

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

Centex Petroleum (Dale Tanner)

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Tuesday, September 22, 2026

Roll: 05630010 / 05630011**RE: Development Permit #PRDP20264455****Lot 4, Block C, Plan 1310550 & Lot 3, Plan 6009, GM within SW-30-25-02-05;
(A&B, 25238 TWP RD 254A)**

The Development Permit application for Station (Gas/Electric) & Retail (Small)/Establishment (Eating) (existing), construction of a canopy gas bar extension, drive-through aisle extension, signage, single-lot regrading, onsite improvements and relaxation of the minimum front yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That construction of a Station (Gas/Electric) & Retail (Small)/Establishment (Eating) (existing) may commence on the subject lands, in accordance with the approved application as prepared by *HASEGAWA, dated August 20, 2026, Project Number 24-012*, as amended for conditions of this approval, and includes:
 - i. Construction of a covered Station (Gas/Electric), *for a new Centex Gas Bar*, located on Roll 05630011, in accordance with the application site plan;
 - a. That the minimum front yard setback requirement for the covered Gas Bar shall be relaxed from **30.00 m (98.43 ft.) to 7.38 m (24.21 ft.)**;
 - ii. Construction/Extension of a Drive-Through Lane on Roll 05630011, for Retail (Small)/Establishment (Eating) (*existing Tim Horton's*) located on Roll 05630010;
 - iii. Renovation of the existing Drive-Through Lane on Roll 05630010;
 - iv. Signage, located on Roll 05630011, including:
 - a. Embedded illuminated canopy Gas Bar signage, approximately one (1) ±1.48 sq. m (±16.00 sq. ft.), one (1) ±1.11 sq. m (±12.00 sq. ft.), and one (1) ±0.09 sq. m (±1.00 sq. ft.) in sign area(s);
 - b. Drive-Through Signage, illuminated, excluding any digital displays; and
 - v. Single-lot regrading, landscaping, and onsite infrastructure improvements associated for site development.

Prior to Release:

2. That prior to release of this development permit, the Applicant/Owner shall submit confirmation of property consolidation confirming both properties within this decision have been consolidated into one property and it has been submitted and registered with Land Titles, to the satisfaction of the County.



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3. That prior to release of this development permit, the Applicant/Owner shall submit confirmation that an amended/update land Instrument #091 200 300, has been submitted and registered with Land Titles, removing any potential conflicts once the property has been consolidated, to the satisfaction of the County.
4. That prior to release of this development permit, the Applicant/Owner shall submit a lighting plan, including photometrics and lighting spec details for the development, that confirm all lighting, including any new pole, mounted, canopy or signage lighting, is in accordance with Sections 7.1.6 & 7.1.13 of the *Bearspaw Area Structure Plan (ASP)* and Sections 225-231 of the County *Land Use Bylaw C-8000-2020 (LUB)*.
5. That prior to release of this development permit, the Applicant/Owner shall submit a signage plan, detailing all proposed sign elevations, dimensions and locations onsite, included within this approval. All signage shall be in accordance with the LUB.
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 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 a revised Traffic Impact Report, as prepared by Addoz Engineering Inc., dated May 28, 2026, that includes the following amendments, in accordance with the County's Servicing Standards.
 - i. The TIA does not include a future horizon analysis. No 10yr/20r post-development horizons have been included, which are required.
 - ii. Capacity Link Analysis needs to be included. What are the traffic volumes against the RVC road classification table (400-G)?
 - iii. Are turn-laned warranted as per the ATEC intersection analysis spreadsheet?
 - iv. No signal warrant analysis statement. If no signals are warranted, please provide a brief statement.
 - v. Why was a highway/highway intersection seasonal factor used for this driveway on a rural collector, and why the low end of the range?
 - vi. There should be a drive-through queue/stacking analysis.
 - vii. Table of Contents lists Appendix C as 5th generation ITE but the text cites 11th edition.
 - a. That should any upgrades of the parcel be required in the revision submission, prior to release of this development permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the upgrades, in accordance with the County's Servicing Standards.
9. That prior to release of this development permit, the Applicant/Owner shall schedule a pre-inspection for construction/improvement of any site approaches with the County's Road Operations department. Written confirmation shall be required to be received from Road Operations, confirming approval of the proposed construction/improvements.
10. That prior to release of this development permit, the Applicant/Owner shall confirm any servicing requirements, if required, including sanitary/waste water and water supply, for the expansion lands located on Roll 05630011.



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11. That prior to release of this permit, the Applicant/Owner shall submit a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the County Servicing Standards.
12. 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 less than 2.00 ha (4.94 acres), a full report is not required.*
13. That prior to release of this permit, the Applicant/Owner shall submit 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.
14. 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. Information provided will confirm if a Road Use Agreement or a Roaddata/Heavy Haul/Overweight/Overdimension Permit 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 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*;
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
15. That prior to release of this permit, the Applicant/Owner shall submit a refundable security or irrevocable letter of credit, to secure the construction/improvement of the proposed site approach, totaling \$10,000. *The security shall be returned to the Applicant/Owner upon final signoff and approval from County Road Operations, confirming the approach has been constructed in accordance with County Servicing Standards.*
16. 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

17. That prior to occupancy of the site, the Applicant/Owner shall request and complete final post-construction inspection of the approach(es), with County Road Operations. Written confirmation shall be received from Road Operations.
18. That prior to occupancy of the site, all site development in accordance with the application site plan 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.



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19. That prior to occupancy of the site, 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.
20. 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 any 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:

21. 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.
22. 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 including:
23. That all conditions of the County's Development Permits #20150916, #20183123, and #20202427 shall be adhered to at all times, unless noted in this approval.
24. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
25. That all landscaping shall be implemented on Roll 05630011 and maintained on Roll 05630010 in accordance with the final site 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.
 - iv. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
 - v. That the existing 2.00 m (6.56 ft.) white vinyl fencing shall be continued through both properties and installed within twelve (12) months of date of permit issuance.
26. That at no time shall any mechanical units/equipment be visible to the public.
27. That no outside storage is permitted on the subject lands, unless a separate Development Permit is issued.
28. That all site approaches shall be constructed and maintained in perpetuity, in accordance with the County's Servicing Standards.
29. That all on-site and private lighting, including site security lighting shall be designed to conserve energy, reduce glare, and reduce uplift. 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.



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30. 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.
31. That there shall be a minimum of four (4) parking stalls shall be constructed and maintained on Roll 05630011 at all times, in general accordance with approved plans. All existing onsite parking, located on Roll 05630010, shall be maintained as existing.
32. That any non-domestic wastewater, 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 Ministry of Alberta Environment and Parks.
33. That if the conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in the approach(es) or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
34. 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.

Advisory:

- 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.
- 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]*, as amended.
- 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 municipal address for the Gas Bar is B, 25238 TWP RD 254A.*
- 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 covered Gas Bar, prior to any construction taking place. *Compliance with the National Energy Code shall be required.*
 - That prior to any onsite demolition on either property, the Applicant/Owner shall obtain Demolition Permits from Building Services, if required.
- 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.



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- 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. Additionally, 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.
 - That the Applicant/Owner shall adhere to the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 13, 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