



## 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

Mazurick Architecture Inc. (David Mazurick)

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Tuesday, August 11, 2026

Roll: 04305005

**RE: Development Permit #PRDP20262754**  
**SW-05-24-28-04; (1110 CARMEK WAY)**

The Development Permit application for Industrial (Medium), construction of an office/warehouse building, outside storage, business tenancy and signage and has been **conditionally-approved** by Rocky View County (the County) Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

#### Description:

1. That Industrial (Medium), construction of an office/warehouse building for an engineering and facility services business may take place in general accordance with the submitted drawings as prepared by Mazurick Architecture, (File No.: 25012), dated May 4, 2026, as submitted with the application and as amended to meet conditions of this approval, including the following:
  - i. Construction of a two-storey industrial building (office/shop), approximately  $\pm 2,322.60$  sq. m ( $\pm 25,000.00$  sq. ft.) in total building area; *Including second storey Office area;*
  - ii. Construction chain-link fencing with dark vinyl slats or better, up to 2.00 m (6.56 ft.) in height;, including any barbed topper;
  - iii. Outside storage, vehicles (truck, trailers, heavy equipment) & materials (light poles, equipment);
  - iv. Installation of two (2) fascia signs, "*Black & McDonald*" & ancillary lettering. Located on the east and north building elevations;
  - v. Site regrading, in accordance with the final onsite technical; and
  - vi. Tenancy for *Black & McDonald*.

#### Prior to Release:

2. That prior to release of this permit, the County's subdivision file PL20240065 shall be endorsed with Alberta Land Titles.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB), that includes:
  - i. A confirmation of the final property area, property lines/dimensions of the property;
  - ii. Revision of the proposed fenced area, to be located outside of the Altalink Right of Way;
  - iii. Confirmation of the exterior garbage unit, location onsite, dimensions and screening proposed, in accordance with Sections 100 and 251-252 of the LUB;
  - iv. Revised location of one (1) temporary access proposed off Range Road 285 and internal gravel driveway to access subject site, for construction of the development. *Additionally, the access and internal driveway shall not interfere with the subdivision's interim storm plan, in accordance with the County's Servicing Standards.*



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- v. Details on the proposed culvert length of the two (2) mutual approaches (proposed off CARMEK Way, approximately 17.00 m [55.77 ft.]), in accordance with the County's Servicing Standards. *As per the County's servicing standards, a maximum desirable culvert length is 22.00 m (72.17 ft.). Culverts longer than 22.00 m (72.17 ft.) will require intermediate maintenance access into the culvert, or the culvert is provided with steam injection piping, to the satisfaction of the County.*
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan that includes the following revisions:
  - i. That the minimum onsite landscaping percentage of 10%, in accordance with Section 443(a) of the LUB.
  - ii. Identifying the minimum 3.00 m (9.84 ft.) wide landscaped area between the front of the primary building and adjoining parking lot area, in accordance with Appendix B (Guideline 10) of the ASP.
  - iii. That the minimum onsite tree requirement shall be in accordance with Section 260: Table 7 – Landscaping Standards of the LUB.
  - iv. Irrigation plan that complies with the recommendations of the required Site-Specific Stormwater Implementation Plan (SSIP), Appendix B (Guideline 11) and Section 22 of the ASP, and the County's Water Conservation Policy C-600, to the satisfaction of the County.
  - v. Additional fencing details including total dimensions, materials, and proposed screening elements for the outside storage area, in accordance with Appendix B (Guideline 11(e)) of the ASP and Section 100 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings for the proposed principal building, that includes:
  - i. Confirmation of compliance with Appendix B (Guidelines 5 through 9) of the ASP;
  - ii. Enhanced building elevation for the East building façade that includes additional design elements including additional colours, materials, and/or finishes, in accordance with Appendix B (Guideline 3) of the ASP.
6. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$30,000.00 for the permanent two (2) mutual approaches and the one (1) temporary approach, to secure the construction, completion, of the new approach(es) and the temporary construction approach (including remediation) from Range Road 285, to the subject lands in accordance with the County's Security Requirements *Policy C-407*, as amended.
  - i. That the temporary approach shall be in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations:
  - i. Discuss the proposed two (2) mutual approaches and one (1) temporary approach and request a pre-inspection as required. Written confirmation shall be confirmed by County Road Operations.
  - ii. 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; and
    - a. 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](mailto:roaduse@rockyview.ca);
    - b. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;



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- c. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County, pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
  - d. Written confirmation shall be received from Road Operations, confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
8. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with the County's Servicing Standards. The plan shall address dust control, noise, interim stormwater management, truck routes, access to the site, and potential for interference with nearby businesses.
9. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment control report and plan, in accordance with the County's Servicing Standards and best management practices.
10. That prior to release of this permit, the Applicant/Owner shall submit a signed letter from the CARMEK water & wastewater system that confirms below, in accordance with Section 3.4 of the Carmek Business Park Conceptual Scheme:
  - i. A sufficient water & wastewater capacity exists in the system to service the proposed development for their required use;
  - ii. A payment of necessary fees for the required capacity for water & wastewater utilities has been completed; and
  - iii. The water & wastewater capacities are secured for the proposed development.
11. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, to verify and evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
12. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the proposed development meets the criteria of the analysis and traffic volumes assumed in the approved Transportation Impact Assessment (TIA) for Cell C subdivision and in accordance with the County's Servicing Standards. If not, a TIA will be required for the site to address the potential for off-site impacts.
  - i. If the recommendations of the transportation impact assessment/letter require off-site improvements, then the Owner shall enter into a Development Agreement with the County.
13. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*. The levy shall be calculated based on the total/combined development area, in accordance with the base levy rates.

## Prior to Occupancy

14. That prior to occupancy of the site and building, 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, 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.
15. That prior to occupancy of the site and building, all infrastructure required under the County's Subdivision file PL20240065: Development Agreement necessary to service and access this lot, is constructed and that a Construction Completion Certificate (CCC) for the infrastructure has been issued by the County.



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16. That prior to occupancy of the site and building, that should the Applicant/Owner have entered into a Road Approach Construction Agreement, confirmation of construction of the paved industrial/commercial approaches is required, in accordance with the County's Servicing Standards. *If a Road Approach Construction Agreement was not required, this condition is null and void.*
17. That prior to occupancy of the site and building, the Applicant/Owner shall submit fire hydrant flow testing results, which shall meet the County's Servicing Standards.
18. That prior to occupancy of the site and building, the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth, to support the onsite Geotechnical/Deep Fills report, in accordance with the County's Servicing Standards.
19. That prior to occupancy of the site and building, the Applicant/Owner shall submit confirmation of the:
  - i. tie-in for connection to EMCOR Water System, including confirmation that the water system including fire suppression has been constructed as per the Development Service Agreement;
  - ii. tie-in for the connection of the Wastewater Utilities, including confirmation that the wastewater system has been constructed as per the Development Service Agreement; and
  - iii. tie-in for connection to EMCOR Stormwater Facility including confirmation that a Stormwater system has been constructed as per the Development Service Agreement.
20. That prior to occupancy of the site and building, the County shall perform an inspection of the site to verify that all road approaches have been installed in accordance with the County's Servicing Standards and approved plans.
  - i. That any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site shall be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County.
  - ii. The security may be returned to the Developer upon a successful prior to occupancy inspection.
21. That prior to site occupancy, all landscaping, parking, building exteriors and final site surfaces shall be placed prior to occupancy of the site and/or building.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without all development items being completed provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the remaining elements shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.

**Permanent:**

22. That if the prior to release conditions have not been met by **JULY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development permit shall not be issued.
23. 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 the onsite Site-Specific Stormwater Management Plan.
24. That all development shall be in accordance with the ASP and LUB at all times.
  - i. That all heating, ventilating, and air conditioning (HVAC) apparatus on the roof, with the exception of solar power, and electrical equipment shall be enclosed or screened, in accordance with Section 168 of the LUB.
25. That the subject development shall be connected to the EMCOR Servicing Infrastructure, located within the CARMEK Business Park.



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26. That all Outside storage, vehicles (truck, trailers, heavy equipment) & materials (light poles, equipment) shall be stored in the side and rear of the property and shall comply with all setback requirements as required in Sections 442 and 443(c) of the LUB.
27. That at no time shall any part/component of the proposed development be located within the Altalink Right of Way, located along the western portion of the property.
28. That all landscaping and topsoil shall be in accordance with the final approved landscaping details provided on the Landscaping Plan, as amended.
  - i. That the Applicant/Owner shall have the storm water detention infrastructure empty/at the NWL by the end of the irrigation season (October 31);
  - ii. The vegetation types shall endure the required storm water irrigation from May to September;
  - iii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped area including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30<sup>th</sup> of the next growing season;
  - iv. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater;
  - v. That all plantings should be placed in a minimum of 6.00 inches depth of landscaping soil; and
  - vi. That all landscaping and screening elements shall be maintained onsite in perpetuity.
29. That water conservation strategies shall be implemented and maintained at all times in accordance with Section 21 of the ASP and the County's *Water Conservation Policy C-600*.
30. 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 an exterior waste container, in accordance with the final approved site plan and/or kept within the footprint of the principal building. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
31. That no topsoil shall be removed from the site.
  - i. That any dirt imported or removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto or issues with other vehicles on the road.
32. That any approved paved road approach once constructed shall be maintained in accordance with the County Servicing Standards.
33. 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.
  - 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.
34. That any future business signage not included within this development permit 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.



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35. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Section 10.6 of the ASP, and Section 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.
36. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
37. That there shall be a minimum of 23 parking stalls, including two (2) barrier free stalls, shall be maintained on the subject at all times, in accordance with the final approved Site Plan.
38. That if the conditions of this 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 in the construction of the approaches and/or development cost involved in actions necessary to ensure compliance with any other conditions of this permit.
39. 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 municipal address for this site is 1110 CARMEK WAY.*
- 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 there shall be no parking or business signage placed in the adjacent developed or undeveloped 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.
- 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 in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023], as amended.*
- That a Building Permit and all applicable sub-trade permits shall be obtained through the County's Building Services, prior to any construction taking place, using the Commercial/Industrial checklist. *Compliance with the National Energy Code is also required.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the subject site shall adhere to any requirements noted within:
    - Instrument #081 361 809 (Caveat Forbidding Registration)
    - Instrument 88 AB (Canadian Pacific Railway Co.)



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- Instruments Instrument 791 216 231 & #041 024 848 (Altalink Surface Rights) in perpetuity which includes no development within the Right of Way area, along the western portion of the property.
- ii. The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetlands area and/or registration of any required site infrastructure from the proposed development.

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 Land and Property Rights Tribunal.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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