

**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**

Blue Grass Holdings Ltd.  
O/A Blue Grass Ltd. (Bill McEwen)

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Tuesday, June 2, 2026

Roll: 06411023

**RE: Development Permit #PRDP20262662**  
**Lot 2, Block 1, Plan 0513007, NW-04-26-29-04; (B, 260130 WRITING CREEK CRESCENT)**

The Development Permit application for Agriculture (Intensive) (Blue Grass Nursery), construction of an accessory building for truck storage and maintenance [reactivation of PRDP20222798] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Agriculture (Intensive), construction of an accessory building for ancillary Blue Grass Nursery business truck storage and maintenance may take place on the subject site in general accordance with the submitted application package (3 dwgs.), as prepared by Ironwood Building Corp., File No. 22230C, dated May 2022 [as amended to meet conditions of this approval] and includes:
  - i. An accessory building (maintenance & storage shop including a wash bay), approximately 817.54 sq. m (8,800.00 sq. ft.) in footprint in footprint;
  - ii. Site Grading required to establish foundation, in accordance with Site Grading Plan;

**Prior to Occupancy:**

2. That prior to site and building occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built surface works or storm-water infrastructure and any other information that is relevant to the Site-Specific Stormwater Implementation Plan onsite for the subject site.
  - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.

**Permanent:**

3. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, submitted in response to a Prior to Release or Occupancy condition under Development Permit PRDP20222798 shall be implemented and adhered to in perpetuity.
4. That any conditions of all previous Development Permit onsite, related to the existing Blue Grass Nursery operations including PRDP20222798 for the subject accessory building, shall remain in effect unless otherwise noted within this approval.



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5. That any future/change in business tenants shall require Development Permits for change-of-use or for a New Business Tenant submission and signage.
6. That any future-proposed on-site lighting and all private lighting including site security and parking area(s) lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare, are fully shielded or cut-off and eliminates glare as viewed from nearby properties, in accordance with Section 4.4.3(c) of the Balzac East Area Structure Plan, Section 5.2.6 (l)(m)(n) of the Nose Creek Business Park Conceptual Scheme, and Sections 225-231 the County's Land Use Bylaw.
7. 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.

#### Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the County's Master Rates Bylaw.

*For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.*

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of restricted and noxious 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 any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner. The Applicant/Owner shall adhere to any requirements, including obtaining a renewal of the issued Roadside Development Permit from Alberta Transportation and Economic Corridors, **Permit No. 2022-0004492**.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 23, 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,

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

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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