



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

BCW Architects

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Tuesday, August 11, 2026

Roll: 06403004

RE: Development Permit #PRDP20264768

Lot 1, Block 1, Plan 1413400, NE-03-26-29-04; (2, 260221 RANGE ROAD 292)

The Development Permit application for General Industry, Type II (existing), relaxation to the maximum fence height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of an over-height fence may commence on the subject lands, in accordance with the submitted application site plan, as prepared by BCW Architects, Project Number 24036, dated October 2024, as amended to meet conditions of this approval and includes:
 - i. That a black vinyl-coated chain link fence, may be installed for the subject tenant outside storage area, per the submitted application site plan; and
 - a. That the maximum fence height shall be relaxed from **2.00 m (6.56 ft.)** to **3.05 m (10.01 ft.)**.
 - ii. Glazing replacement of one (1) overhead door for Building 1, in accordance with the Elevation drawing prepared by BCW Architects (Project No. 26022), drawing DP3.0 & A6.0, dated April 2026.

Permanent:

2. That all conditions of the County's Development file PRDP20222532 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, or matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition or as approved under PRDP20222532, shall be implemented and adhered to in perpetuity.
4. That the fence shall complement the character and quality of the principal building.
5. That if the fence is not maintained to the satisfaction of the Development Authority, it shall be required to be repaired or removed.
6. That the area around the fence shall be kept clean and free of overgrown vegetation and free from refuse material.



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7. That the fence shall not be expanded or enlarged at any time unless approved by a separate Development Permit.
8. That the fence shall not impact/pose a nuisance to vehicular traffic at any time.
9. 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 County's *Nuisance and Unsightly Property Bylaw C-7690-2017* shall be adhered to in perpetuity.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, 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; Current as of December 7, 2023]*.
- That any other federal, provincial, or County permits, approvals, and/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, September 1, 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. Kozlowski".

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