



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

Terrigno, Mike

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Tuesday, August 25, 2026

Roll: 03332017

RE: Development Permit #PRDP20264691

Lot 3, Block 2, Plan 9210992; SE-32-23-28-04; (235095 RANGE ROAD 284)

The Development Permit application for Industrial (Medium) (existing), construction of a warehouse building and tenancy for a wall panel manufacturing business has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium) (existing), for the construction of a warehouse building may take place on the subject lands in accordance with the approved site plan and application drawing package, as amended for conditions of this permit. The approval includes:
 - i. Construction of a warehouse building, approximately $\pm$ 549.00 sq. m ($\pm$ 5,909.39 sq. ft.) in area;
 - ii. Outside Storage area, up to 400.00 sq. m (4,305.56 sq. ft.) or in accordance with the site plan; and
 - a. That for the purposes of this permit, the Outside Storage area includes shipping containers, business parts, material and equipment.
 - iii. Site grading in accordance with approved technical;
 - iv. Tenancy for *Martennial Contracting Ltd.*

Prior to Release:

2. 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 a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - 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.



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3. 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 and erosion measures, truck routes, access to the site, and potential for interference with nearby businesses and residential parcels, in accordance with the County's Servicing Standards.
4. 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 including a fire emergency plan in accordance with the requirements of NFPA 1142 / NFPA 13 and all applicable County standards and bylaws, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional storm water engineer. The SSIP must include a grading plan that illustrates the original ground profiles; the depth of proposed fill; and an analysis of the pre- and post-construction grades considering site stormwater storage, site release and offsite drainage to ensure there are no impacts to adjacent properties or the County's public road network. Should further stormwater improvements be necessary to address the adverse impacts and to manage flow, the applicant will be required to provide a site-specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development. *For any areas with 2.00 m (6.56 ft.) of fill or greater in depth, a Deep Fill report is required.*
7. That prior to release of this permit, the Applicant/Owner shall submit a detailed lighting plan 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 in accordance with Section 225 – 231 of the County's *Land Use Bylaw C-8000-2020* (LUB), Policy 4.2.13 of the *Canna Park Conceptual Scheme* (CS) and Appendix B of the *Janet Area Structure Plan* (ASP).
8. That prior to release of this permit, the Applicant/Owner shall submit wastewater and cistern details for the proposed warehouse in accordance with Policy 22.5 & 22.8 of the ASP, Policy 4.2.2 & 4.2.34 of the CS and Section 166 of the LUB.
 - i. That the proposed building shall be serviced by water cisterns and holding tanks shall be used or other acceptable servicing methods.
9. That prior to release of this permit, the Applicant/Owner shall submit a revised building elevation plan including:
 - i. Loading bays and loading doors shall not be abutting residential parcels in accordance with Policy 12.14 of the ASP;
 - ii. Enhanced architectural design elements on the eastern and northern façade of the building, a minimum of three (3) architectural elements in accordance with Policy 12.11 & Appendix B(2) (3) (6) of the ASP, Policy 4.2.8 of the CS, Section 100 & 167 of the LUB;
 - iii. A minimum of two (2) roof features in accordance with Appendix B(8) of the ASP; and
 - iv. A minimum of two main entrance features in accordance with Appendix B(9) of the ASP.
10. That prior to release of this of this permit, the Applicant/Owner shall submit a detailed screening plan for the expanded outside storage area in accordance with Policy 8.2 of the ASP, Policy 4.2.7 & 7.7.6 of the CS and Section 451(b) of the LUB.



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11. That prior to release of this permit, the Applicant/Owner shall submit a detail on how the proposed building is designed and constructed in accordance with the Crime Prevention Through Environmental Design (CPTED) best practices in accordance with Policy 4.2.5 of the CS.

Prior to Occupancy:

12. That prior to occupancy of the building, Development Permit PRDP20242220 shall be issued Development Completion Certificate with all conditions satisfied.
13. 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, 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.
14. That prior to site occupancy, all landscaping, building elevations and final site surfaces 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; and
 - iii. 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:

15. That if the prior to release conditions have not been met by **APRIL 30, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That all conditions of the County's Development file PRDP20242220 shall remain in effect unless otherwise conditioned within this approval.
17. 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 PRDP20242220, shall be implemented and adhered to in perpetuity.
 - i. That all development components required to be installed onsite, shall be completed within one year of permit issuance, which includes building exterior improvements, screening measures and landscaping unless registered through an Irrevocable Letter of Credit or refundable security.
18. That the site shall be maintained in a neat and orderly fashion 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.
19. That no outdoor display areas, storage areas, parking or marshallings yards shall be allowed within any landscaped yards.
20. 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.



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21. That all business-related equipment, materials and vehicles shall be stored within the outdoor storage areas in accordance with the approved site plan at all times.
22. All mechanical housing shall be screened in accordance with Appendix B (7) of the ASP and Section 168 of the LUB.
23. That the approved road approach shall be maintained in accordance with the County Servicing Standards.
24. 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.
25. That there shall be no use of alarms or back up alarms for equipment or vehicles within the subject site at anytime.
26. That the Industrial (Medium) operations may generate up to a maximum of 12 business related trips associated to the subject development per day.
27. That no topsoil shall be removed from the site.
28. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site, including any generated dust along the mutual driveway easement, and having adverse effects on adjacent roadways and properties.
 - i. If required and requested by the County, dust suppression methods shall be implemented including the watering of the driveway or a calcium chloride application until remedied.
29. 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.
 - ii. 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; and
 - iii. 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 of the Development Permit application, or in response to a Prior to Release condition.
30. That there shall be a minimum of seven (7) 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.
31. 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.
32. 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 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.
33. That the existing Dwelling Unit shall remain as a residential unit, unless otherwise approved through a separate Development Permit and a change of use building permit application for conversion of the dwelling unit to be utilized for business purposes. *The Dwelling Unit shall not be used for commercial or industrial activities or related business uses at any time.*



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34. 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 Policy 4.2.13 of the CS and 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.
35. 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 235095 Range Road 284.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
- That the residential well on site shall not be used for any business activities unless otherwise approved through an Alberta Water License through the *Water Act*.
- There shall be no 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.
- That a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. 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, including:
 - That the subject site shall adhere to any requirements noted within instrument #921 124 659 (Easement of Roadway Allowance).

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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