

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

2791721 Alberta Ltd. (Sukhjrit Toor)

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Tuesday, May 19, 2026

Roll: 03329006

RE: Development Permit #PRDP20261673

Lot 9, Block 12, Plan 2311445, NW-29-23-28-04; (5 BLUEGRASS PLACE)

The Development Permit application for Industrial (Medium), construction of a warehouse/office building and signage, relaxation to the maximum fence height requirement, relaxation to the minimum parking front yard setback requirement and relaxation to the minimum building side yard requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium), construction of a warehouse/office building may take place in general accordance with the submitted drawings prepared by Ryan Schmidt Architecture Studio Ltd. (File No.: 26120), Drawing No.: A0.2 – A2.1, dated March, 2026, as submitted with the application, as amended, and includes the following:
 - i. Construction of a warehouse/office building, approximately $\pm 2,182.06$ sq. m. ($\pm 23,487.50$ sq. ft.) in footprint; A *second floor or mezzanine level may be considered, approximately ± 333.33 sq. m. ($\pm 3,587.93$ sq. ft.) in footprint.*
 - ii. Construction of over height perimeter chain-link fencing, with a barbed-wire topper including:
 - a. Relaxation to the maximum fencing height requirement from **2.00 m (6.56 ft.)** to **2.19 m (7.19 ft.)**;
 - b. Black screening slats shall also be installed along the perimeter fenceline.
 - iii. Relaxation to the minimum parking front yard setback requirement from **15.00 m (49.21 ft.)** to **12.51 m (27.92 ft.)**;
 - iv. Relaxation to the minimum building side yard setback requirement from **15.00 m (49.21 ft.)** to **13.00 m (42.65 ft.)**;
 - v. Outdoor Storage in accordance within the approved site plan;
 - vi. Site grading per the approved onsite technical; and
 - vii. Installation of two (2) non-illuminated fascia sign placeholders, approximately ± 5.95 sq. m (± 64.05 sq. ft.) in area.



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Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a detailed lighting plan completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments in accordance with Section 227 – 231 of the County's *Land Use Bylaw C-8000-2020* (LUB) and Appendix B of the *Janet Area Structure Plan* (ASP).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised building elevation plan including:
 - i. Enhanced architectural design elements on the western façade of the building in accordance with Section 100 & 167 of the LUB.
 - ii. A minimum of two (2) roof features in accordance with Appendix B (8) of the ASP; and
 - iii. A minimum of two main entrance features in accordance with Appendix B (9) of the ASP.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan including:
 - i. A physical barrier or buffer shall be placed along Instrument #861 069 690 (Right-of-Way) located on the southern boundary of the site in accordance with Section 100 of the LUB; and
 - ii. The five (5) parking stalls shall be relocated out Instrument # 231 219 305 (Caveat) and Instrument # 231 219 306 (Caveat).
5. That prior to release of this permit, the Applicant/Owner shall remove all business related equipment, material, trailers, and vehicles outside of the Right of Way (ROW) boundaries in accordance with Land Titles Instrument 861 069 690 & 231 219 304 and Section 100 of the LUB.
 - i. That once complete, the Applicant/Owner shall request a site inspection or dated/time photos shall be submitted to the County, to confirm all components are located outside of the ROW.
6. That prior to release of this permit, the Applicant/Owner shall submit a turning template(s) for the north boundary of the proposed warehouse/office building, in accordance with Section 100 of the LUB, to confirmation adequate turning radius' are proposed for commercial vehicle and industrial truck movements.
 - i. *Vehicle (Commercial)* entering and existing the site shall not rely on Bluegrass Place to maneuver into the warehouse/office building or impede the County's Road Allowance at any time.
7. That prior to release of this permit, the Applicant/Owner shall submit confirmation details including 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 / NFPA 13 including Section 3.3.2.16, and all applicable County standards and bylaws, to the satisfaction of the County, including:
 - i. Type of fire safety systems for the proposed warehouse/office building including confirmation of water supply; and
 - ii. Fire Safety Plan including means of egress, exit and emergency lighting locations.
8. That prior to release of this permit, the Applicant/Owner shall submit payment of the Community Recreation Off-Site Levy Bylaw C-8550-2024, calculated based on the development area.
9. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with the County's Servicing Standards. The plan shall address dust control, noise, truck routes, access to the site, and potential for interference with nearby businesses, in accordance with the County's Servicing Standards.

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10. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management Plan (SSIP), prepared by a qualified professional storm water engineer. The SSIP must include a grading plan that illustrates the original ground profiles; the depth of proposed fill; and an analysis of the pre- and post-construction grades considering site stormwater storage, site release and offsite drainage to ensure there are no impacts to adjacent properties or the County's public road network, in accordance with the Garden Industrial Subdivision Stormwater Management Report PL20180066, prepared by Jubilee Engineering Consultants Ltd. (dated July 28, 2021), and the County's Servicing Standards.
11. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment control report and plan, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development.
13. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Traffic Impact Assessment (TIA) report, prepared by JCB Engineering Ltd. (dated August 3, 2021), for the Garden Road Subdivision, meet the criteria for the proposed development, in accordance with the County's Servicing Standards. If any updates are required to the TIA report, these shall be completed at the Applicant's/Owner's expense. If the letter is not in accordance, a site-specific TIA shall be required for the site, to address the potential for off-site impacts.
 - i. If the recommendations of the Transportation Impact Assessment/letter require off-site improvements, then the Owner shall enter into a Development Agreement with the County.

Prior to Occupancy

14. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing, as-built pond volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP, to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed.
15. That prior to site occupancy, the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 2.00 m (6.56 ft.) in depth.
16. That prior to site occupancy, all landscaping, parking and final site surfaces shall be placed prior to occupancy of the site and/or building.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the development components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

17. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.



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18. 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 occupancy condition, shall be implemented and adhered to in perpetuity, including the final SSIP.
19. That all development shall be in accordance with the ASP and LUB at all times.
20. 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 Alberta Environment and Protected Areas.
21. That no salvaged or damaged vehicles shall be stored within the outdoor storage area at any time.
22. 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) 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.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
23. That potable water shall be supplied via water cistern utilizing a trucked service. That all sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal in accordance with Section 22.5 and 22.8 of the ASP, the County's Servicing Standards, and County Policy #449.
 - i. That the County does not support the use of wells for industrial commercial purposes. In specific cases when the re-use of storm water has been fully investigated and determined to provide insufficient quantity or quality for the intended commercial purpose, the County may at its sole discretion issue a Development Permit based on individual wells. In these specific cases, the lot owner shall obtain a license to divert water from Alberta Environment and Protected Areas.
24. That all landscaping and topsoil shall be in accordance with the approved landscaping details provided on the Landscaping Plan, as amended.
 - i. The vegetation types shall endure the required storm water irrigation from May to September;
 - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped area including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season;
 - iii. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater;
 - iv. That all plantings should be placed in a minimum of 6.00 inches depth of landscaping soil; and
 - v. That all landscaping and screening elements shall be maintained onsite in perpetuity.
25. That water conservation strategies shall be implemented and maintained at all times in accordance with Policy 21.10 of the ASP and the County's *Policy C-600*.



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26. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
27. That no topsoil shall be removed from the site.
28. That any dirt imported or removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto or issues with other vehicles on the road.
29. That any approved paved road approaches shall be constructed and maintained in accordance with the County Servicing Standards.
30. 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/Owner 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.
31. That any future business signage not approved under 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.
32. 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 Section 10.6 of the ASP, and Section 225 -231 of the 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.
33. That temporary outdoor storage may be located within Instrument # 231 219 305 (Caveat) and Instrument # 231 219 306 (Caveat) in accordance with the approved site plan.
 - i. That any outdoor storage related material/equipment shall be removed immediately from the temporary storage location areas, upon the development of the future road.
34. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
35. That there shall be a minimum of 30 parking stalls including three (3) barrier free parking stalls, maintained on site at all times, in accordance with the approved Site Plan.
36. 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 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.

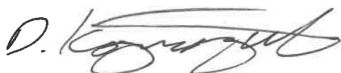
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Advisory:

- 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* (Bylaw C-7562-2016), for the principal building located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 5 Bluegrass Place.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
- That there shall be no parking or business signage placed in the adjacent road rights-of-way (Bluegrass Place).
- That during construction, all construction and building materials shall be maintained onsite 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.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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.
 - That the subject site shall adhere to any requirements noted within Instrument #861 069 690 (Utility Right of Way), Instrument #231 219 307 (Restrictive Covenant), Instrument #231 219 305 (Road Acquisition Agreement) & Instrument #231 219 306 (Road Acquisition Agreement).
 - That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetlands area and/or required site infrastructure from the proposed development.

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 Land and Property Rights Tribunal.

Regards,



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