



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

Antares Ventures Ltd. (Shane Cullen)

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Tuesday, July 14, 2026

Roll: 03329058

RE: Development Permit #PRDP20261037

Lot 14, Block 11, Plan 2210706, NW-29-23-28-04; (23 HEATHERGLEN PLACE)

The Development Permit application for Outside Storage (existing), placement of an Office, ancillary to the principal business use (ATCO trailer) and Accessory Building (storage tent) [placed without permits], tenancy for a semi-trailer and shipping container storage business 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 Office, ancillary to the principal business use (ATCO trailer) and Accessory Building (storage tent) may remain on the subject lands, in accordance with the approved application, site plan, and drawings as amended, and conditions of approval including:
 - i. Placement of concrete "Lego blocks" in accordance with the approved site plan;
 - ii. Placement of one (1) Accessory Building (storage tent), approximately 195.10 sq. m (2,100.04 sq. ft.) in footprint;
 - iii. Placement of one (1) Office (ATCO trailer), approximately 55.74 sq. m (600.00 sq. ft.) in footprint; and
 - iv. Tenancy for *Trailer Works Inc.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan with a minimum of two (2) parking stalls including one (1) barrier-free parking stall and parking stall dimensions in accordance with Section 30.1 and Schedule 5 – Parking Schedule of the *Land Use Bylaw C-4841-97* (LUB).
3. 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.
4. That prior to release of this permit, the Applicant/Owner shall submit an Individual Emergency Response and Evacuation Plan in accordance with Policy 7.4.2 of the Heatherglen Industrial Business Park Conceptual Scheme (CS).
 - i. That Fire Extinguishers shall be available at all times for the Office (ATCO trailer) and Accessory Building (storage tent).

Prior to Occupancy:

5. That prior to occupancy of the site and building, Development Permit PRDP20226268 shall be issued Development Completion Certificate with all conditions satisfied.



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Permanent:

6. That if the prior to release conditions have not been met by **JANUARY 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That the placement of the Office, ancillary to the principal business use (ATCO trailer) and Accessory Building (storage tent) shall be valid for **five (5) years** from the date of permit issuance.
8. 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 PRDP20226268 shall be implemented and adhered to in perpetuity, including:
 - i. Trip Generation Letter Report prepared by Addoz Engineering Inc, dated July 21, 2023;
 - ii. Erosion and Sediment Control prepared by NESCON Engineering Ltd. (File No.: 007.ESC02.R0), dated July 25, 2023; and
 - iii. Stormwater Management Plan prepared by NESCON Engineering Ltd. (File No.: 007.C02.R1), dated October 1, 2022.
9. That all conditions of the County's Development file PRDP20226268 shall remain in effect unless otherwise conditioned within this approval.
10. That all development shall be in accordance with the Janet Area Structure Plan (ASP), CS, *Direct Control Bylaw 161* (DC 161), and the LUB at all times.
11. 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.
 - 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.
12. That the Applicant/Owner shall ensure that no permanent buildings/structures are constructed/erected within the Utility Right-of-Way (UROW) in perpetuity.
13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
14. That the Office (ATCO trailer) shall be serviced by water cisterns in accordance with Policy 22.5 of the ASP.
15. That the Office (ATCO trailer) shall provide sanitary servicing by the use of pump out tank or other acceptable methods in accordance with Policy 22.8 of the ASP.
16. 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.
17. 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) (Heatherglenn Place) at any time.



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- 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 *23 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 any permanent or temporary Accessory Buildings proposed onsite, not utilized for business outside storage purposes, shall adhere to Section 2.9 Tent and Air – Supported Structures of the *National Fire Code – 2023 Alberta Edition*.
- 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.

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,

A handwritten signature in black ink, appearing to read 'D. K. [illegible]'. The signature is written in a cursive style.

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