

**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**

County Permits Ltd. (Kristy Vanderzwaag)

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Tuesday, February 24, 2026

Roll: 04704007

**RE: Development Permit #PRDP20258778  
NW-04-24-03-05; (240230 RANGE ROAD 34)**

The Development Permit application for construction of an Accessory Building greater than 930.00 sq. m. (10,010.40 sq. ft.) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the construction of an Accessory Building (cold storage building), approximately 1,412.13 sq. m. (15,200.00 sq. ft.) in area, may commence on the subject lands in accordance with the approved application, site plan, as submitted with the application, dated December 8, 2025, as amended, building drawings, as prepared by Remuda Building Ltd., Project Name: *10857 Reid Cold Storage*, Dwgs: S0.1 – S4.1, dated November 21, 2025, as amended, and the conditions of approval of this permit.

**Permanent:**

2. That the Accessory Building shall be similar to, and complement, the existing principal building (Dwelling, Single Detached) in exterior material, colour and appearance.
3. That the Accessory Building shall not be used as a *Dwelling Unit*, *Religious Assembly*, or for Business purposes, including the parking of any *Vehicle (Commercial)* at any time, unless approved by a Development Permit.
  - i. That "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
4. All farm operation equipment and materials shall be stored within the Accessory Building. The site shall be maintained in a neat and orderly manner, to the satisfaction of the Development Authority.
5. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations ([roaduse@rockyview.ca](mailto:roaduse@rockyview.ca)) and provide haul details for materials and equipment required during construction and/or site development:
  - i. More than 30 vehicle movements within any seven (7) day period;
  - ii. More than five (5) vehicle movements within any one (1) hour period;
  - iii. For the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:
    - a. Two (2) axles;
    - b. 11.00 (36.09 ft.) in length; or
    - c. A maximum allowable gross vehicle weight of 4,500 kilograms.



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- iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. 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 nor negatively impact existing drainage patterns in any road right-of-way; and
  - ii. That upon completion of the proposed development, the County may request the Applicant/Owners 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.
7. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional fill/excavation. That no excavation, placement of fill, or any alterations shall occur within the existing driveway.
8. That the Applicant/Owner shall take whatever means necessary to prevent visible dust and/or sediment and erosion control measures associated with the development from escaping the site and having adverse effects on adjacent roadways (RGE RD 34 and HWY 8), adjacent residential properties and the adjacent Pirmez Creek Canal. That best management practices for erosion and sedimentation control shall be implemented onsite and practice at all times, during construction or after construction.
9. 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.
10. 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 County's *Land Use Bylaw C-8000-2020* (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.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) 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-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That during construction, all construction and building materials shall be maintained on-site 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.

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- That any other federal, provincial, or County permits, approvals, and/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 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 County's Subdivision and Development Appeal Board.

Regards,



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