



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

Aggregate Design Studios (Corey Mehaney)

Page 1 of 7

Tuesday, August 25, 2026

Roll: 04305005

RE: Development Permit #PRDP20263482

SW-05-24-28-04; (460, 470, 480 CARMEK WAY) (Lots 8 & 9)

The Development Permit application for Industrial (Light), construction of three multi-tenant office/warehouse buildings and relaxation of the minimum future building side yard setbacks, fencing, relaxation of maximum allowable fence height 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 (Light), construction of one multi-tenant office/warehouse building may take place in general accordance with the submitted drawings as prepared by *Aggregate Design Studio, (Project No.: A26085), dated May 6, 2026*, as submitted with the application and as amended to meet conditions of this approval, including the following:
 - i. Construction of one (1) industrial multi-tenant office/warehouse building (Building A), approximately $\pm 3,248.20$ sq. m ($\pm 34,964.00$ sq. ft.) in total building area; *Including mezzanine area(s) if proposed*;
 - a. That the minimum north side yard setback requirement shall be relaxed from **6.00 m (19.68 ft.) to 2.00 m (6.56 ft.)**
 - ii. Construction of one (1) industrial multi-tenant office/warehouse building (Building B), approximately $\pm 6,496.40$ sq. m ($\pm 69,927.00$ sq. ft.) in total building area; *Including mezzanine area(s) if proposed*;
 - iii. Construction of one (1) industrial multi-tenant office/warehouse building (Building C), approximately $\pm 3,248.20$ sq. m ($\pm 34,964.00$ sq. ft.) in total building area; *Including mezzanine area(s) if proposed*;
 - a. That the minimum south side yard setback requirement shall be relaxed from **6.00 m (19.68 ft.) to 2.00 m (6.56 ft.)**
 - iv. Construction of black vinyl chain-link fencing with dark vinyl slats or better, up to 2.00 m (6.56 ft.) in height, including any barbed topper;
 - v. Construction of vinyl and feature wall, including any barbed wire topper;
 - a. That the maximum front entry wall feature height shall be relaxed from **2.00 m (6.56 ft.) to ± 2.59 m (± 8.50 ft.)**.
 - vi. Signage, including “*Carmek Court*” non-illuminated fascia letters of the western facades of all buildings including: one (1) on Buildings A & C and two (2) on Building B and
 - vii. Site regrading, in accordance with the final onsite technical.



Aggregate Design Studios (Corey Mehaney) #PRDP20263482

Page 2 of 7

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 property consolidation of Lot 8 and Lot 9 shall be completed and registered with Provincial Land Titles
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, in accordance with Sections 100, 236, & 243 and of the County's *Land Use Bylaw C-8000-2020 (LUB)*, that includes:
 - i. Confirmation of use of/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.*
 - ii. The minimum number of required onsite parking stall requirements;
 - a. Alternatively, a parking assessment may be submitted, as prepared by a qualified person, to document the parking demands and supply characteristics associated with the proposed development, to the satisfaction of the County. *The Development Authority shall not be bound by any recommendations of such a Parking Assessment.*
5. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan that includes/confirms:
 - i. the minimum onsite landscaping percentage of 10%, in accordance with Section 443(a) of the LUB. *A minimum of 1,226.20 sq. m of landscape area onsite is required.*
 - 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(s), in accordance with Appendix B (Guideline 10) of the *Janet Area Structure Plan (ASP)*.
 - iii. Confirmation of compliance with Appendix B (Guideline 11) of the ASP, including irrigation details 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.
6. That prior to release of this permit, the Applicant/Owner shall submit written documentation that includes confirmation of compliance with Appendix B (Guidelines 5 through 9) of the ASP.
7. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit/Refundable Security for the permanent two (2) approaches and potentially 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. *The temporary approach shall be in accordance with the County's Servicing Standards.*
8. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. Discuss the proposed two (2) approaches and one (1) temporary approach (if not existing) 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



Aggregate Design Studios (Corey Mehaney) **#PRDP20263482**

Page 3 of 7

- 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 Roadata/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.
9. That prior to release of this permit, the Applicant/Owner shall submit written documentation or revised drawing details that confirms the fire hydrant locations are closest to the Fire Department Connections (FDC), including a hydrant to the center building/center and a second hydrant to the remaining FDC, to the satisfaction of the County's Fire Services.
10. That prior to release of this permit, the Applicant/Owner shall submit a *Site-Specific Stormwater Management Plan (SSIP)*, prepared by professional engineer, in accordance with the requirements of the approved stormwater management report of Cell C subdivision, the County's Servicing Standards, Alberta Environment regulations and best practices.
11. 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.
12. That prior to release of this permit, the Applicant/Owner shall submit a *Development Site Servicing Plan*, prepared by a qualified Professional Engineer, demonstrating how the proposed lot will be serviced by municipal water, sanitary sewer, stormwater, and franchise utilities. The submission shall confirm the feasibility of servicing the development in accordance with County's Servicing Standards, to the satisfaction of the County.
13. 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.
14. 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.
15. 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.



Aggregate Design Studios (Corey Mehaney) #PRDP20263482

Page 4 of 7

Prior to Occupancy

16. 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.
17. 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.
18. 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.*
19. That prior to occupancy of the site and building, the County's Development Permit file PRDP20241568 for Cell C only, shall be completed with occupancy issued.
20. 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.
21. 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 EMCOR 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.
22. 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.
23. 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. Confirmation of any rooftop or at-grade mechanical or electrical units shall be confirmed and as required, screening shall be in place.
 - ii. 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 30th day of June immediately thereafter.



Aggregate Design Studios (Corey Mehaney) #PRDP20263482

Page 5 of 7

Permanent:

24. 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.
25. 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 (SSIP)*, *Construction Management Plan*, *Erosion and Sediment Control Plan*, and Geotechnical Report.
26. 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.
27. That the subject development shall be connected to the EMCOR Servicing Infrastructure, located within the CARMEK Business Park.
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.
29. 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 31st);
 - 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 areas including the replacement of any deceased trees, shrubs, or plants within thirty (30) days or by June 30th 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 at a minimum of 6.00 inches depth of landscaping soil; and
 - vi. That all landscaping and screening elements shall be maintained onsite in perpetuity.
 - vii. 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 confined within each bay/unit and deposited in the exterior waste containers, in accordance with the final approved site plan. 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.



Aggregate Design Studios (Corey Mehaney) **#PRDP20263482**

Page 6 of 7

- 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 shall require separate Development Permit approval prior to placement onsite.
 - i. That any onsite non-illuminated wayfinding, directional and individual tenant bay numbering signage is permitted and does not require development permit approval.
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 130 parking stalls, including five (5) barrier free stalls and/or in accordance with an approved Parking Assessment (as accepted by the County), 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 460, 470, & 480 CARMEK WAY. Unit addressing may be requested once confirmed.*
- 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 new and/or future change in unit 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.



Aggregate Design Studios (Corey Mehaney) #PRDP20263482

Page 7 of 7

- 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 and any requirements noted in the Building Circulation Comments letter, dated July 7, 2026. *Compliance with the National Energy Code is also 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.
 - Please contact 310-WIRE for electrical services, or if working within 8.00 meters of our facilities to arrange for an onsite safety orientation.
- 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.).
 - Instruments #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.
 - Instrument #261 165 995 (Utility Right of Way).
 - 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 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 Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, likely belonging to the Development Authority.

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

THIS IS NOT A DEVELOPMENT PERMIT