



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

Kumlin Sullivan Architecture Studios Ltd. (Alexa Collopy)

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Tuesday, August 25, 2026

Roll: 06416005

RE: Development Permit #PRDP20263096

Lot 6, Block 1, Plan 2611063, S-16-26-26-04; (293117 POINTS NORTH WAY)

The Development Permit application for General Industry Type I & Warehouses, construction of a multi-tenant building including office/warehouse areas, fencing, and relaxation of the maximum fence height requirement 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 General Industry Type I & Warehouses, construction of a multi-tenant building (*Building D*) including office/warehouse areas may take place on the subject site in general accordance with the application drawing package, as prepared by Kumlin Sullivan, File No. 201450, (Drawings #17); dated May 2026, submitted with the application [as amended to meet conditions of this approval] and includes:
 - i. Construction of one multi-tenant building, approximately 36,689.45 sq. m (394,922.00 sq. ft.) in footprint; *Mezzanine level(s), may be proposed as required*;
 - ii. Construction of black vinyl chain-link fencing, including any barbed-wire topper, with dark vinyl slats or better, up to 2.00 m (6.56 ft.) in height, including any barbed topper;
 - a. That the maximum fence height shall be relaxed from **2.00 m (6.56 ft.) to ± 2.44 m (± 8.00 ft.)**.
 - iii. Site Grading (as required to meet conditions of this approval).

Prior to Release:

Developability:

2. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations and written details, that includes:
 - i. Revised building elevations for the north building façade, to include design enhancement and elements, in accordance with Section 4.4.3(l) of the *Balzac East Area Structure Plan (ASP)* and Section 4.4 and *Policy 4.4.2 of Direct Control District 125 (DC 125)*.
 - ii. Confirmation of compliance with Section 4.4(d)(e)(f)(g)(h) and Policy 4.4.2 of the *Balzac Business Park Conceptual Scheme (CS)*;



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3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that includes:
 - i. A minimum number of parking stalls of 488, including seven (7) barrier free parking stalls in accordance with Section 4.4.3(a) of the ASP and Section 30.1 & Schedule 5 of the regulated County's *Land Use Bylaw C-4841-97 (LUB)* [in accordance with DC 125];
 - a. Alternatively, a Parking Assessment, as prepared by a qualified professional may be submitted to the Development Authority, to document the parking demands and supply characteristics associated with the proposed development, in accordance with Section 30.1(f) of the LUB, to the satisfaction of the County.
 - ii. The location of the proposed onsite fencing, screening and confirmation of compliance to Section 4.4.3(h) of the ASP, Section 4.7 of the CS and Section 42 of the County's LUB;
 - iii. Compliance with Section 4.4(j) of the CS for the loading areas and screening measures;
 - iv. An additional fire hydrant located on the west end of the building, in accordance with Section 5.8.0 of DC 125 and Policy 6.5.2 and 6.5.3 of the CS, to the satisfaction of the County's Fire Services;
 - v. Waste & Garbage Enclosure Information in accordance with Section 5.6.0 of DC 125, Section 4.4.2(e) of the ASP and Sections 11.2(r) & 25.4(g) of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan including:
 - i. Confirmation of the total landscape area, in accordance with total development area as noted on the final site plan, in accordance with Section 4.4.3(d)(iii) of the ASP, Section 4.2.3, 4.2.7, 4.2.8 of the CS, Sections 4.2.3(b), 4.2.3(c) & 4.2.3(i) of DC 125;
 - ii. Landscaping minimums in accordance with Sections 4.4.3(d)(x), 4.4.3(d)(xii), 4.4.3(d)(xiii) of the ASP, Section 4.2 of the CS, Section 4.2 of DC 125 and Section 26.11(t) of the County's LUB;
 - iii. Confirmation of compliance to Policy 4.2.2 of the CS and Section 4.2.3(e)(f) of DC 125;
 - iv. Confirmation of compliance to Policy 4.4(i) of the CS;
 - v. Confirmation of Irrigation methods, in accordance with Section 4.4.3(g)(iii) of the ASP, Policy 4.2.9 of the CS, Section 4.2.3(k) of DC 125 and Section 26.9 of the LUB;
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. 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;
 - b. Any required agreements or Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - c. If a road use agreement is required, the Applicant/Owner shall be required to provide 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.



