

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

Mapei Inc. (Marco Roma)

Page 1 of 5

Tuesday, June 16, 2026

Roll: 06411017

RE: Development Permit #PRDP20262202

Lot 6, Block 3, Plan 1511243, SW-11-26-29-04; (261090 WAGON WHEEL VIEW)

The Development Permit application for General Industry, Type II, (existing building), tenancy for a manufacturing company, proposed building modifications, site improvements, addition of a weigh scale and signage 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, within the existing building, may take place on the subject site in general accordance with the in accordance with the submitted application package, as prepared by *Sahuri + partners architecture inc., project number 2025-051, dated March 9, 2026; revised April 2, 2026*, as amended to meet conditions of this approval and includes:
 - i. Exterior and interior building modifications; existing building footprint: $\pm 12,351.00$ sq. m ($\pm 132,945.06$ sq. ft.)
 - ii. Site Improvements including site surfacing and landscaping replacements and the construction/placement of a weigh scale;
 - iii. Installation of one (1) illuminated fascia sign, approximately 10.53 sq. m (113.34 sq. ft.) in area; "*Mapei + logo.*"; and
 - iv. Tenancy for *Mapei Inc.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan that confirms the proposed landscaping revisions meet the minimum landscaping coverage and minimum planting requirements, in accordance with Sections 4.4.3(d)(iii)(x)(xii)(xiii)(xvi) of the *Balzac East Area Structure Plan (ASP)*, Section 3.7.0 of *Direct Control District 99 (DC 99)* and Sections 26(t) of the regulated *Land Use Bylaw C-4841-97 (LUB)*.
3. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and wastewater usage for the development on the parcel to support the onsite Customer Servicing Agreement, as signed under Development Permit #PRDP20143896. That if the expected demands exceed the 25.20 m³/day, the Owner shall purchase additional servicing capacity, in accordance with the County's Master Rates Bylaw, as amended.
4. That prior to release of this permit, the Applicant/Owner shall submit an updated detailed site water & wastewater servicing design, that captures all proposed changes to the site servicing under this application, in accordance with the County's Servicing Standards.



Mapei Inc. (Marco Roma) **Development Permit #PRDP20262202**

Page 2 of 5

5. That prior to release of this permit, the Applicant/Owner shall submit a Site-specific Stormwater Implementation Plan (SSIP) for the subject lands and provide for any necessary easements and right-of-ways for drainage. The plan must include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades) and also address the need for an oil/grit separator.
6. That prior to release of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report in accordance with County Servicing Standards. As this site is greater than 2.00 hectares (4.94 acres), a full report is required.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised detailed site grading plan, in accordance with the County's Servicing Standards.
8. 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 Wagon Wheel Traffic Impact Assessment (TIA) report for these lands meet the criteria for the development.
 - i. If the recommendation of the TIA review requires off-site improvements, then a Development Agreement shall be entered into.
9. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*. The levy shall be calculated based on the total/combined development area, in accordance with the base levy area rates.
10. That prior to release of this permit, the Applicant/Owner shall submit payment of any required / applicable Cost Recovery Agreement, in accordance with the County's Policy C-406 (*Infrastructure Cost Recovery*), overarching the subject lands. *The levy shall be calculated based on the specific recovery rate(s).*

Prior to Occupancy:

11. That prior to site and building occupancy, the Applicant/Owner shall contact and obtain signoff from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
12. That prior to site and building occupancy, the Applicant/Owner shall enter into an updated Customer Servicing Agreement for water & wastewater use for the subject lands, with the new property owner details and confirmation of servicing allocation.
13. That prior to site and building occupancy, all landscaping, parking, building exteriors and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings and includes:
 - i. Confirmation of any installed rooftop mechanical/electrical and/or at grade mechanical/electrical and appropriate screening measures in place. If units are visible, additional screening measures are required to be installed, prior to approval.
 - ii. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, then occupancy shall be allowed without final development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all outstanding elements required, in accordance with the phasing plan, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



Mapei Inc. (Marco Roma) **Development Permit #PRDP20262202**

Page 3 of 5

14. 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, sanitary infrastructure, water infrastructure, storm-water infrastructure, pond volumes, liner verification, inverts and any other information that is relevant to Stormwater Management 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:

15. That if the Development Permit is not issued 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.
16. 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 or preexisting under County Development Permit PRDP20143896 and shall be implemented and adhered to in perpetuity.
17. That all conditions of Development Permit PRDP20143896 shall remain in effect unless otherwise noted within this condition set.
18. That the site shall be maintained in a neat and orderly fashion at all times.
19. That the minimum required parking stalls (171 stalls, including five [5] barrier free) shall be maintained at all times, in accordance with the approved Site Plan.
20. That any constructed approaches shall remain in accordance with County Servicing Standards.
21. That any topsoil/dirt/material for paving imported or removed from the site shall be hauled in/off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That dust control shall be maintained on the site at all times and existing fire hydrants shall not be used as a source of water for dust control; The Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands during construction or business operations.
22. That the subject lot shall obtain water from the East Balzac Water Distribution system.
23. That if the facility changes commercial usage, the owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
24. That this facility shall be subject to water usage/wastewater monitoring by County Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
25. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
26. That the subject lot shall obtain sanitary servicing connections that will discharge through to the County's Wastewater Transmission Main.



Mapei Inc. (Marco Roma) **Development Permit #PRDP20262202**

Page 4 of 5

27. That the site shall be developed in accordance with the onsite landscaping plan, once accepted in accordance with conditions of this approval.
 - i. That all landscaping shall be completed and installed onsite within 24 months from the date of this permit issuance; That once installed, shall be maintained onsite in perpetuity;
 - ii. That no outdoor display areas, storage areas, parking shall be allowed within landscaped yards.
 - iii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season; and
 - iv. That no potable water should be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas. There shall be no hose bibs installed on the exterior of the building.
28. That any future/change in business tenants shall require Development Permits for change-of-use or for a New Business Tenant submission and signage.
29. That any garbage, waste material or refuse on-site shall be stored in weatherproof and animal-proof containers located within the building at all times. If relocated outside, the units shall be screened from view from all adjacent properties and/or public roadways in accordance with Section 4.4.2(e) of the ASP, and Section 20.6 of the LUB.
30. That any future business signage not included with this approval shall require separate Development Permit approval.
 - i. That any onsite wayfinding/direction signage is permitted onsite and does not require additional Development Permit approval; and
 - ii. That all approved business signage shall be kept in a safe, clean, and tidy condition at all times.
31. That all and 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 ASP and Sections 27.1 – 27.2 of the LUB.
32. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 3rd party reviews and/or inspections as per the County's Master Rates Bylaw.

For any 3rd party review work completed Prior to Release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

Mapei Inc. (Marco Roma) **Development Permit #PRDP20262202**

Page 5 of 5

- 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 it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal buildings located on the subject site, to facilitate accurate emergency response. The principal address for this site is 261090 Wagon Wheel View.
- There shall be no business or customer parking along the adjacent road allowance at any time.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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*], as amended.
- That a new Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place. *The Development shall conform to the National Energy Code and any requirements as noted in the Building Circulation Letter for PRDP20262202, dated April 27, 2026.*
- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: The Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals, under the Water Act, for any impact to any wetland areas or registration of proposed stormwater infrastructure for the proposed development, as required.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 7, 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 until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,



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

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