



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 (Readvertisement)

B&A Studios (Ken Venner)

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Tuesday, September 8, 2026

Roll: 04734003 & 04734142

RE: Development Permit #PRDP20262973

NW-34-24-03-05; (800 BINGHAM COURT)

Lot 1, Block 2, Plan 2511250, NW-34-24-03-05; (901, 921 BINGHAM LINK)

The Development Permit application for Service Station, construction of a gas bar to support a Retail Store, regional (Costco Wholesale Warehouse) and signage on remainder lot of NW-34-24-3-W5M and Retail Store, regional (Costco Wholesale Warehouse), for onsite site improvements for conversion to parking stalls on Lot 1, Block 2, Plan 2511250 within NW-34-24-3-W5 has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That construction of a Service Station and onsite site improvements to support a Retail Store, Regional may commence on the subject lands, in accordance with the approved application as prepared by WSP, dated May 14, 2026 & May 15, 2026, Project Number 211-01257-00/PL1 and as amended for conditions of this approval, and includes:
 - i. Construction of a *Service Station, for Costco Wholesale Canada*), located within NW-34-24-3-W5M, including thirty-two (32) fueling positions / sixteen (16) pumps, within a canopy area of $\pm 1,006.69$ sq. m ($\pm 10,835.92$ sq. ft.), including:
 - a. Construction of a warming hut building, approximately ± 1.39 sq. m (± 15.00 sq. ft.) in footprint;
 - b. Construction of a controller enclosure/mechanical unit, approximately ± 11.60 sq. m (± 124.89 sq. ft.) in footprint;
 - ii. Service Station Signage, in accordance with the signage plan, located within NW-34-24-3-W5M, including four (4) fascia signage within the canopy, each approximately ± 1.95 sq. m (± 21.00 sq. ft.) in area.
 - iii. Onsite Improvements of the existing Regional Store, Regional (Costco Warehouse Canada) including conversion of new parking stalls and landscaping, located on Lot 1, Block 2, Plan 2511250 within NW-34-24-3-W5M.
 - iv. Single-lot regrading and associated work for site development.



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Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site/landscaping plan, proposing amendments to the internal pedestrian circulation network, in accordance with Section 9.0 of the *Bingham Crossing Master Site Development Plan (MSDP 1)*; Section 5.1.1, Section 5.5, and Policy 5.5.6 of the Bingham Crossing, Phase 2 Development Concept & Section 7.1.7 pedestrian passage, section 7.2 and Section 7.5.3 of the *Bingham Crossing Phase 2 Master Site Development Plan (MSDP 2)*, compliance with the Bingham Crossing Design Guidelines: Section entitled Retail/Office/Commercial and shall include:
 - i. Confirmation of Phase 2 landscaping entry areas and changes from the existing onsite landscaping plan, approved under PRDP20220517.
 - ii. Confirmation of landscaping features at the entrance areas include pedestrian areas, seating areas, continuation of decorative landscaping planters and features, and continuation of the pedestrian walkway along the north side of the internal road connecting Bingham Link with the Service Station site in the Phase 1 area.
3. That prior to release of this permit, the Applicant/Owner shall submit confirm a revised signage plan, which identifies compliance with MSDP 1, Section 7.3 of the MSDP 2 and continuity with the overall design aesthetic of the Bingham Crossing development within the subject development area.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Outdoor Lighting Plan/lighting details confirming photometrics for the proposed revised location of the Service Station area, and confirmation of any new pole lighting in the onsite parking improvements area. The plan shall confirm continuation including fiberglass pole lighting, black-coated in exterior colour, in accordance with Policy 5.1.5 of the Bingham Crossing Conceptual Scheme (CS), *Dark Sky Policy of MSDP 1* and Section 7.4 of the MSDP 2. This will confirm any new light trespass onto adjacent properties is good lighting practices with the International Dark Sky Association guidelines of the Highway Edge Cell Section noted under Section 7.4.1 of the MSDP 2, and Section 27.2 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised *Solid Waste Management Plan*, in accordance with Section 5.2.7 of Direct Control District 148 (DC 148), Section 8.5 of the Bingham Crossing Conceptual Scheme, the Main Street Development principles of the MSDP 1 and 2, and the County's Servicing Standards. The plan shall confirm the existing plan remains in effect and update the plan accordingly to capture the Service Station and all waste, recyclables and organics generated during the construction and operation of the development including proposed targets for diversion.
6. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, that includes noise mitigation, weed management, sedimentation and erosion control, traffic accommodation, construction waste management, interim stormwater management and construction management details for the site, in accordance with Section 5.2.1 and 5.2.2 of Direct Control District 148 (DC 148) and the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit a geotechnical report, as prepared by a qualified professional, to verify the site is suitable for the proposed development, site works and deep utilities, in accordance with the County's Servicing Standards. *For any areas greater than 2.00 m (6.56 ft.) of fill, a Deep Fill Report is required.*
8. That prior to release of this permit, the Applicant/Owner shall submit an updated technical memorandum prepared by a qualified transportation engineer addressing traffic volumes associated with the revised development and updating the Queuing and Traffic Flow Assessment, in accordance with the County's Servicing Standards, to the County's satisfaction. The memo will also need to address if the proposed development is in accordance with the Bingham Traffic Impact Assessment, if not, an updated TIA will be required for the site to address the potential for off-site impacts.



