

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 Issuance conditions (if listed) *must* be completed.**

NOTICE OF DECISION

Truefit Architecture Ltd. (David Schiwy)

Page 1 of 3

Tuesday, March 10, 2026

Roll: 06410115

**RE: Development Permit #PRDP20260299
UNIT 22, Plan 2410715, NW-10-26-29-04; (122, 292188 WAGON WHEEL BOULEVARD)**

The Development Permit application for Indoor Participant Recreation Services (existing bay), tenancy for a badminton facility has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Indoor Participant Recreation Services (existing bay), tenancy for a badminton facility may take place on the subject site, in accordance with the plans prepared by Truefit Architecture (Project No.: TF25-026), Sheet No.: DP20-01 – DP10-01, dated January 13, 2026, as amended, including:
 - i. Tenancy for *Five66 Badminton*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall provide payment of the *Community Recreation Off-Site Levy Bylaw C-8550-2024*, calculated based on the development area.
3. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment memo, prepared by a qualified professional to access the analysis and traffic volumes in the Balzac Global TIA report (December 2010, as amended) for these lands meet the criteria for the development to assess if any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.
 - i. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the applicant's expense. The letter shall also address if the proposed development is in accordance with the Crossroads Industrial Condo Development Trip Generation Review, and, if not, the Owner shall submit an updated Trip Generation Memo for the site to address the potential for off-site impacts; and
 - ii. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.
4. That prior to release of this permit, the Applicant/Owner shall submit water and wastewater usage details anticipated for the development.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan identifying the location of the 18 designated parking stalls.

Truefit Architecture Ltd. (David Schiwy) #PRDP20250299

Page 2 of 3

Prior to Tenant Occupancy:

6. That prior to occupancy, the Applicant/Owner shall install tenant parking identification signs for the 15 assigned parking stalls at the front of the building and 3 at the rear of the building

Permanent:

7. That if the prior to release conditions have not been met by **AUGUST 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
8. That all conditions of the overarching principal Development Permit #PRDP20223717 shall remain in effect.
9. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition under Development Permit PRDP20223717 and this Development Permit, shall be implemented and adhered to in perpetuity, including:
 - i. Parking Management & Stall Signage Confirmation Letter prepared by Fan (Laura) Wang, dated February 11, 2026; and
 - ii. Parking Assessment prepared by Dillon Consulting, dated February 11, 2026.
10. That all garbage and waste for the site shall be stored in lockable weatherproof and animal proof containers and screened from view by all adjacent properties and public thoroughfares.
11. That no outdoor storage of business equipment or material shall be permitted at any time.
12. That any future business signage not included within this Development Permit shall require separate Development Permit approval prior to placement onsite.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
13. That no off-site advertisement signage associated with the business shall be permitted.
14. That all business parking shall be in accordance with the Parking Assessment prepared by Dillon Consulting, dated February 11, 2026. That no off-site parking is permitted on the adjacent County road system.
15. Site servicing includes maximum caps on sanitary flows per the original site development that will continue to apply to the existing parcel. Should the new operation result in increased water or sanitary demands that exceed previously purchased allocations, additional servicing capacity will need to be purchased by the landowner in accordance with the Master Rates Bylaw and the Customer Service Agreement in place for the parcel.
16. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
17. 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 Officer.



Truefit Architecture Ltd. (David Schiwy) #PRDP20250299
Page 3 of 3

Advisory:

- 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 current municipal address for the subject site is *122, 292188 Wagon Wheel Boulevard*.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, in perpetuity.
- That a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to any interior tenant occupancy/construction taking place. Compliance with the *National Energy Code* is also required.
- 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 31, 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,

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

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

THIS IS NOT A DEVELOPMENT PERMIT