

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

GKC Architects (Fernando Lozano)

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Tuesday, September 8, 2026

Roll: 06306002**RE: Development Permit #PRDP20264630****Lot 6, Block 2, Plan 2611350; SW-05-26-28-28-04; (285235 HIGH PLAINS ROAD)**

The Development Permit application for Industrial (Logistics), construction of a distribution office/warehouse, construction of a Guard House, signage, tenancy, outside storage of truck trailers, fencing, and relaxation of the maximum fencing requirement 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 Application Drawing Package (26 Dwgs.), *as prepared by GKC, Architecture & Design; Project No. 25090, dated July 6, 2026, for Phase 1 only*, subject to the amendments as required with the conditions of this approval and shall include the following:
 - i. Construction of a principal distribution/logistics centre, including office/warehouse area(s); approximately $\pm 108,854.00$ sq. m ($\pm 1,171,691.00$ sq. ft.) in gross floor area, including mezzanine area(s), as amended. *Gross Building Footprint: $\pm 106,685.02$ sq. m ($\pm 1,148,348.00$ sq. ft.);*
 - ii. Construction of a Guard House, approximately ± 41.00 sq. m (± 438.00 sq. ft.) in gross floor area;
 - iii. Business tenancy for a Logistics Warehouse "Lynx";
 - iv. Outside Storage of truck trailer units and commercial vehicles;
 - v. Outdoor enclosed amenity area(s), including ancillary smoking shelters (*as required*);
 - vi. EV Charging Stations (*as required*);
 - vii. Ancillary Infrastructure including electrical courts and other requirement elements;
 - viii. Black-coated Iron Eagle fencing & Black-coated/vinyl chain-link fencing, with dark vinyl slats;
 - a. That the maximum fence height for either type of fencing shall be relaxed from **2.00 m (6.56 ft.) to 2.44 m (8.00 ft.)** in height;
 - ix. Signage, including up to three (3) mounted illuminated fascia signage, in accordance with the elevation drawings; and
 - x. Site Grading and internal drive network/aisles (*as required for excavation, access for phase 1, and final site surfacing*).



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Prior to Release:

2. That prior to release of the permit, the Applicant/Owner shall submit revised building drawings, that have additional building enhancements and design elements along the east building facade, in accordance with Section 4.4.3(l) & 4.7.5(i) of the Balzac East Area Structure Plan (ASP), Section 4.4 of the High Plain East Industrial Conceptual Scheme (CS), and Section 167 of the County's *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority.
3. That prior to release of the permit, a revised site and/or landscaping plan shall be submitted that includes all requested information/clarification, in accordance with the Administration provided comments on September 4, 2026, in accordance with the ASP, CS, and LUB.
4. That prior to release of the permit, the Applicant/Owner shall submit written confirmation of the total landscaping area proposed with the subject development, in accordance with Section 450(a) of the LUB.
5. 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 permits or a Road Use Agreement will 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 a Roaddata/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.
6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards, verifying that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
7. 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 required onsite Customer Service Agreement, in accordance with the County's Servicing Standards.
 - i. That if expected demands exceed the amount purchased under the County's Subdivision file #PL20240121 for this lot, 25.40 m³/day, the Owner shall be required to purchase additional capacity in accordance with the County's Master Rates Bylaw, as amended.
8. 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 East Industrial Park wastewater system, in accordance with the County's Servicing Standards.
9. 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.*



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10. 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 East 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.
11. 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 East 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.
12. 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.*
13. 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.
14. 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 Servicing 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 East 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.
15. 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.
16. 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.
17. That prior to release of this permit, the Applicant/Owner shall pay the County, in accordance with the County's *Master Rates Bylaw*, for the supply and installation of a water meter and remote transmitter unit. *The water meter shall be sized based on calculations to be provided by the Applicant/Owner.*

Prior to Occupancy:

18. That prior to occupancy of the site, all infrastructure required under the County's subdivision file #PL20220166 and #PL20230004 necessary to service this lot, shall be constructed and that Construction Completion Certificates for the infrastructure have been issued by the County.



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19. 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.
20. That prior to occupancy of the site and building, all landscaping, building exteriors, final site surfaces, parking, lighting, addressing and signage shall be completed onsite.
 - i. That site phasing can be considered upon occupancy inspection requirements;
 - ii. 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
 - iii. 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 components completed, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of the outstanding components 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 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 than allocated for the site, then the Applicant shall be required to provide payment for additional capacity in accordance with the County's *Master Rates Bylaw*, as amended.
22. 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, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. That as-builts shall also confirm compliance with the onsite Stripping & Grading Development Permit #PRDP20224172.
 - ii. 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:

23. That if the Development Permit is not issued and the prior to release conditions have not been met by **JULY 31, 2026** or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
24. 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.
25. That the entire site shall be always maintained in a neat and orderly manner, to the satisfaction of the County.
26. That all garbage or recycling units shall be kept within the building at all times /or within an enclosed/ screened area if outside. The units shall be completely screened from all adjacent properties and public thoroughfares at all times.



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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.
28. That any future business signage, not included within this approval, shall require separate Development Permit approval and shall adhere to the ASP Development Guidelines, the CS Architectural Controls, and Section 151-153 of the LUB.
 - i. That any wayfinding/directional onsite signage use for logistics/information purposes is permitted and does not require additional development permit 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.
29. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-231 of the LUB. Lighting shall be designed to conserve energy, reduce glare and reduce upright. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare, includes models that are fully shielded and cut-off, and minimizes glare as viewed from nearby adjacent commercial and residential properties.
30. That a minimum of 538 parking stalls, including eight (8) barrier free stalls, shall be maintained on site at all times, in accordance with the final onsite site plan, as amended.
31. That all landscaping and screening elements shall be in accordance with the revised Landscape Plan, *as prepared by MHBC Planning Urban Design & Landscape Architecture, file #16147 EV, dated April 2026, as amended and approved by the County and includes:*
 - i. That all landscaping shall be installed on the subject property within twenty-four (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 30 days or before June 30th of the next growing season;
 - iii. That there shall be no potable water used for irrigation and 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.
32. That all proposed approaches, including emergency approaches, shall be constructed in accordance with the County's Servicing Standards.
33. 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.
34. 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.
35. 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.
36. 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.



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37. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations.
38. That the lot shall obtain water and wastewater from the East Balzac Water Distribution system.
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 thirty-six (36) 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 the Applicant/Owner shall be responsible for all required payments of any 3rd party reviews and/or inspections as per the County's Master Rates Bylaw.
Note: 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 issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
- 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. Additionally, during construction, all dust control shall be maintained on the site and 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.
- That there shall be no business, employee or customer parking at any time along the adjacent County road network.
- 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 located on the subject site, to facilitate accurate emergency response. *The primary municipal address for this site is 285235 HIGH PLAINS ROAD. Future additional addressing may be requested as required.*
- 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, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023, as amended]*.
- That a Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist. *Compliance with the National Energy Code is also required.*
- That wherever possible, parking and outside 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 supported stormwater system.



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- 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.
 - For any proposed electrical installations, please contact *FortisAlberta* at 1-403-310-WIRE for electrical service inquires.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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