



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

Lawson Projects (Kristine Judd)

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Tuesday, September 8, 2026

Roll: 06401030

RE: Development Permit #PRDP20263908

NE-01-26-29-04; Lot 1, Block 2, Plan 1113277 (Units 1-11, 260182 HIGH PLAINS BOULEVARD)

The Development Permit application for Industrial (Logistics), construction of a multi-tenant office/warehouse (*Building 16*) has been **conditionally-approved** by Rocky View County's ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Logistics) may take place on the subject site, in general accordance with the Site Plan and Drawings, *as prepared by HK Architecture Services; Project No. 225182, Drawing Package dated June 11, 2026*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Construction of a one-storey multi-tenant office/warehouse building; approximately $\pm 21,811.00$ sq. m ($\pm 234,777.00$ sq. ft.) in footprint; *Mezzanine Levels may be proposed*;
 - ii. Installation of black vinyl chain-link fencing, up to 2.00 m (6.56 ft.) in height; if proposed; *Details to be submitted prior to installation*;
 - iii. EV Charing Stations (as proposed); and
 - iv. Site Grading (as required for excavation and final site surfacing).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan that includes the site photometrics and the proposed lighting spec models, for all pole and mounted building lighting, in accordance with Section 4.4.3(c) of the *Balzac East Area Structure Plan (ASP)*, Stage 2 Architectural Guidelines (Lighting) of the *High Plain Industrial Conceptual Scheme (CS)* and Sections 225-231 of the County's *Land Use Bylaw C-8000-2020 (LUB)*.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised elevation drawings in accordance with Section 4.4.3(l) of the ASP, Stage 2 Architectural Guidelines in CS and Section 167 & 168 of the LUB that confirm overall design elements and enhancements of the building facades and any proposed rooftop mechanical units include adequate screening, that is cohesive to the exterior of the building. Colour renderings of the façade shall also be submitted.
4. That prior to release of this permit, the Applicant/Owner shall submit payment to the County for the supply and installation of the water meter and remote transmitter unit, in accordance with the County's Servicing Standards. *The water meter shall be sized based on the usage calculations to be provided by the Applicant/Owner.*



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5. That prior to release of this permit, the Applicant/Owner/Developer shall submit payment of the County's *Community Recreation Offsite Levy Bylaw C-8550-2024*, in accordance with the base levy area rates, for the total development area.
6. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the *Transportation Off-Site Bylaw C-8549-2024*, as amended.
7. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Water and Wastewater Off-Site Levy Bylaw C-8548-2024*, as amended.
8. That prior to release of this permit, the Applicant/Owner/Developer shall enter into and comply with a Development Agreement pursuant to the *Alberta Municipal Government Act* (MGA) in accordance with the approved site plan and shall include the following:
 - i. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
 - ii. Dedication of necessary easements and right of ways for utility line assignments;
 - iii. Implementation of the recommendations of the Geotechnical Report;
 - iv. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - v. Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services; and
 - vi. The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

As contemplated by and in accordance with MGA and Council policies respecting infrastructure and cost recovery.

9. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards shall be submitted to verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 2.00 m (6.56 ft.) of fill, a Deep Fill report is required.*
10. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel, to support the onsite Customer Service Agreement, in accordance with the County's Servicing Standards.
11. That prior to release of this permit, the Applicant/Owner shall submit detailed sanitary servicing study is required to support this phase of the development, in accordance with the County's Servicing Standards. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
 - i. If offsite upgrades or additional lift station capacity are required than all improvement shall be constructed under a Development Agreement; and
 - ii. Improvements that benefit other lands will qualify for cost recovery in accordance with the County's Policy #406.



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12. That prior to release of this permit, the Applicant/Owner shall submit a detailed site wastewater servicing design that will tie into the High Plains Industrial Park wastewater system, in accordance with the County's Servicing Standards.
13. 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. *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 is located within Private Property, an access easement shall be required to be registered, allowing access for all relevant parties, for monitoring and testing purposes.*
14. 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, County Bylaws as amended, that will tie into the High Plains 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.
15. 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 High Plains Stormwater Management Plan and provide for any necessary easements and right-of-ways for drainage. The Plan shall include, but is not limited to:
 - i. Details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes;
 - ii. Proposed finished surface/grading plan (corner lot grades); and
 - iii. The plan shall address the need for an oil/grit separator.
16. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control Plan in accordance with the County's Servicing Standards. *As the subject site is greater than 2.0 hectares; a full report is required.*
17. That prior to release of this permit, the Applicant/Owner shall submit a detailed Site Grading Plan, in accordance with the County's Servicing Standards.
18. 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 2015, as amended) for these lands meet the criteria for the proposed development, in accordance with the County's Serving Standards. If any updates are required to the Balzac Global TIA report, these shall be completed at the Applicant's/Owner's expense. The letter shall also address if the proposed development is in accordance with the High Plains Industrial Park Traffic Impact Assessment. If the letter is not in accordance, a site-specific TIA shall 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.
19. 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 C-410*.



