



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

KO & CO Inc. (Khalid Omokanye)

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Tuesday, July 14, 2026

Roll: 03332028

RE: Development Permit #PRDP20264251

Lot 43, Block 1, Plan 2410866, NW-32-23-28-04; (220 CARMEK BOULAVARD)

The Development Permit application for a Waste Transfer Site (existing GFL Environmental Inc.), placement of a temporary construction structure ancillary to the principal building has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Waste Transfer Site, placement of a temporary construction structure ancillary to the principal building may commence on the subject lands, in accordance with the approved application, site plan, and drawings prepared by *A3 Engineering, dated May 1, 2026* and *KO & CO Inc. (Site Plan), dated October 30, 2025*, as amended, and conditions of approval including:
 - i. Placement of one (1) temporary storage structure, approximately 1,413.60 sq. m (15,215.86 sq. ft.) in footprint.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management Plan (SSIP) Memo, prepared by a qualified professional stormwater engineer. The SSIP must include a grading plan that illustrates the original ground profiles; the depth of proposed fill; and an analysis of the pre- and post-construction grades considering site stormwater storage, site release and offsite drainage to ensure there are no impacts to adjacent properties or the County's public road network, in accordance with the Site-Specific Stormwater Implementation Plan prepared by Westhoff Engineering Resources Inc. (File: WER119-14), dated May 7, 2019, the Emcor Business Park Stormwater Management Report prepared by Westhoff Engineering Resources, dated October 6, 2016 and the County's Servicing Standards.
 - i. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development.



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Prior to Occupancy:

4. That Development Permit #PRDP20222975 & PRDP20261668 shall be issued Development Completion Certificate for all prior to occupancy conditions.

Permanent:

5. 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.
6. That the placement of the temporary storage structure shall be valid for **two (2) years** from the date of permit issuance. *That upon the expiry of the Development Permit, further extensions shall not be permitted.*
 - i. Upon expiry of this Development Permit, the Applicant/Owner shall request a site inspection or dated/time photos shall be submitted to the County, to confirm the removal of the temporary storage structure from the subject site.
7. 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 #PRDP20191008, #PRDP20222975 & #PRDP20261668 shall be implemented and adhered to in perpetuity, including:
 - i. That all existing development components for the site, including onsite business parking, landscaping, irrigation methods, site servicing, stormwater management and site organization, shall be maintained, in perpetuity, in accordance with Development Permits #PRDP20191008, #PRDP20222975 & #PRDP20261668; and
 - ii. That any site regrading work shall not direct any additional surface drainage into adjacent road rights-of-way, or to negatively impact surface drainage patterns in the area.
8. That all conditions of Development Permit #PRDP20191008, #PRDP20261668 and #PRDP20222975 shall be adhered to in perpetuity, unless otherwise conditioned in this approval.
9. That any future business/tenant signage shall require separate Development Permit approval in accordance with all overarching County site policies
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction and that any wayfinding onsite signage used for logistics/information purposes or barrier-free parking stall identification is permitted and does not require additional approval.
10. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall continuously meet Sections 9.12 & 10.6 of the *Janet Area Structure Plan (ASP)*, and Section 27 of the *Land Use Bylaw C-4148-97 (LUB)*. Lighting shall be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare utilizing fully shielded lighting models, downward facing lights and minimizes glare as viewed from nearby properties.
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.



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12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
13. 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 thirty (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.
14. 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 issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

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) 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 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 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.



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- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).
- 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. Omokanye".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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