

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

Arthur Magega

Page 1 of 4

Tuesday, April 21, 2026

Roll: 03315003

**RE: Development Permit #PRDP20255639
NW-15-23-28-04; (232180 RGE RD 283)**

The Development Permit application for Cemetery and Funeral Services, business tenancy for an animal and pathological cremation facility, education & sales, construction of two accessory buildings, outside storage and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Cemetery and Funeral Services, for a business tenancy for an animal and pathological cremation facility, within an existing Outside Storage & Outdoor Storage, Truck Trailer, may commence on the subject lands, in accordance with the applications and attached drawings, and includes:
 - i. Cemetery and Funeral Services, for an animal and pathological cremation facility;
 - a. That this approval includes the incineration of small and large animals/pets and pathological products and hazardous waste for Federal, Provincial and Municipal agencies, in accordance with the Provincial registration Environmental Protection and Enhancement Act, *Registration No. 484889-00-00, as amended.*
 - b. That this approval does not include any large-gathering public funeral services.
 - ii. Tenancy for *Waste Incineration Systems Company Limited [Pet Cremation Care]*;
 - iii. Construction of one primary building (accessory building/Quonset/office shipping container combination), approximately $\pm 151,80$ sq. m ($\pm 1,634.00$ sq. ft. in area), as amended, with exterior venting, in accordance with the final site plan;
 - iv. Education Classes and Retail Sales within the primary building; *Retail Sales includes the sales of Urns and Specialty Products.*
 - v. Inside & Outside Storage and repair of Equipment; *Outside Storage located on a concrete pad,*
 - vi. Signage, including two non-illuminated mounted signs; *Details to be submitted upon implemented onsite.*

Arthur Magega #PRDP20255639

Page 2 of 4

Prior to Release :

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, indicating the location of the business within the subject lands, location of all building(s) and Outside Storage area, identification of all minimum land setback distancing for all proposed building(s), parking areas and the Outside Storage area and proposed building height, in accordance with Sections 447, 448 and 449 of the County's *Land Use Bylaw C-8000-2020* (LUB). *All development areas shall meet all minimum land setbacks.*
3. That prior to release of this permit, the Applicant/Owner shall confirm, in writing with site photos, that the primary/accessory building(s), any exterior outside storage, and exterior garbage/waste unit are screened from adjacent properties and any public thoroughfare, in accordance with Section 450(b) of the LUB.
 - i. That if visible, additional screening measures, including fencing, shall be installed onsite, per an agreed upon date with the County, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit lighting details, including spec model details for any mounted or security lighting onsite. The lighting models shall be fully-shielded and cut-off and shall meet Section 6.3 of the Singer Transportation Industrial Storage Yard Master Site Development Plan (MSDP) and Sections 225-231 of the LUB.

Permanent:

5. That if this Development Permit is not issued by **MARCH 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition as part of this approval or approved under the principal site development permits, PRDP20200714 and PRDP20213599, shall be implemented and adhered to in perpetuity.
7. That all conditions of the principal site development permits, PRDP20200714 and PRDP20213599, shall remain in effect, unless otherwise noted in this approval.
8. That this approval includes the use of up to three Thermtec Incinerators (animal cremation units), or as updated in accordance with the overarching Provincial approval. *That a maximum of two incinerators can be in use at one time.*
9. That no hazardous material shall be stored within the building, at any time. All hazardous materials shall be stored within the designated Outside Storage area, within the Provincially regulated/mandated containers at all times.
10. That the Applicant/Owner shall take effective measures to control any emissions or dust releases from the business, as applicable, in perpetuity, in accordance with the guiding Provincial Regulations (*as noted in this condition set*).
 - i. That if a complaint or any issues arise, the Applicant/Owner shall work with the County to address the issue, and take appropriate means necessary, in accordance with any guiding Provincial mitigation measures.
11. That a minimum of four parking stalls or greater shall be identified and maintained in the subject business area at all times, for any site visitors or employees.



Arthur Magega #PRDP20255639

Page 3 of 4

12. That any onsite education classes shall not exceed the minimum parking stall requirements in class size, at any time.
13. That the entire site shall be maintained in a neat and orderly manner at all times. That all business-produced waste shall be stored in a lockable weatherproof and animal proof container(s) or regulated containers, shall be in a location easily accessible to pickup, and shall be screened from view from all adjacent properties and public thoroughfares, in perpetuity.
14. That any on-site lighting used for the business, including private site security lighting, building lighting or and any parking areas, shall be designed to conserve energy, reduce glare, and reduce up light. All developments will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties, including fully shielded, cut-off lighting models.
15. That any signage not approved within this condition set shall require a separate Development Permit approval before placement onsite. All signage shall adhere to MSDP and LUB, to the satisfaction of the County.
 - i. That any signage shall be kept in a safe, clean and tidy condition at all times.
 - ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during development.
16. That if the development authorized by the 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 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 County's *Noise Control Bylaw C-8067-2020* and the County's *Road Use Agreement Bylaw C-8323-2022* shall be adhered to at all times.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, for the subject commercial business located on the subject site, to facilitate accurate emergency response.
- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, for any buildings being used for the subject business. Compliance with the *National Energy Code* is also required.
- That the subject development shall adhere to any *National Fire Code 2023 – Alberta Edition* at all times.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall adhere to the Provincial registration, under the *Environmental Protection and Enhancement Act, Registration No. 484889-00-00*, subject to the Code of Practice for Small Incinerators, as amended, in perpetuity. *The Applicant shall submit an update to for the Provincial registration, confirming an address update and any updates to the onsite cremation unit(s), for the subject business.*

Arthur Magega #PRDP20255639

Page 4 of 4

- That the Applicant/Owner shall adhere to the Provincial Waste Control Regulation (*Alberta Regulation 192/1996, dated June 23, 2025*), the Activities Designation Regulation (*Alberta Regulation 274/2025, dated December 5, 2025*) and the Disposal of Dead Animals Regulation (*Alberta Regulation 132/2014, dated November 30, 2022*), in perpetuity, as all amended.
- That for any pathological or biomedical materials onsite, all Provincial Health Services waste handling requirements, shall be adhered to, in perpetuity.

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 Land and Property Rights Tribunal.

Regards,



Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT