

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

Lore Advisory Services (Gurbir Nijjar)

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Tuesday, June 30, 2026

Roll: 06412045

RE: Development Permit #PRDP20262251

NE-12-26-29-04; Lot 13, Block 7, Plan 2410651 (300 HIGH PLAINS COMMON)

The Development Permit application for Industrial (Medium), construction of an office/warehouse/plant building, construction of an office building, tenancy for a building truss manufacturing company, outside storage, over height fencing and relaxation of the maximum fencing height requirement 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 (Medium) may take place on the subject site, in general accordance with the Site Plan and Drawings, *as prepared by MR Engineering Ltd; Job No. M-2024-016, dated February 4, 2026 (10 drawings) & Faromer Alliance Architecture Studio; Project No. 25.041.BK_290, dated November 11, 2025*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Construction of a one-story Office/Warehouse/Shop building, approximately $\pm 1,212.38$ sq. m ($\pm 13,050.00$ sq. ft.) in footprint; as amended;
 - ii. Construction of a three-story Office building, approximately ± 215.53 sq. m ($\pm 2,320.00$ sq. ft.) in footprint; as amended; *Gross Floor Area: ± 990.00 sq. m ($\pm 10,648.00$ sq. ft.);*
 - iii. Outside Storage area, including an exterior concrete pad, approximately $1,235.61$ sq. m ($13,300.00$ sq. ft.) in area.
 - iv. Placement of over height Black vinyl chain-link fencing, with dark slats around the north, south and south property lines and non-translucent dark vinyl or wood slats around the east property line, to the satisfaction of the County.
 - a. That the maximum height requirement for the fencing shall be relaxed from **2.00 m (6.56 ft.) to 2.44 m (8.00 ft.)** in height, including the topper.
 - b. That the maximum height requirement for the rooftop mechanical screening fencing shall be relaxed from **2.00 m (6.56 ft.) to 2.44 m (8.00 ft.)** in height.
 - v. EV Charging Parking Stalls;
 - vi. Site Grading, (as required for excavation and final site surfacing);
 - vii. Tenancy for *Bhandaldona KPTR Inc.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that confirms:



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- i. A revised site plan that confirms all final site dimension, orientations of the development, and phases, in accordance with Section 100 of the County's Land Use Bylaw C-8000-2020 (LUB).
 - ii. The minimum parking stall width and total isle width is in compliance with Section 249 – Table 6 Parking Minimums, in accordance with the LUB.
 - iii. that the proposed Office building complies with the minimum side yard setback requirement of 15.00 m (49.21 ft.), along High Plains Common, in accordance with Section 448 of the LUB;
 - iv. that the proposed onsite parking and storage complies with the minimum side yard setback requirement of 8.00 m (26.25 ft.), along High Plains Common, in accordance with Section 449 of the LUB.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised elevation drawings in accordance with Section 4.4.3(l) of the Balzac East Area Structure Plan (ASP), Stage 3 Architectural Guidelines - Building Orientations of the High Plain Industrial Conceptual Scheme (CS) and Sections 100, 167, 168 of the LUB. The drawings shall confirm:
 - i. Additional building design elements and accents through-out the façades that will help provide consistency amongst the proposed buildings, to create a cohesive development onsite.
 - ii. Additional building design elements and accents for all building façades of the proposed Office building, that creates visual interest, will help break the massing of the façade, and create esthetic distinction. *Additional elements could include the addition of building off-sets, plain changes, colour changes, materials and/or textures or as proposed.*
 - iii. Confirmation of the proposed rooftop mechanical screening enclosure dimensions, for the proposed Office building.
4. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan, in accordance with Section 4.4.3(d) of the ASP, Stage 3 Landscaping of the CS, and Sections 450(a), 259-261 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit additional fencing/screening details for the site, including all perimeter fencing and the proposed garbage enclosure, in accordance with Section 4.4.3(h) of the ASP, Section Stage 3 – Fencing & Parking/Loading of the CS and Sections 450(b), 250-251 and 263-269 of the LUB. *Note, all proposed fencing shall be 2.44 m (8.00 ft.) in height; be black-coated chain-link and shall include dark slats (or better) along the north, west and south perimeter; dark slats (non translucent) or wood slats along the east perimeter; Wood slats for all mechanical/garbage/ storage area(s).*
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, including a photometrics plan and lighting spec details for all proposed building mounted lighting and any pole lighting, in accordance with Section 4.4.3 of the ASP, Stage 3 – Architectural Guidelines Lighting of the CS, and Sections 225-231 of the LUB.
7. 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 and western catchment area levy rates.
8. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of the two water meter(s) and correlating remote transmitter units, in accordance with the County's Master Rates Bylaw, as amended. *The water meters shall be sized based on calculations to be provided by the Applicant/Owner.*



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9. 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 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
10. 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 1.92 m³/day, which has been allocated to the subject parcel under the County's file #PL20230084, the Owner shall be required to purchase additional capacity in accordance with the County's Master Rates Bylaw, as amended.
11. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the High Plains Industrial Park wastewater system, in accordance with the County's Servicing Standards.
12. 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.*
13. 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, County Bylaws as amended, that will tie into the High Plains 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.
14. 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 High Plains Stormwater Management Plan and the County's Servicing Standards 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);
 - iii. The plan shall address the need for an oil/grit separator.
15. 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 site is greater than 2.0 hectares; a full report is required.*
16. 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.
17. 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 Balzac Global Traffic Impact Assessment (TIA) report (December 2015, 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. The letter shall also address if the proposed development is in accordance with the High Plains Industrial Park Traffic Impact Assessment. If the letter is not in accordance, a site-specific TIA shall be required and submitted for the site, to address the potential for off-site impacts.

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- 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.
18. 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.

Prior to Occupancy:

19. That prior to occupancy of the site, all offsite underground infrastructure and surface improvements required under the County's subdivision file #PL20230084 (*Phase 5b*) necessary to service this lot shall be constructed and that Construction Completion Certificates for the infrastructure have been issued by the County.
20. That prior to occupancy of the site and building, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
21. That prior to 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.
22. That prior to occupancy of the site and building, all development components (including building exteriors, landscaping, final site surfaces, parking, lighting, addressing and signage etc.) shall be completed.
 - i. That if proposed, the development and occupancy may be phased in accordance with an approved phasing plan;
 - ii. 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;
 - iii. That upon a requested occupancy inspection, if any rooftop mechanical units or the proposed garbage compactor are not adequately screened, additional screening/appropriate measures may be required, in accordance with Sections 168, 250, and 251 of the LUB;
 - iv. The upon development completion or a submitted security release, an onsite inspection shall be conducted only during the normal growing season, approximately May 15th through October 15th or seasonal availability.
23. 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.

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.

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25. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
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 the exterior garbage enclosure shall remain shall remain screened from all adjacent properties and public thoroughfares at all times.
28. That any dirt removed from the site or imported to the site during construction shall be hauled off/hailed in, 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.
29. That no business signage is approved with this application. Any future business signage shall require separate Development Permit approval and shall adhere to the ASP Development Guidelines, the CS Stage 3 Architectural Guidelines for Signage Guidelines and Section 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.
 - ii. That any wayfinding signage used for onsite directional/information purposes is permitted and does not require additional approval.
30. 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, Stage 3 Architectural Guidelines – Landscaping of the CS and Sections 227-230 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 and minimizes glare as viewed from nearby residential properties.
31. That a minimum of 42 parking stalls including three (3) barrier free stalls or greater, shall be maintained onsite at all times, in accordance with the approved application site plan.
32. That upon future installation of any rooftop mechanical units/housing, if proposed, the unit(s) shall remain completely screened from view from all adjacent properties and viewscares, in accordance with Section 168 of the LUB, prior to implementation.
33. That any constructed approach(es) shall be in accordance with the County's Servicing Standards.
34. That all landscaping and screening elements shall be in accordance with the final Landscape Plan, as approved through conditions of this permit and shall include:
 - i. That all landscaping and screening elements shall be installed within 24 months from date of permit issue, unless secured through a security;
 - 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;
 - 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.



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35. That if at any time the development causes adverse noise nuisance impacts to adjacent residential properties, with the required business operation onsite, that upon request of the County, the Applicant/Owner shall submit a Noise Impact Assessment, prepared by a qualified professional, that assesses the noise being created by the development and includes recommendations of on-site mitigation to be implemented on the subject lands, to the satisfaction of the County.
36. That the Applicant/Owner shall take whatever means necessary, during construction or business operations, including activities within the outside storage yard, 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.*
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.
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 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 any 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 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. *The principal municipal address for the site is **300 HIGH PLAINS COMMON**. Additional addressing may be requested upon future Building Permit Submission(s).*

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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 wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) 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 prior to its release into the roadside ditch system.
- That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional. The *Development shall conform to the National Energy Code. Additionally, the following items will be verified at time of submission:*
 - *Fire services will require access to the main doorway for building access, FDC connection, Fire alarm system and lock box.*
 - *Assurance that Part 5 of the Alberta Fire Code is being adhered to; "5.3 Dust- Producing Processes".*
- 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 the Applicant/Owner shall contact 403-310-WIRE for all *FortisAlberta* electrical services, prior to commencement.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including obtaining a Roadside Development Permit through the Provincial Transportation and Economic Corridors.

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

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 & Development Appeal Board.

Regards,



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