

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 (Tyler Laing-Chan)

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Tuesday, May 19, 2026

Roll: 03332087 / 03332003

RE: Development Permit #PRDP20261318

**NW-32-23-28-04; Lot 44, Block 3, Plan 2211282 (60 CARMEK DRIVE) *Principal Development &*
Lot 43, Block 3, Plan 2111585 (490 CARMEK DRIVE) – *Internal Access Route Only***

The Development Permit application for General Industry, Type II (existing building), construction of a security fence, relaxation of the maximum fence requirement and onsite site improvements has been **conditionally-approved** by Rocky View County's (the County) Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II (existing building & tenant use), may continue on the subject land in accordance with the approved site plan and application drawing package, as prepared by *BCW Architects, Project No. 25045, dated December 2025; Revised March 6, 2026*, as amended for condition revisions requests within this condition set. The approval includes:
 - i. Construction of an over height black-vinyl chain-link fencing, with slats;
 - a. That the maximum fence height requirement is relaxed from **2.00 m (6.56 ft.) to 2.438 m (8.00 ft.)**;
 - ii. Exterior Building Renovations to the north and south building elevations and onsite site changes including a sliding gate, the placement of a diesel generator and removal of trailer parking stalls; *Interior Renovations for tenant are approved as required.*
 - iii. Site Regrading to accommodate exterior building modifications and internal drive lane to Lot 43, Block 3, Plan 2111585 including removing of curbing, landscaping, relocation of pole lighting, and resurfacing in accordance with approved *Grading Plan, as prepared by Sedulous Engineering, Project No. 26.084, dated March 3, 2026.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit and register a mutual access easement on both properties with Land Titles, for the proposed internal drive lane between Lot 43 and Lot 44, Block 3, Plan 221282.
3. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of internal directional traffic control devices, such as signage, speed identifications, or a stop/yield sign(s), shall be placed at each property line, directing truck traffic prior to crossing over property lines, to the satisfaction of the County.

Prior to Internal Drive Lane Operations:

4. That prior to use of the internal drive lane between both properties, any required signage/traffic control devices and the yellow safety thermal pavement strips shall be installed/completed onsite, in accordance with the final details and plans onsite.



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Permanent:

5. That if this Development Permit is not issued by **DECEMBER 31, 2026**, or through an approved extension date, this approval is null and void and the Development Permit shall not be issued.
6. That all conditions of the principal Development Permit #PRDP20225595 shall remain in effect unless otherwise noted in this approval.
7. 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 or previously approved under #PRDP20225595, shall be implemented and adhered to in perpetuity.
8. That any site regrading work shall not direct any additional surface drainage into adjacent road rights-of-way, or to negatively impact surface drainage patterns in the subdivision.
9. That the exterior diesel generator shall be completely enclosed and screened from view, from all view perspectives, prior to use and operation.
10. 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 thirty-six (36) 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 Authority.

Advisory:

- That a Building Permit and all applicable sub-trade permits shall be obtained for the proposed exterior building modifications and possibly fencing (for fire access route compliance), through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist, in accordance with the *National Building Code – 2023 Alberta Edition (NBC)*. *The Development shall conform to the National Energy Code.*
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023], as amended.*
- 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, June 9, 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. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca