



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

Carswell Planning Inc. (Bart Carswell)

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Tuesday, August 11, 2026

Roll: 03332019

RE: Development Permit #PRDP20258702

SW-33-23-28-04; (235017 RANGE ROAD 284)

The Development Permit application for Outdoor Storage & Automotive Services (Minor), construction of an office/shop and tenancy for a trucking business; Dwelling Unit, accessory to principal use (existing) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Outdoor Storage & Automotive Services (Minor) for a trucking business may take place on the subject lands in accordance with the approved site plan and application drawing package prepared by Carswell Planning dated December, 2025, as amended for conditions of this permit. The approval includes:
 - i. Construction of one (1) industrial/office building, approximately ± 528.00 sq. m ($\pm 5,683.35$ sq. ft.) in footprint;
 - ii. Existing Dwelling Unit, accessory to principal use;
 - iii. Site grading in accordance with the approved application technical;
 - iv. Outside Storage area, in accordance with the approved site plan; and
 - v. Tenancy for *Dhanoa Enterprises Ltd.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit revised elevation plans for the industrial/office building proposed for this development. The industrial/office building shall be of good quality exterior finishing materials with cohesive colours and materials with enhanced architectural design elements outlined in Appendix B of the *Janet Area Structure Plan* (ASP), and Sections 167 & 168 of the *Land Use Bylaw C-8000-2020* (LUB), including:
 - i. That all mechanical housing/electrical units including roof top apparatus shall be screened;
 - ii. That the shop/office building shall be compatible with nearby buildings;
 - iii. Include a material and color schedule;
 - iv. That facades of buildings facing adjacent residential areas shall include at least three (3) of the following architectural elements, colour change, texture change, material module change, and expression of an architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib in accordance with Appendix B, Policy 6 of the ASP; and
 - v. Roofs shall include at least of the following features, Parapets concealing flat roofs and / or rooftop mechanical and electrical equipment, Overhanging eaves extending past the supporting wall, Sloping or pitched roofs with two or more roof slope planes and Roof-top gardens that support ecological functions such as stormwater retention.



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3. That prior to release of this permit, the Applicant/Owner shall register on title an access easement instrument, between Lot 5, Plan 0112715 (SE-32-23-28-04) and Lot 6, Plan 0112715 (SE-32-23-28-04), in accordance with Section 100 of the LUB. The instrument shall include the Owners of Lot 5, Plan 0112715 (SE-32-23-28-04) and Lot 6, Plan 0112715 (SE-32-23-28-04) as named parties of the agreement with an appended site plan of the approach area, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a turning template(s) for the internal driveway and access to Range Road 284, in accordance with Section 100 of the LUB, confirming that adequate turning radius' are proposed for *Vehicle (Commercial)* and industrial truck movements.
 - i. *Vehicle (Commercial)* entering and existing the site shall not encroach into the opposite lane to maneuver into or out of the subject site or impede the County's Road Allowance at any time.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan that indicates the dimensions and locations of the onsite barrier-free parking stalls in accordance with Sections 233 – 235 of the County's *Land Use Bylaw C-8000-2020* (LUB).
 - i. The plans shall also include a minimum of two (2) barrier-free no parking stalls in accordance with Section 3.8.3.23 of the *National Building Code 2023 - Alberta Edition (NBC 2023)*.
6. That prior to release of this of this permit, the Applicant/Owner shall submit a detailed screening and buffering plan for the outside storage area and site with additional screening for any portion of the site interfacing with residential areas, in accordance with Policies 8.2, 12.2, 12.10 (a)(b) and Appendix B (1) of the ASP, the *County's Commercial, Office and Industrial Design Guidelines*, Policy 4.1.3.2 of the CS and Sections 100, 263 & 269 of the LUB.
 - i. That any proposed berms shall be identified and include a minimum height of 4.00 m (13.13 ft.).
7. That prior to release of this permit, the Applicant/Owner shall submit revised lighting plans completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments including exterior lighting height, all exterior lighting shall face downward and is fully shielded in accordance with Policy 10.6 of the ASP and Sections 225 - 231 of the LUB.
 - i. That the height of the proposed exterior pole mounted lights shall be reduced to a maximum height of 6.00 m (19.69 ft.) or lower and have black painted coating as the subject site is abutting a Residential district.
8. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan including:
 - i. The dimensions of the outdoor storage areas in accordance with Section 100 of the LUB;
 - ii. Location of garbage storage and collection areas in accordance with Policy 23.4 of the ASP and Sections 251 & 252 of the LUB;
 - iii. All storage shall be located to the rear and side of the principal building in accordance with Section 443 (c) of the LUB; and
 - iv. Location of snow storage in accordance with Appendix B (1) of the ASP and the *County's Commercial, Office and Industrial Design Guidelines*.
9. That prior to release of this permit, the Applicant/Owner shall submit dust and noise suppression measures for the internal driveway and graveled areas in accordance with Policy 8.2 of the ASP, Policy 4.1.3.2 of the CS and Section 100 of the LUB.
10. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Policies 12.3, 12.10 & Appendix B (10 & 11) of the ASP, Policy 3.6.3 of the CS and Sections 260 and 443 (a) of the LUB. The plan shall include but is not limited to:



- i. A minimum landscaped area of 10% (4,350.37 sq. m.) or greater, in accordance with Section 260 & Section 443 (a) of the LUB;
 - ii. A tree planting of one (1) tree for every 40.00 sq. m (430.56 sq. ft.) and one (1) shrub for every 80.00 sq. m (861.11 sq. ft.) of Developable area; *A minimum of 108 trees and 54 shrubs is required;*
 - iii. All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region;
 - iv. A minimum of 3.00 m (9.84 ft.) wide landscaped yard shall be provided between the front of any primary building and any adjoining parking area;
 - v. Plantings along the internal driveway in accordance with Policy 12.3 of the ASP;
 - vi. Non-reliance of potable water or irrigation; and
 - vii. Additional tree species shall be incorporated in the landscaped area to avoid species monoculture over large areas.
11. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach, to secure the construction enhancement of the existing approach from Range Road 284 to the subject lands in accordance the County Servings Standards.
 - i. That the proposed approach shall be a paved industrial/ commercial standard in accordance with the County Servicing Standards, Table 400D – Approach Design.
12. That prior to release, the Applicant/Owner shall provide confirmation of clearance under the *Historical Resource Act* before commencing any work on site in accordance with Policy 3.1.1 o the CS.
13. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.
14. That prior to release of this permit, the Applicant/Owner shall submit confirmation details including 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with, the requirements of NFPA 1142 / NFPA 13, and all applicable County standards and bylaws, to the satisfaction of the County.
15. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sediment Control Plan (ESC), prepared by a qualified professional engineer, outlining ESC measures to be implemented during and post construction of the proposed development, in accordance with the County's Servicing Standards.
16. That prior to release of this permit, the Applicant/Owner shall submit payment of the Community Recreation Off-Site Levy Bylaw C-8550-2024, calculated based on the development area.
17. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-Site Levy Bylaw C-8547-2024, calculated based on the development area.
18. That prior to release of this permit, the Applicant/Owner shall provide payment of the County's Transportation Off-Site Levy Bylaw C-8549-2024, calculated for the parking area(s), driveway access, all structures (buildings) and storage areas of the development.
19. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system, to confirm the presence of County road ban restrictions.



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- i. The applicant/owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
- ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
- iii. If a road use agreement is required, the applicant/owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

20. That prior to occupancy of the site/use of the driveway, the Applicant/Owner shall submit confirmation from Alberta Land Titles of the registration and acceptance of the mutual access easement instrument between Lot 5, Plan 0112715 (SE-32-23-28-04) and Lot 6, Plan 0112715 (SE-32-23-28-04).
21. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing, as-built pond volumes, liner verification, irrigation systems, site grades, and any other information that is relevant to the SSIP, to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed.
22. That prior to site and building occupancy, the County shall perform an inspection of the site to verify that the road approach has been constructed in accordance with the County Servicing Standards.
 - i. The refundable security shall be returned upon final acceptance obtained through Road Operations.
23. That prior to site occupancy, the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 2.00 m (6.56 ft.) in depth.
24. That prior to site and building occupancy, all landscaping, parking, building elevations, final site surfaces and all development components shall be in place prior to occupancy of the site and/or buildings.
 - i. That all development/building elevations shall be completed in accordance with the approved elevation plans.
 - ii. That all required screening measures shall be installed in accordance with the approved screening plan;
 - iii. Municipal Addressing shall be installed onsite; and
 - iv. 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 components completed provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding elements shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

25. That if the prior to release conditions have not been met by **MARCH 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
26. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition shall be implemented and adhered to in perpetuity including:



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- i. Transportation Business Park Environmental Site Assessment Biophysical Impact Assessment Geotechnical Evaluation & Wetland Impact Assessment Analysis Report prepared by REMP Corp. dated February 16, 2025;
 - ii. Stormwater Management Report prepared by Carswell Consulting Engineers Ltd. (File No.: 6804), dated April 7, 2026;
 - iii. Geotechnical Investigation Prepared by Lone Pine Geotechnical Ltd. (Project No.: 1665), dated July 8, 2026; and
 - iv. Traffic Impact Memo prepared by Scheffer Andrew Ltd. (File No.: 1712-01- 2.6), dated October 22, 2024.
27. That any non-domestic waste, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment and Protected Areas.
28. That there shall be no opposing lane encroachment along Range Road 284 for any Vehicles, *Vehicle (Commercial) or Industrial Trucks* entering or leaving the subject site at any time.
29. That there shall be no use of alarms or back up alarms for equipment or vehicles within the subject site at anytime.
30. That the Industrial (Medium) operations may generate up to a maximum of six (6) business related trips associated to the subject development per day in accordance with the Traffic Impact Memo prepared by Scheffer Andrew Ltd. (File No.: 1712-01- 2.6), dated October 22, 2024.
31. That the existing Dwelling Unit, accessory to principal use shall not be used for commercial or industrial activities at any time unless otherwise approved through a separate Development Permit.
32. That the approved road approach, off Range Road 284, shall be constructed to a paved industrial standard and maintained in accordance with the County's Servicing Standards.
33. That the site shall be maintained in a neat and orderly fashion at all times.
34. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within any landscaped yards.
35. That all landscaping, landscape berms, and topsoil placement shall be in accordance with the landscaping details provided in the Landscape Plan, as amended.
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within 30 days, or by June 30th of the next growing season;
 - ii. The vegetation type has to endure the irrigation from May to September;
 - iii. That no potable water shall be utilized for landscaping or irrigation purposes;
 - iv. That all plantings should be placed at a minimum of 6.00 inches depth of landscaping soil; and
 - v. That all landscaping and screening elements shall be maintained onsite in perpetuity.
36. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the approach construction/enhancement and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
37. That the Applicant/Owner 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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38. 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 is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way including snow storage; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
39. That there shall be a minimum of nine (9) parking stalls, including two (2) barrier-free, maintained on site at all times, in accordance with the approved Site Plan.
 - i. All customer and employee parking shall be restricted to the subject sites and there shall be no offsite parking.
40. That this approval does not include signage. Any future business signage shall require separate Development Permit approval prior to placement onsite.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
41. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in lockable weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
42. That all lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the LUB. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
43. 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 Officer.

Advisory:

- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the principal building located on the subject site, to facilitate accurate emergency response. *The only municipal address created for this site is the residential address of 235017 Range Road 284.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the Applicant/Owner shall follow all rules and policies laid out in the *Historical Resources Act* regarding the discovery of historic resources during the course of excavation and construction.
- There shall be no parking or business signage placed in the adjacent road rights-of-way.
- 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.



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- That Building Permit(s) and all applicable sub-trade permits are required through the County's Building Services department, prior to any construction or business use taking place onsite. Compliance with the *National Energy Code* is also required.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Protected Areas approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

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 County's Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca