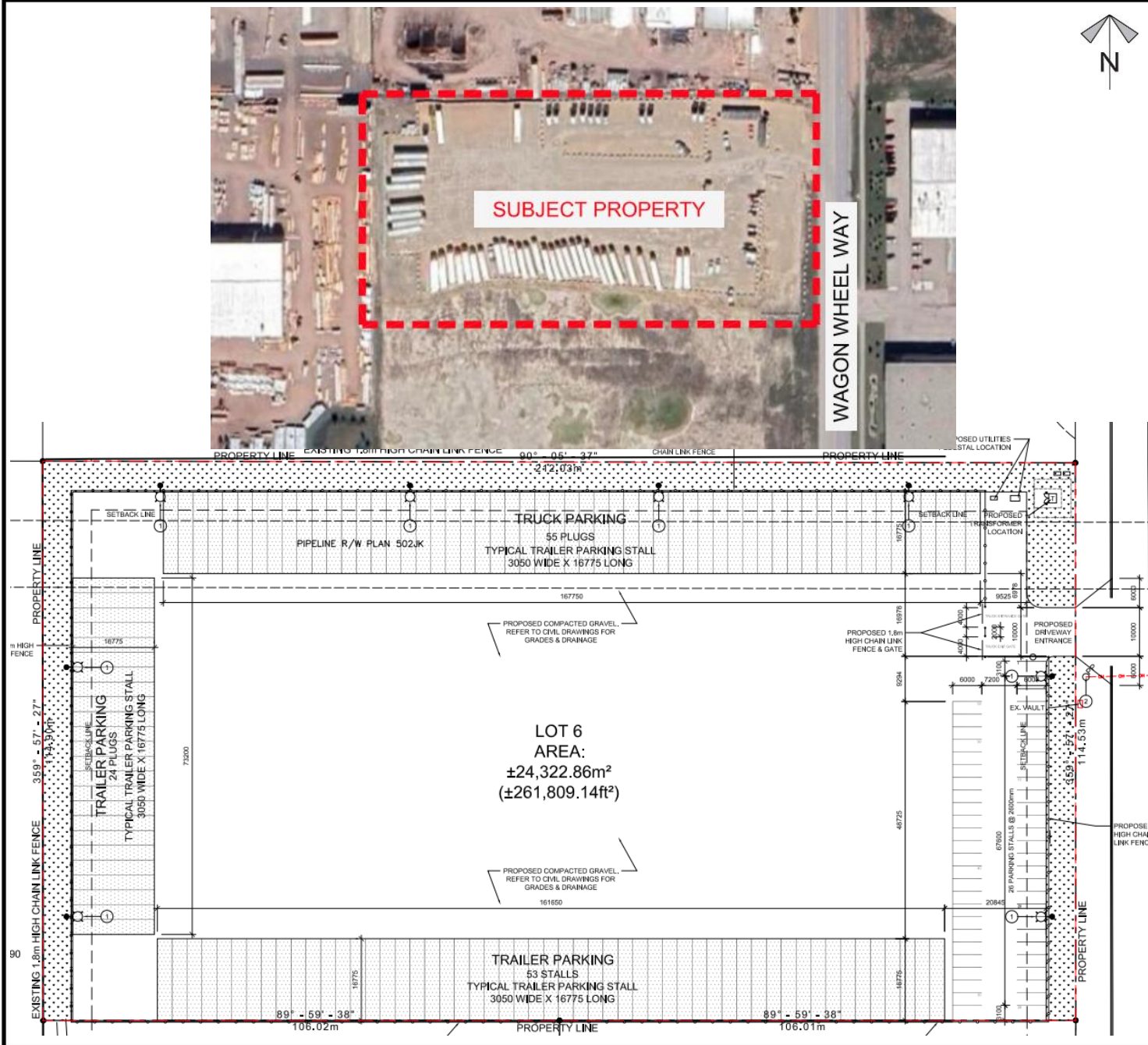
Division: 5  
Roll: 06410084  
File: PRDP20257735  
Printed: 2/5/2026  
Legal: A portion of  
SE-10-26-29-W04M





## Development Proposal

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