

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, June 16, 2026

Roll: 06411001

RE: Development Permit #PRDP20262324

SE-11-26-29-04; (291134 & 291128 CROSSIRON DRIVE)

The Development Permit application for Industrial (Light), construction of two (2) multi-tenant warehouse 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 Industrial (Light) may take place on the subject site, in general accordance with the Site Plan and Drawings, *as prepared by BCW Architects; Project No. AMP26-042, Drawing Package & Site dated April, 2026; revised April 16, 2026*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Construction of one (1) multi-tenant office/warehouse building; approximately $\pm 4,905.28$ sq. m ($\pm 52,800.00$ sq. ft.) in footprint; as amended, *Mezzanine permitted as proposed*;
 - ii. Construction of one (1) multi-tenant office/warehouse building; approximately $\pm 4,905.28$ sq. m ($\pm 52,800.00$ sq. ft.) in footprint; as amended, *Mezzanine permitted as proposed*;
 - iii. Amenity Area(s);
 - iv. EV Charging Parking Stalls, as proposed;
 - v. Construction of an Evaporation Pond; and
 - vi. Site Grading (as required for excavation and final site surfacing).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that indicates a no parking area immediately adjacent to each fire hydrant location, as identified within the site plan, in accordance to Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB).
3. That prior to release of this permit, the Applicant/Owner shall submit written landscaping details, to the satisfaction of the County, that includes confirmation of compliance with Policies 7.4.1 and 7.4.ii of the *Rosemont Cell B Conceptual Scheme* (CS).
4. That prior to release of this permit, the Applicant/Owner shall submit strategies that reflect requirements for water conservation for low volume fixtures and appliances and implemented detailed water conservation measures, to the satisfaction of the County, that confirm the Standards and Section 4.7.5 Special Development Area #5 as described in the *Balzac East Area Structure Plan* (ASP), and the applicable provisions of the LUB, in accordance with Policy 6.1(i) of the CS and Section 6.5.1(f) of the ASP.

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5. That prior to release of this permit, the Applicant/Owner shall submit a Management Plan for the handling and storage of any hazardous or other waste materials proposed to be generated from the development, in accordance with Policy 8.1.iii of the CS.
6. That prior to release of this permit, a Geotechnical Investigation in accordance with the County's Servicing Standards shall be submitted to verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 2.00 m (6.56 ft.) of fill, a Deep Fill report is required.*
7. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel, to support the future onsite Customer Service Agreement, in accordance with the County's Servicing Standards.
 - i. If expected demands exceed the allocated amount to the site of 7.50m³/day, which was purchased under County's file PL20240038 for this lot, the owner will be required to purchase additional capacity in accordance with Bylaw C-8701-2026, as amended.
8. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the Rosemont Industrial Park wastewater system, in accordance with the County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations, in accordance with the County's Servicing Standards. *Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole is located within Private Property, an access easement shall be required to be registered, allowing access for all relevant parties, for monitoring and testing purposes.*
10. That prior to release of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County's Servicing Standards and applicable County Bylaws as amended, that will tie into the Rosemont Industrial Park potable water system. The design shall address the need for a pressure-reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.
11. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with the Crossiron Business Park Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The Plan shall include, but is not limited to:
 - i. Details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes;
 - ii. Proposed finished surface/grading plan (corner lot grades); and
 - iii. The plan shall address the need for an oil/grit separator.
12. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan in accordance with the County's Servicing Standards. *As the subject development area is greater than 2.00 hectares (4.94 acres), a full report is required.*
13. That prior to release of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan, in accordance with the County's Servicing Standards.

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14. 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 Crossiron Business Park (formerly Sierra Winds) Traffic Impact Assessment and the Balzac Global Traffic Impact Assessment (TIA) report (December 2010, as amended) for these lands meet the criteria for the proposed development, in accordance with the County's Servicing Standards. *If any updates are required to the Balzac Global TIA report, these shall be completed at the Applicant's/Owner's expense.*
 - 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.
15. That prior to release of this permit, the Applicant/Owner shall submit an access management plan, in accordance with the County's Servicing Standards and County's Access Management Procedure #410.
16. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of the water meter and correlating remote transmitter unit, per building, in accordance with the County's Master Rates Bylaw, as amended. *The water meter shall be sized based on calculations provided by the Applicant/Owner.*
17. 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.

Prior to Occupancy:

18. That prior to the occupancy of the site and building(s), all infrastructure required under the County's subdivision file #PL20240038 executed Development Agreement, necessary to service this lot, shall be constructed and that Construction Completion Certificates for the infrastructure have been issued by the County.
19. That prior to the occupancy of the site and building(s), that all conditions of the onsite County development permit file for stripping and grading, #PRDP20233284, shall be completed and approved by the County, including the submission of required Deep Fill Reporting.
20. That prior to occupancy of the site and building(s), the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter(s), sanitary sewer service connection, and the sanitary test manhole.
21. That prior to occupancy of the site and prior to connecting to the offsite water & wastewater mains, the Owner shall enter into a Customer Service Agreement for water and wastewater use on the subject land. The agreement shall reflect the total capacity allocation required to accommodate the subject development.
 - i. That should the Applicant's use require additional servicing capacity, then the Applicant shall be required to provide payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.
22. That prior to the occupancy of the site and building(s), all development components shall be completed.
 - i. That phased occupancy of the development may be considered, in accordance with the final Site Plan.
 - ii. That upon occupancy inspection, if any rooftop and/or at-grade mechanical or electrical units are present and are not visually screened, the rooftop units shall be completely screened with appropriate measures, in accordance with Section 168 of the LUB; and

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- iii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without the development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding work, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
 - iv. Any security submitted for the noted phase of development shall be released upon completion of all items noted as deficient, to the satisfaction of the Development Authority.
23. That prior to the occupancy of the site and building, 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 sanitary infrastructure, as-built water infrastructure and as-built pond volumes, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.

Permanent:

24. That if the Development Permit is not issued by **FEBRUARY 28, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
25. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application, submitted in response to a prior to release or occupancy condition or approved under the County's file #PL20240038, shall be implemented and adhered to in perpetuity, including but not limited to:
 - i. Wetland Assessment and Impact Report, as prepared by CIMA+, CA000901, dated February 28, 2023, as amended, in accordance; and
 - ii. Phase 1 Environmental Site Assessment, as prepared by Pinchin, 316705.000, dated October 25, 2022, as amended.
26. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
27. That no outside storage of materials, vehicles, equipment or trailers is permitted on the subject lands, unless a separate Development Permit approval has been approved by the County.
28. That any garbage/waste containers shall kept within the building(s) at all times, to ensure they remain screened from all adjacent properties and public thoroughfares, unless for loading/unloading. If at any time proposed to be located outside, the Applicant/Owner shall submit a screening plan to the Development Authority, for review and approval against any applicable overarching policy.
29. That any material imported to or removed from the site during construction shall be in hauled or hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
30. That any future business signage proposed onsite, shall require separate Development Permit approval and shall adhere to Section 4.4.3(b) of the ASP, Policies 7.9.1, 7.9.ii and 7.9.iii of the CS, and Sections 151-153 of the LUB.
 - i. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction; and

- ii. That any onsite wayfinding/directional/loading bay numbering signage is permitted and does not require additional Development Permit approval.
31. That any future fencing proposed onsite, shall require separate Development Permit approval and shall adhere to Section 4.4.3(h) of the ASP, Policies 7.10.i and 7.10.ii of the CS and Sections 263-270 of the LUB.
32. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 4.4.3 of the ASP, Policies 7.10.i and 7.10.ii Lighting of the CS and Sections 225 – 231 of the LUB. Lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare, includes fully shielded (cut-off) lighting models, and minimizes glare as viewed from nearby roadway users and adjacent properties.
33. That a minimum of 98 parking stalls (49 stalls per building, including three [3] barrier free stalls) shall be maintained onsite at all times, in accordance with the final site plan.
34. That any constructed approach(es) for the development shall be constructed and maintained in accordance with the County's Servicing Standards.
35. That the Applicant/Owner shall take whatever means necessary, during construction or during business operations, to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties. *That any existing fire hydrants shall not be used as a source of water for dust control.*
36. That all landscaping and screening elements shall be in accordance with the onsite Landscape Plan, (four drawings) *as prepared by groundcubed landscape architects, project #26.0212, dated April 16, 2026, as approved by the County.*
 - i. That all landscaping and screening elements shall be installed onsite within 24 months from date of permit issue, unless phased and secured through a security; and once installed, maintained onsite in perpetuity;
 - ii. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season;
 - iii. That there shall be no potable water used for irrigation and landscaping purposes and that no exterior hose bibs shall be installed, in accordance with Section 4.4.3(g) of the ASP; and
 - iv. That water conservation strategies shall be implemented and maintained at all times, in accordance with the Water Conservation Strategy of the ASP and the County's Water Conservation Policy C-600.
37. 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 shall not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
38. That any new business tenants or change in use of future tenant(s) of the building shall require a New Business tenancy approval and/or a Change of Use Development Permit, for tenancy (use) and signage, prior to occupancy.
39. That if the facility changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.

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40. That the facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with the County's Water & Wastewater Utilities *Bylaw C-7662-2017*, as amended.
41. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
42. That the lot shall obtain water and wastewater from the East Balzac Distribution system.
43. 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. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations:
 - 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 m (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.
44. 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 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 Officer.

Advisory:

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

Note: 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 issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
- 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 there shall be no customer or business-parking at any time along the adjacent County Road System.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw, C-7562-2016, for the proposed commercial building located on the subject site, to facilitate accurate emergency response per below. *Tenant addressing to be updated upon future request.*
 - *The principal municipal address Building 1 for this site is 291134 Crossiron Drive; and*
 - *The principal municipal address Building 2 for this site is 291128 Crossiron Drive.*

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- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds shall be maintained 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 Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist. The *Development shall conform to the National Energy Code*.
- That wherever possible, the development should utilize on-site Low Impact Development (LID) solutions, including but not limited to, stormwater management principles such as permeable pavement, on-site stormwater detention and treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality, in accordance with Section 7.3 and Policy 7.3 v) of the CS.
- 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 franchise utilities shall be installed and/ or financed by the developer at the Development Permit stage in consultation with the applicable utility providers, in accordance with Policy 7.7.i of the CS or installed under the onsite executed Development Agreement;
 - That the Applicant/Owner shall contact 403-310-WIRE for all *FortisAlberta* electrical services, prior to commencement; and
 - That the Applicant/Owner shall coordinate with operators and license holders of any abandoned pipelines and/or the Alberta Energy Regulator to ensure the presence of abandoned infrastructure does not cause future land use conflicts, in accordance with Policy 3.2.1(i) of the CS.
- 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 unless and until the decision to approve the Development Permit has been determined by the Provincial Land & Property Rights Tribunal.

Regards,



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

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