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Prior to Occupancy:

20. That prior to occupancy of the site and building, the Applicant/Owner shall contact County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
21. That prior to occupancy of the site and building, all development components shall be completed.
 - i. That any at-grade rooftop mechanical units or electrical courts shall be confirmed onsite, that appropriate screening is in place for the units; if the screening is not adequate, additional screening measures are required; and
 - 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 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 landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
22. That prior to occupancy of the site and prior to connecting to the offsite water & wastewater mains, the Owner shall enter into a Customer Service Agreement for water and wastewater use on the subject land. The agreement shall reflect the total capacity allocation required to accommodate the subject development.
 - i. That should the Applicant's use require additional servicing capacity, then the Applicant shall be required to provide payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.
23. That prior to occupancy of the site and building, 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 sanitary infrastructure, as-built water infrastructure and as-built pond volumes, site grading, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.

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 the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
26. That any garbage containers shall be kept within the building and/or individual unit/bays and shall remain screened from all adjacent properties and public thoroughfares at all times, if ever temporarily placed outside. *No garbage units are permanently allowed outside unless a screening plan has been approved by the County.*
27. That any dirt removed from the site during construction 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.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.



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28. 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; and
 - 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 of the Development Permit application, or in response to a Prior to Release condition.
29. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
30. That any future business signage placed onsite shall require separate Development Permit approval and shall adhere to the ASP Development Guidelines, the CS Stage 2 Architectural Guidelines for Signage Guidelines, and all signage regulations of the County's LUB.
 - i. That any wayfinding onsite signage use for logistics/information purposes is permitted and does not require additional approval; and
 - ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
31. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet the section 4.4.3(d) of the ASP, CS, and Sections 225-231 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
32. That a minimum of 218 parking stalls, including five (5) barrier free stalls, shall be maintained on site at all times in accordance with the final approved site plan, *as prepared by HK Architecture Services; Project No. 225182, Drawing Package dated June 11, 2026.*
33. That if proposed, any rooftop mechanical units/housing shall be screened from view from all adjacent of the properties, in accordance with Section 168 of the LUB.
34. That all landscaping and screening elements shall be in accordance with the *final Landscape Plan, (5 drawings) as prepared by groundcubed landscape architects, project #26.0210, dated May 14, 2026, as approved by the County, as amended.*
 - i. That all landscaping shall be installed on the subject property within 24 months of date of permit issuance, unless secured through a refundable security or Irrevocable Letter of Credit;
 - ii. 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;
 - iii. The subject property shall connect the subdivision's purple pipe system for irrigation purposes. No potable water shall be used for irrigation and/or landscaping purposes and that no exterior hose bibs shall be installed; and
 - iv. That water conservation strategies shall be implemented and maintained at all times.



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35. That any change in use of future tenant(s) of the building shall require a separate Development Permit application for tenancy (use) and signage or a New Business tenancy Change of Use approval.
36. That if the facility changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
37. That the facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
38. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
39. That the lot shall obtain water and wastewater from the East Balzac Water Distribution system.
40. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
41. 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 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 during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- That there shall be no customer or business parking at any time along the adjacent County Road System.
- 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 C-7562-2016*, for the commercial building (with units) located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 1-11, 260182 HIGH PLAINS BOULEVARD.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023, as amended]*.
- 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*.

Note: For any third-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 issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- That wherever possible, the development will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas,



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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 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/Institutional checklist and any requirements noted on the Building Code Comments for Proposed Development letter, dated July 17, 2026. *Compliance with 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 the Applicant/Owner shall obtain any approvals through ATCO Energy Systems or FORTIS prior to construction commencement.
- 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 Ministry of Environment and Protected Areas approvals for any impact to any wetland areas or required stormwater infrastructure registration for 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 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. Judd".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT