



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

1057910 Alberta Ltd.

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Tuesday, July 14, 2026

Roll: 03329057

RE: Development Permit #PRDP20260868

Lot 13, Block 11, Plan 2210706, NW-29-23-28-04; (35 HEATHERGLEN PLACE)

The Development Permit application for Outside Storage (existing hauling and storage company), placement of an Accessory Building (cold storage) [constructed without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Outside Storage, placement of an existing Accessory Building (cold storage) may remain on the subject lands, in accordance with the approved application, site plan, and drawings prepared by SBL Contractors Ltd (Project No.: SP-0060), dated December 21, 2025, as amended, and conditions of approval including:
 - i. Placement of one (1) Accessory Building, approximately 83.61 sq. m. (900.00 sq. ft.) in footprint.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit written confirmation from the Architectural Design Committee (ADC) accepting the proposed development in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title.

Prior to Occupancy:

3. That prior to occupancy of the site and building, Development Permit PRDP20234912 shall be issued Development Completion Certificate with all conditions satisfied.

Permanent:

4. That if the prior to release conditions have not been met by **JANUARY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. 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 or as approved under Development Permit PRDP20234912 shall be implemented and adhered to in perpetuity.
6. That all conditions of the County's Development file PRDP20234912 shall remain in effect unless otherwise conditioned within this approval.
7. That all development shall be in accordance with the ASP, CS, *Direct Control Bylaw 161* (DC 161), and the *Land Use Bylaw C-4841-97* (LUB) at all times.
8. That the Applicant 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.



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- i. That if excessive dust is being generated from the subject development, and is having adverse impacts on neighbouring properties, the Applicant/Owner shall implement additional dust control measures, such as a calcium chloride onsite application or an onsite watering schedule, to the satisfaction of the County.
9. That the Applicant/Owner shall ensure that no permanent buildings/structures are constructed/erected within the Utility Right-of-Way (UROW) in perpetuity.
10. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
11. That all garbage from the development shall be stored in weatherproof and animal proof containers at all times and shall be screened from view at all times, in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title, under Schedule B Architectural Guidelines, Section 12 (a through b) and Section 25.4(k) of the LUB. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
12. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC-161.

Advisory:

- That during construction, all construction 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 all customer and employee parking shall be restricted to the subject land. There shall be no offsite parking along the County Road Right-of-Way(s) (Heatherglen Place) at any time.
- That water conservation strategies shall be implemented and maintained at all times, in accordance with the County's *Water Conservation Policy #C-600*.
- 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 subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **35 HEATHERGLEN PLACE**.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & 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 any permanent or temporary accessory buildings proposed onsite, not utilized for business outside storage purposes, shall obtain a building permit and applicable sub-trade permits through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s), including:
 - i. The Architectural Design Guidelines and/or any approvals required through the Architectural Design Committee (ADC), for the subdivision, registered under Instrument #221 103 115.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 4, 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 Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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