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6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, in order to verify that the site is suitable for the proposed buildings/structures, site works, and deep utilities. *Note, for areas with greater than 1.20 m of fill (if any), a Deep Fill report is required.*
7. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, which will tie into the offsite Points North Industrial Park wastewater system, in accordance with the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations, in accordance with the County's Servicing Standards. *The test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole be located within private property an access easement will be required to be registered for monitoring and testing purposes.*
9. That prior to release of this permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County's Servicing Standards, which will tie into the Points North Industrial Park potable water system. The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.
10. That prior to release of this permit, the Applicant/Owner shall submit a *Site-specific Stormwater Implementation Plan (SSIP)*, for the subject lands in accordance with the *Points North Stormwater Management Plan*, the County's Servicing Standards and provide for any necessary easements and right-of-ways for drainage. The plan must include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades) and also address the need for an oil/grit separator.
11. That prior to release of this permit, the Applicant/Owner shall submit sediment and erosion control plan and report in accordance with County Servicing Standards. *As this site is greater than 2.00 hectares (4.94 acres), a full report is required.*
12. That prior to release of this permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with County Servicing Standards.
13. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global Traffic Impact Assessment (TIA) report (December 2010, as amended) for these lands meet the criteria for the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant/Owner's expense. The letter shall also need to address if the proposed development is in accordance with the Points North Industrial Park Traffic Impact Assessment.
 - i. If not in accordance, a Transportation Impact Assessment will be required for the site to address the potential for off-site impacts. If the recommendations of the report require off-site improvements, then a Development Agreement shall be entered into.
14. That prior to release of this permit, the Applicant/Owner shall submit an access management plan in accordance with the County's Servicing Standards and Access Management Procedure 410.



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15. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and wastewater usage for the development on the parcel to support the onsite Customer Servicing Agreement.
 - i. If the expected demands exceed the amount purchased under file County's Subdivision file #PL20210030 for this lot, the owner will be required to purchase additional capacity in accordance with *Bylaw C-8701-2026*, as amended.

Payments:

16. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of water meter(s) and correlating remote transmitter unit, in accordance with the County's *Master Rates Bylaw*, as amended. The water meter(s) shall be sized based on calculations provided by the Applicant/Owner.
17. 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.
18. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Transportation Off-Site Levy Bylaw C-8549-2024*, and/or in accordance with the County's Subdivision File *PL20210030*.

Prior to Occupancy:

19. That prior to site occupancy, all infrastructure required under the County's Subdivision file #PL20210030 necessary to service this lot and development, is constructed and that Construction Completion Certificates for the infrastructure have been issued by the County.
20. That prior to site occupancy, the Applicant/Owner shall contact and obtain signoff from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
21. That prior to site occupancy, all development components including landscaping, parking, building exteriors and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
 - i. That any rooftop or at-grade mechanical/electrical units shall be confirmed onsite, and if existing, shall be fully screened, in accordance with Policy 4.4.1 and Section 4.4(g) of the CS and Section 25.4(i) of the LUB., to the satisfaction of the County.
 - ii. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, then occupancy shall be allowed without final development completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all outstanding elements required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
22. That the County's Development Permit PRDP20194187 (Stripping & Grading) shall be issued Development Completion Certificates.
23. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built surface works, sanitary infrastructure, water infrastructure, storm-water infrastructure, pond volumes, liner verification, inverts and any other information that is relevant to *Stormwater Management Plan* onsite for the subject site.



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- i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.
24. That prior to occupancy and prior to connecting to the offsite waste & water mains, the Owner shall enter into a Customer Service Agreement for wastewater and water for the subject lands.
 - i. That should the development require additional servicing capacity, above the site's allocated amount, then the Applicant/Owner shall be required to submit payment for that additional capacity in accordance with the County's *Master Rates Bylaw*, as amended.

Permanent:

25. That if the Development Permit is not issued by **JULY 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, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition and shall be implemented and adhered to in perpetuity.
 - i. That the Development shall adhere to all requirements of the ASP, CS, DC 125 and regulated LUB at all times, in accordance with Section 4.1.0 of DC 125.
27. 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.
28. That no Outside storage of vehicles (truck, trailers, heavy equipment) & materials is permitted. All business use(s) and related components shall occur and be kept within the building/individual bay, unless a new Development Permit for allowance of outside storage has been approved.
29. That the site shall be maintained in a neat and orderly fashion at all times.
30. That the minimum required parking stalls (488 stalls, including seven (7) barrier-free) shall be maintained at all times, in general accordance with the approved Site Plan and/or as approved through an onsite Parking Assessment, if accepted by the County.
31. That any constructed approaches shall be in accordance with County Servicing Standards.
32. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
33. That dust control shall be maintained on the site at all times and existing fire hydrants shall not be used as a source of water for dust control; The Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands during construction or business operations.
34. That the subject lot shall obtain water from the East Balzac Water Distribution system.
35. That if the facility changes commercial usage, the owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
36. That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
37. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of Rocky View County's Utility Operations.
38. That the subject lot shall obtain sanitary servicing connections that will discharge through to the Rocky View Wastewater Transmission Main.



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39. That the site shall be developed in accordance with the approved application landscape plan.
- That all landscaping shall be completed and installed onsite within twenty-four (24) months from the date of this permit issuance, albeit the construction of a phase does not commence.
 - 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 thirty (30) days or by June 30th of the next growing season; All plantings shall be maintained for the life of the development.
 - That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas. There shall be no hose bibs installed on the exterior of the building.
40. That any garbage, waste material or refuse on-site shall be stored in weatherproof and animal-proof containers and located in accordance with the final site plan. The units shall remain in compliance with Section 5.6.0 of DC 125 and Section 4.4.2(e) of the ASP, Sections 11.2(r) & 25.4(g) of the LUB.
41. That for any proposed or future rooftop apparatus or mechanical units, all equipment shall be located and completely concealed onsite, to reduce or eliminate public view from adjacent roads, in accordance with Policy 4.4.1 and Section 4.4(g) of the CS and Section 25.4(i) of the LUB.
42. That any future business park/tenant signage shall require separate Development Permit approval, including any tenant fascia signage. *That any onsite wayfinding or ancillary internal business signage does not require additional Development Permit approval.*
43. That all and any on-site lighting and all private lighting including site security and parking area(s) lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare, are fully shielded or cut-off and eliminates glare as viewed from nearby properties, in accordance with Section 4.4.3(c) of the ASP, Sections 4.5.1 and 5.1.2 of the CS, Section 5.4.0 of DC 125 and Sections 27.1-27.2 of the LUB.

Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's *Master Rates Bylaw*, as amended.
For any 3rd party review work completed Prior to Release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
- 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 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 principal building located on the *subject site, to facilitate accurate emergency response. The principal address for this site, for Building D, is: 293117 POINTS NORTH WAY;*
- There shall be no business or customer parking along the adjacent road allowance(s) at any time.
- 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.



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- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist and shall include any items noted on the *Building Code Comments for Proposed Development" letter, dated June 22, 2026*. Compliance to the *National Energy Code* is required.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain and adhere to any requirements of the required Roadside Development Permit from Transportation & Economic Corridors and the Calgary Airport Authority.

Note: 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 15, 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 Development Appeal Committee.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [illegible]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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