

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

Spero Projects Inc. (Greg Spero)

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Tuesday, April 21, 2026

Roll: 04734032

RE: Development Permit #PRDP20260700

Lot 4, Block 2, Plan 0413544, SW-34-24-03-05; (100 COMMERCIAL DRIVE)

The Development Permit application for Industrial (Light), for a dry ice production facility, including use of an accessory building (existing), outdoor storage space of 80.00 sq. m, tenancy, overheight fencing, and relaxation of the maximum fence height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Light), for a dry ice production facility may take place on the subject site in accordance with the site plan submitted with the application, as amended, including:
 - i. Business Tenancy for "*Abatement Pro*";
 - ii. Use restricted to the existing Accessory Building and adjacent Outside Storage area only, in accordance with the approved application and site plan;
 - a. Existing Accessory Building, approximately 111.51 sq. m. (1,200.28 sq. ft.) in area;
 - b. Outdoor Storage area of approximately ± 80.00 sq. m. (± 861.11 sq. ft.) for placement of one (1) 60-ton compressed carbon dioxide tank mounted on a trailer only; and
 - iii. Construction of over-height wooden fence around the Outside Storage area;
 - a. That the maximum fence height shall be relaxed from **2.00 m. (6.56 ft.) to 2.44 m. (8.00 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised consolidated site plan and drawings in accordance with the submitted application details and package, to the satisfaction of the Development Authority and including:
 - i. Location of any business-related garbage & recycling bins/enclosures, in accordance with Sections 251 – 252 of the County's *Land Use Bylaw C-8000-2020* (LUB), and Section 10.12 of the *Springbank Area Structure Plan* (ASP);
 - ii. Parking stalls in accordance with section 236 of the LUB and section 10.15 of the ASP;
 - iii. Fence design and screening elements in accordance with section 263 – 269 of the LUB and section 10.21 of the ASP; and
 - iv. Setback requirements for the Outdoor Storage area as per Section 385 of the LUB.



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3. That prior to the release of this permit, the Applicant/Owner shall prepare and submit an Emergency Management and Response Plan. The plan shall detail emergency response procedures, including emergency access routes and measures to prevent the threat of and suppression of fire, in accordance with Section 10.13 of the ASP, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Chemical Management Plan. The plan shall be prepared and submitted by the Developer detailing measures for the handling, storage and disposal of any toxic and/or hazardous materials or waste products within the Lands, in accordance with section 10.11 of the ASP, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment memo, prepared by a qualified professional to assess the analysis and traffic volumes 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. The Traffic Impact Memo shall include a Parking Assessment to determine the parking demand and supply characteristics associated with the proposed development in accordance with Section 236 & 249 of the County's LUB; and
 - ii. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.
6. That the Applicant/Owner shall provide confirmation on the requirements for potable water and sanitary wastewater servicing, including whether the proposed Industrial (Light) use will result in any change or increase in overall water usage on the subject site, and whether the subject building will require any water service connection.
 - i. That if there is an overall increase in water demand for the subject site as a result of the subject Industrial (Light) use, the Applicant/Owner shall provide a confirmation letter from Calalta Waterworks stating that water capacity is available for the servicing of the proposed development, to the satisfaction of the County.
 - ii. That if the Applicant/Owner confirms that there is no increase in overall site water usage associated with the proposed use, and should this change in the future, the Applicant/Owner shall contact Calalta Waterworks to arrange for potable water or service connections to the subject accessory building at their own cost, to the satisfaction of the County.

Upon Development Completion

7. That upon development completion, the Applicant/Owner shall submit confirmation of certification and registration of the tank from the Alberta Boilers Safety Association (ABSA). Such confirmation shall be provided at installation and shall also include approval from a qualified professional detailing how the tank will be supported on the trailer, to the satisfaction of the County.
 - i. The Applicant/Owner shall contact County Fire Services (firepermitsinspections@rockyview.ca) to book an occupancy inspection, to determine fire safety requirements for the subject use. The inspection will confirm if any fire safety requirements are to be complied with.
 - a. That the Applicant/Owner shall complete any requirements or improvements that may be required as a result of the occupancy inspection to comply with fire safety requirements; and
 - b. Written confirmation shall be received from County Fire Operations confirming the status of this condition.



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Permanent:

8. That if the prior to release conditions have not been met by **NOVEMBER 30, 2026**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.
9. That all conditions of Development Permit 2007–DP–12405 shall remain in effect unless otherwise conditioned within this approval.
10. That any plan, technical submission, agreement, matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition or as approved under Development Permit 2007–DP–12405, shall be implemented and adhered to in perpetuity.
11. That this approval does not include the business use/operation within the existing *Office* building.
12. That any business-related signage shall require separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
13. That any future/change in business tenants shall require Development Permits for change-of-use or for a New Business Tenant submission and signage.
14. That all outside storage that is part of the subject use shall be screened from adjacent lands to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings and shall not exceed ± 80.00 sq. m. (± 861.11 sq. ft.) in general accordance with the Site Plan.
15. That the Applicant/Owner shall ensure that no business operations shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building which contains them.
16. That all vehicles, trailers, or equipment used for the subject use shall be kept within the buildings and/or the approved outdoor storage area.
17. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by the province and industry best practices.
18. That any garbage, waste material or refuse on-site shall be stored in weatherproof and animal-proof containers located within the building at all times. If located outside, the units shall be screened from view from all adjacent properties and/or public roadways in accordance with Section 10.12 of the ASP, Section 251 - 252 of the LUB, and to the satisfaction of the County.
19. That all and any future proposed 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 LUB. All lighting shall be fully 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.

Advisory:

- That the Applicant/Owner shall contact the Alberta Boilers Safety Association (ABSA) regarding the proposed at-grade or underground 60-ton CO₂ tank on the trailer.
- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- There shall be no business or customer parking along the adjacent road allowance at any time.



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- That the subject development shall conform to the *County's Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. Any impact on any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That the Applicant/Owner shall adhere to Instrument #761 141 577 (Zoning Regulation), Instrument #041 380 009 (Utility Right-of-Way), Instrument #041 381 010 (Easement), Instrument #041 381 013 (Deferred Services Agreement), and Instrument # 041 381 406 (Restrictive Covenant), in perpetuity.
- 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, May 12, 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. Kozlowski".

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