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- i. The plan shall also include confirmation of the overarching *Local Transportation Network Plan*, to the satisfaction of the County. The Network Plan will provide details regarding construction of new roads, upgrading of existing roads, dedication of additional road rights-of-way and other road related agreements as outlined in the CS.
 - ii. If the recommendations of the Traffic Impact Assessment require off-site improvements not currently captured in prior agreements, then a Development Agreement shall be entered into.
9. That prior to release of this permit, the Applicant/Owner shall submit an Access Management Plan in accordance with the County's 2025 Servicing Standards and Access Management Procedure #410. The plan shall also include all directional signage information, including wayfinding and any traffic control devices.
10. 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 site servicing requirements, in accordance with the County's Servicing Standards.
11. That prior to release of this permit, the Applicant/Owner shall submit an updated Utility Servicing Plan/Development Site Servicing Plan/Drawings (DSSP), addressing how the development will be serviced for wastewater, potable water, fire suppression and irrigation. This shall include, but not be limited to, the following:
 - i. Updated engineering drawings for all on-site potable water, wastewater, fire protection and irrigation infrastructure showing all applicable building connections as well as appropriate tie-ins to the overall Bingham Crossing servicing infrastructure;
 - ii. Confirmation from the Utility Provider that the water and wastewater capacity required to service the development is available and has been secured;
 - iii. A fire protection demand analysis confirming the site design conforms to the overall design for the Bingham Crossing fire suppression distribution system and network including confirmation of reservoir sizing; and
 - iv. An irrigation plan that complies with the recommendations of the onsite Site-Specific Stormwater Implementation Plan (SSIP) and the overall irrigation design for the Bingham Crossing Development.
12. That prior to release of this permit, the Applicant/Owner shall submit a revised SSIP in accordance with the County's Servicing Standards and the final *Bingham Crossing Staged Master Drainage Plan* and Pond Report, as prepared by Aplin Martin, once accepted by the County. In addition:
 - i. The Applicant/Owner shall be responsible for any related *Environmental Protection and Enhancement Act (EPEA)* or *Water Act* approvals for the on-site stormwater infrastructure;
 - ii. The Applicant/Owner shall register all required overland rights-of-way or easements associated with the stormwater infrastructure;
 - iii. That if the Applicant intends to operate any portion or all of the site with interim servicing plans, these plans shall be included as part of the SSIP.
13. That prior to release of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan as part of the *Development Site Servicing Plans* and SSIP drawing package, in accordance with the County's Servicing Standards.
14. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan, in accordance with the County's Servicing Standards. *As this site is greater than 2.00 ha, a full report is required.*



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15. That prior to release of this permit, the Applicant/Owner shall submit revised detailed design drawings and a technical assessment for the proposed fuel tank(s) (underground or above ground) and the containment system, which will provide verification that spills cannot enter the storm drainage or sanitary sewer systems, stamped by a professional engineer, in accordance with the County's Servicing Standards.
16. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy (TOL) for the proposed development in accordance with the County's *Regional Transportation Off-Site Levy Bylaw C-8459-2024*, for the gross area of the proposed development.
 - i. TOL will not be required for this Development Permit if TOL has been previously satisfied under County file #PL20210101 or #PRDP20220517. Any TOL paid under this Development Permit, will be deducted from the TOL required under the County's file #PL20210101.
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.

Prior to Occupancy

18. That prior to occupancy of the site, Development Completion Certificates shall be issued for the County's Development Permit #PRDP20220517, unless otherwise accepted by the County.
19. That prior to occupancy of the site, all infrastructure required under the County's Subdivision file PL20210101 necessary to service this lot shall be constructed, and that Construction Completion Certificates for the infrastructure have been issued by the County and applicable private service providers.
20. That prior to occupancy of the site, all site development for the Service Station and conversion to parking stalls shall be completed.
 - i. If permission for occupancy of the site is requested during the months of October through May inclusive, occupancy may be allowed without final completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the outstanding elements shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
21. That prior to occupancy of the site, the Construction Completion Certificate shall be issued for all off-site transportation infrastructure for Development Agreement (Off-Site Road Improvements), in accordance with the conditions of the County's file #PL20210101, to the satisfaction of the County and the Provincial Transportation & Economic Corridors.
22. That prior to occupancy of the site for the Service Station, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer, confirming the underground tanks were installed per the required technical drawings, to the satisfaction of the County.
23. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer and the drawings shall include verification of as-built sanitary, water, stormwater infrastructure and any other information that is relevant to the SSIP.
 - i. Following the submission of the as-built drawings, the Applicant/Owner shall contact the County, to conduct an inspection of the site to verify all site infrastructure has been completed and meets County requirements.

