

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

J A Architecture (Jayson Hood)

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Tuesday, June 30, 2026

Roll: 08102009

RE: Development Permit #PRDP20260995

Plan 6810 JK, SE-02-28-26-04; (280109 RGE RD 261)

The Development Permit application for Industrial (Medium), construction of a commercial building (paint shop) and Accessory Building (fabric tent) for an existing industrial repair and sandblasting business has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium) for an existing industrial light repair and sandblasting business, for the construction of two (2) accessory buildings only, may commence on the subject site, in accordance with the approved application, site plan, as amended, and the conditions of approval of this permit, including:
 - i. Construction of Commercial Building (Paint Shop), approximately ± 791.00 sq. m ($\pm 8,514.25$ sq. ft.) in area,
 - ii. Construction of Accessory Building (Fabric Tent), with a concrete lego-block foundation, approximately ± 465.00 sq. m ($\pm 5,005.22$ sq. ft.) in area,

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the required Transportation Off-Site Levy (TOL) for the development area of the approved development, in accordance with the County's Regional Transportation Off-Site Levy Bylaw C-8549-2024.
3. That prior to release of this permit, the Applicant/Owner shall submit payment of the required Community Recreation Off-Site Levy for the development area of the approved development, in accordance with the County's Community Recreation Off-Site Levy Bylaw C-8550-2024.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that shows the barrier free parking stalls including a no-parking access aisle or reduced accordingly, in accordance with Section 233 of the Land Use Bylaw C-8000-2020 (LUB) and Section 3.8.3.23 of the National Building Code – 2023 Alberta Edition.
5. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, including photometrics and lighting spec models for the new mounted building lighting and proposed new site poles, in accordance with Sections 225-231 of the LUB.



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6. That prior to release of this permit, the Applicant/Owner shall submit a Noise Impact Assessment, addressing all noise produced from the onsite repair and sandblasting operations onsite and any recommendations for onsite mitigation measures, that will help reduce onsite business-produced noise, for adjacent agricultural neighbours, in accordance with Section 100 of the LUB. *The assessment shall also include an implemented plan/timeline for the noise mitigation efforts onsite.*
7. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, that addresses construction dust control, noise, truck routes, access to the site, interim stormwater management, and potential for interference with nearby businesses, in accordance with the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, that verifies the site is suitable for the proposed building foundations, site works, and any deep utilities. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
9. That prior to release of this permit, the Applicant/Owner shall submit a sediment and erosion control plan (ESC), prepared by a qualified professional, addressing all ESC measures to be implemented during construction and in perpetuity, in accordance with the County's Servicing Standards.

Prior to Occupancy:

10. That prior to the occupancy of the buildings, all development items including building exterior, final site surfaces, parking, lighting and any required noise mitigation measures onsite shall be completed, to the satisfaction of the Development Authority.
 - i. Upon completion of the development items, a site inspection shall be completed by the County, to confirm all elements are installed onsite, in accordance with the final approved application drawings.
 - ii. That at time of the inspection, any rooftop or at-grade mechanical or electrical units/housing shall be confirmed if located onsite and if onsite, all elements shall require visual screening, from all viewpoints, to the satisfaction of the Development Authority, in accordance with Section 168 of the LUB.

Permanent:

11. That if the prior to release conditions have not been met by **JANUARY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of onsite noise mitigations. *That any noise mitigation measures shall be implemented onsite within 30 days of permit issuance and/or in accordance with a noise mitigation plan.*
13. 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; and



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- ii. That upon completion of the 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.
14. 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.
15. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the building under construction unless a separate Development Permit has been issued for additional fill/excavation.
16. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
17. That a minimum of 10 new motor vehicle parking stalls and one (1) barrier-free motor vehicle stall shall be maintained for the proposed development, in addition to the existing minimum parking stalls existing onsite, in accordance with Sections 233 & 236 of the LUB, and the *National Building Code – 2023 Alberta Edition*.
18. That this approval does not include the use of *Industrial (Heavy), Outdoor Storage, and/or Retail (Small)*, as defined in Part 8 of the LUB.
19. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof garbage bins and disposed of at an approved disposal facility. Any garbage/recycling containers shall be kept within the building and be visually screened from all adjacent properties and public thoroughfares at all times.
20. That the Applicant/Owner shall maintain, in perpetuity, all existing landscaping and screening elements in perpetuity, to the satisfaction of the Development Authority.
 - i. That no outdoor display areas, parking or marshalling yards shall be allowed within any landscaped yards.
 - ii. 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.
 - 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 or private irrigation systems.
21. That any rooftop or at-grade mechanical or electrical units/housing shall be visually screened to the satisfaction of the Development Authority, in accordance with Section 168 of the LUB.
22. That all approved road approaches shall be maintained in accordance with the County Servicing Standards. *That this approval does include the construction of any new road approach(es).*
23. That this approval does not include the installation of any offsite/onsite business signage.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.

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- ii. That any future business signage shall require separate Development Permit approval prior to placement onsite.
24. That any future tenant(s) of the site and/or building shall require separate Development Permit approval OR New Business Tenant (No Change of Use) approval, prior to tenancy.
25. 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 Sections 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.
26. That for any transport operations, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/HeavyHaul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
 - i. That the Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire and send the information to roaduse@rockyview.ca;
 - ii. That any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. That if a Road Use Agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*.
27. 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 date of 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 obtain Building Permit(s) and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* and any provided Building Services circulation comments is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2020*, *Roads and Transportation Bylaw C-8427-2023*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, all bylaw as amended, in perpetuity.
- 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 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 federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



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- That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement, as a Roadside Permit is required for the proposed operations.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 21, 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. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca