

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

Guardian Capital Real Estate GP Inc. (Mohamad AbdulRahim)

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Tuesday, June 2, 2026

Roll: 04306042

RE: Development Permit #PRDP20261363

Lot 14, Block 1, Plan 1310461, SE-06-24-28-04; (285062 FRONTIER ROAD)

The Development Permit application for General Industry, Type II, construction of two (2) temporary Accessory Buildings for storage purposes and tenancy for a manufacturing company, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II, construction of two (2) temporary Accessory Buildings may take place in general accordance with the submitted application and drawings, as submitted in support of the application dated March 6, 2026, as amended, and includes the following:
 - i. Business Tenancy for “*ATCO Structures & Logistics Ltd.*”;
 - ii. Construction of two (2) Accessory Buildings:
 - a. One building, approximately ± 371.61 sq. m. ($\pm 3,999.98$ sq. ft.) in building footprint;
 1. The construction includes four (4) shipping containers, each approximately ± 29.73 sq. m. (± 320.00 sq. ft.) in area, and 2.60 m. (8.50 ft.) in height.
 - b. One (1) four (-)bay modular warehouse (placed without permits) approximately ± 350.80 sq. m. ($\pm 3,775.98$ sq. ft.) in building footprint; *Total parcel coverage of $\pm 8,855.41$ sq. m. ($\pm 95,318.84$ sq. ft.);* and
 - iii. Site grading as required for final site surfacing, in accordance with the approved drawings and technicals.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Site Plan including the location of garbage collection and waste bins for the subject buildings in accordance with Section 25.4(k) of the County’s *Land Use Bylaw C-4841-97* (LUB) (as regulated by *Direct Control District 133 [DC 133]*), to the satisfaction of the Development Authority.

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3. That prior to release of this permit, the Applicant/Owner shall adequately address all fire suppression requirements for the proposed development, in accordance with Section 19.7 of the *Janet Area Structure Plan (ASP)*, the *National Building Code 2023 – Alberta Edition*, the *National Fire Code 2023 – Alberta Edition*, the County's Servicing Standards, and the County's *Fire Hydrant Water Suppression Bylaw C-7259-2013*.
4. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater Management Memo, prepared and stamped by a licensed professional engineer. The memo shall evaluate whether the existing infrastructure can accommodate the proposed development's runoff, ensuring that post-development flows and volumes do not exceed pre-development levels, in accordance with the County Servicing standards and to the satisfaction of the County.
 - i. That should the memo identify a need for upgrades, it shall contain and detail all necessary infrastructure improvements required to meet County Servicing Standards specifications.
5. That prior to release of this permit, the Applicant/owner shall submit a Geotechnical memo, prepared by a qualified professional geotechnical engineer, which shall evaluate the soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development, in accordance with County's Servicing Standards.

Prior to Occupancy

6. That prior to occupancy of the site and buildings, the Applicant/Owner shall submit a Building Permit application for the existing four (4)-bay modular warehouse (placed without permits) and provide confirmation of the application submission, to the satisfaction of the Development Authority.
7. That prior to occupancy of the site and buildings, the Landowner shall satisfy all prior-to-occupancy conditions associated with the principal Development Permit (2012-DP-15166), and a Development Completion Certificate (DCC) shall be issued under the principal Development Permit, to the satisfaction of the County.
8. That prior to occupancy of the site and buildings, the Applicant/Owner shall confirm if required (in accordance with their final approved geotechnical memo) and if required, shall submit compaction testing to the County, prepared by a qualified professional, verifying that the fill areas greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.
9. 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, storm-water infrastructure, and any other information that is relevant to Stormwater Management memo, onsite for the subject tenancy.
 - 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.

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Permanent:

10. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development permit shall not be issued.
11. That this development permit shall be valid for **five (5) years** from the date of issuance, after which the Applicant/Owner shall be required to submit a new development permit application for renewal or, alternatively, remove the subject structures from the site in perpetuity.
12. That all conditions of Development Permit 2012-DP-15166 shall remain in effect unless otherwise conditioned within this approval.
13. 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 Stormwater Memo and the Geotechnical Investigation, as accepted by the County.
14. That all development shall be in accordance with the ASP, *Frontier Industrial Park Conceptual Scheme Phase II* (CS), DC133, and the *LUB* at all times.
15. 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 thirty (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.
16. That water conservation strategies shall be implemented and maintained at all times in accordance with Section 22.7 of the ASP and the County's *Water Conservation Policy C-600*.
17. That no topsoil shall be removed from the site.
18. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
19. That the Applicant/Owner shall have appropriate dust control measures in place to prevent dust generated from any site grading and fill placement activities from impeding traffic movements along the Frontier Road.

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20. 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 nor negatively impact existing drainage patterns in any County 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 Prior to Release condition.
21. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
22. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
23. 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, Section 10.4.3 of the CS and Section 27 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 neighboring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
24. 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 in accordance with the *Frontier Industrial Park Phase II Conceptual Scheme*, Low Impact Development initiatives are encouraged, which could consist of some, but not be limited to, the implementation of the following: green roof systems; rainwater harvesting; consumptive re-use of storm water for irrigation, wash-water, or process water.
- 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.
- All customer and employee parking shall be restricted to the subject sites and there shall be no offsite parking.
- That there shall be no parking or business signage placed in the adjacent road rights-of-way (Frontier Road)
- 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.



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- 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 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 a Building Permit and all applicable sub-trade permits shall be obtained through the County's Building Services, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 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 #111 332 168 (Utility Right-of-Way), Instrument #111 332 172 (Utility Right-of-Way), Instrument #111 332 173 (Easement) and, Instrument #111 332 176 (Restrictive Covenant) in perpetuity.
 - 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 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 County's Subdivision and 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

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