Permanent:

24. That if this Development Permit is not issued 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.



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25. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application, submitted in response to a prior to release or occupancy condition, or approved under County File Development Permit #PRDP20220517 shall be implemented and adhered to in perpetuity including:
 - i. That the Applicant/Owner shall operate the site in accordance with the final *Bingham Crossing Staged Master Drainage Plan* and Pond Report as prepared by Aplin Martin and the onsite Chemical Management Plan for the Costco development.
26. That all conditions of County Development Permit #PRDP20220517 shall be adhered to at all times, unless noted in this approval.
27. That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
28. That all hauling requirements for construction shall remain in accordance with the existing County Road Use Agreements for Bingham Crossing and/or Development Agreements in place for Bingham Crossing.
29. That all landscaping shall be implemented and maintained on-site in accordance with the final Landscaping Plan. All graded areas, unless developed, shall be seeded to the native landscape upon development completion.
 - i. That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within thirty (30) days, or before June 30th of the next growing season;
 - ii. That a minimum of 300 mm of topsoil shall be utilized for all landscaped areas;
 - iii. 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 or acceptable alternative methods.
30. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
31. That at no time shall any mechanical units/equipment be visible to the public.
32. That all on-site and private lighting, including site security lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded), low intensity, and be located and arranged so that no direct rays of light are directed at any adjoining properties, which 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.
33. That any signage not approved within this development permit shall require a separate Development Permit approval.
 - i. Any onsite internal wayfinding (directional or informational) signage does not require Development Permit approval.
 - ii. No temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
 - iii. That all signage shall be kept in a safe, clean, and tidy condition at all times.
34. That there shall be a minimum of 557 parking stalls, including eight barrier-free stalls, and shall be maintained on-site at all times in general accordance with approved plans.



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35. That if the development authorized by the 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 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.
36. That the Applicant/Owner for the subject lands shall tie into the wastewater servicing for Bingham Crossing when such servicing becomes available, including decommissioning of any temporary infrastructure, at the Applicant/Owner's expense upon connection.
37. That the Applicant/Owner for the subject lands shall tie into the overall water distribution network for the Bingham Crossing development when such servicing becomes available, including decommissioning of any temporary infrastructure at the Applicant/Owner's expense upon connection.
 - i. That during building construction, if the permanent water supply is not available, the Applicant/Owner shall implement a temporary solution for water supply for firefighting in accordance with the County's *Fire Hydrant Water Suppression Bylaw C-7259-2013*, the *National Fire Code* and the *National Building Code 2023 - Alberta Edition (NBC)*. *Note: This may require a formal alternative solution under the NBC.*
38. That the Applicant/Owner for the development shall tie into the overall Bingham Crossing storm water management infrastructure and irrigation infrastructure, when they become available, including decommissioning of any temporary infrastructure at the Applicant/Owner's expense, upon connection.

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 County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022* shall be adhered to at all times.
- That there shall be no customer or business parking at any time along the adjacent County Road System including Township Road 250 or Range Road 33.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the final onsite *Weed Management Plan* and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address for the subject site in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)* to facilitate accurate emergency response. *The new municipal address for the Service Station is 800 BINGHAM COURT.*
- 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 a new Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, using the Commercial/Industrial/Institutional checklist for the Service Station, prior to any construction taking place, and shall include any requirements of the provided *Building Code Comments for Proposed Development, dated July 31, 2026. Compliance with the National Energy Code shall be required.*
 - That all buildings shall meet or exceed the LEED-NC 2009 Certification standard, in accordance with Section 6 of CS, LEED polices in MSDP 1 and 5.1.3 of the MSDP 2.



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- That the Applicant/Owner shall contact the Alberta *Safety Codes Council* and obtain approval for any tank storage, below or at grade, prior to installation on site.
- That during construction, any fill being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
- That during construction, all construction and building materials shall be maintained on-site 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 wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- 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 Provincial Environment and Protective Areas (EPA) approvals under EPEA or the Water Act for any impact(s) to any wetland areas and for any related approvals for all on-site stormwater infrastructure.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 29, 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,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca