

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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

905748 Alberta Ltd (Daniel Sekhon)

Page 1 of 6

Tuesday, October 6, 2026

Roll: 03321005

RE: Development Permit #PRDP20262203**NE-21-23-28-04; (233177 RANGE ROAD 283)**

The Development Permit application for Industrial (Medium), construction of a warehouse/office building and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Industrial (Medium) may take place on the subject site, in general accordance with the Site Plan and Drawings, as submitted with the application package, as prepared by 905748 AB Ltd. (Project No.: Building 'E'), dated January 21, 2026, as amended, and includes:
 - i. Construction of a six-bay multi-tenant Warehouse/Office building [*Building "E"*], approximately $\pm 2,952.00$ sq. m ($\pm 31,775.06$ sq. ft.) in building footprint;
 - a. Second floor or mezzanine level may be considered, approximately ± 355.21 sq. m. ($\pm 3,823.45$ sq. ft.) in gross floor area.
 - ii. Installation of six (6) non-illuminated fascia signs approximately ± 6.56 sq. m (± 70.61 sq. ft.) in area each, and
 - iii. Site grading as required, in accordance with approved drawings.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit revised site plan and drawings in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020 (LUB)*, and to the satisfaction of the Development Authority, including:
 - i. Revised Parking Plan demonstrating a minimum of forty (40) parking stalls including three (3) barrier free parking stalls in accordance with Sections 232 – 236 and Table 6 – Parking Minimums of the LUB;
 - ii. Revised elevation drawings or written confirmation identifying the materials and color legend for the proposed building in accordance with Section 167 of the LUB;
 - iii. Location and screening details of the mechanical housing and electrical units in accordance with Section 168 of the LUB;
 - iv. Location and elevation drawings/details, including height and material specifications of the proposed fence in accordance with Sections 263–267 and Section 269 of the LUB;
 - v. Detailed elevation drawings of the proposed non-illuminated fascia signs in accordance with Sections 151 – 153 and Section 216 of the LUB; and



905748 Alberta Ltd (Daniel Sekhon) **#PRDP20262203**

Page 2 of 6

- vi. Screening details of the proposed garbage storage/collection area in accordance with Sections 251 – 252 of the LUB.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan demonstrating compliance with the applicable landscaping requirements for the entire site in accordance with Sections 100, 109, 110, Sections 253–262, and Table 7 (Landscaping Standards) of the LUB, and to the satisfaction of the Development Authority.
 - i. That the Landscaping Plan shall clearly demonstrate the minimum 10% landscaped area of the total site development area; and
 - a. The Development Area refers to the portion of land utilized directly for development purposes and includes the driveway access, all structures (buildings), storage and display areas directly associated with the use, and required parking areas, as defined in the LUB. The development area does not include green or natural open space.
 - ii. A tree planting of one (1) tree for every 40.00 sq. m (430.56 sq. ft.) and one (1) shrub for every 60.00 sq. m (645.83 sq. ft.) of Developable area;
 - iii. All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region;
 - iv. For a parking and loading requiring thirty (30) or more parking spaces, a minimum landscaped area of 1.00 sq. m (10.76 sq. ft.) per on-site parking space shall be provided for visual relief; and
 - v. Landscaping, including location, design, extent of plantings and other landscaping treatments provided.
4. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP) in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation, and dust control, weed control, construction best management practices, waste management and all other relevant construction management details, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Regional Recreation Off-Site Levy Bylaw C-8550-2024 for the subject site, as determined by the County.
6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation Report, conducted by a qualified professional geotechnical engineer, which shall evaluate and verify that the site is suitable for the proposed development, in accordance with the County's Servicing Standards:
 - i. Should there be any areas identified with fill greater than 1.20 m (3.94 ft.) in depth, a Deep Fill Report is required, in accordance with the County's Servicing Standards.
7. 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*; and



905748 Alberta Ltd (Daniel Sekhon) #PRDP20262203

Page 3 of 6

- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
8. That prior to release of this permit, the Applicant/Owner shall submit a revised Traffic Impact Assessment, prepared by a qualified professional to assess the analysis and traffic volumes for these lands meet the criteria for the development to assess if any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.
 - i. If the recommendations of the Traffic Impact Assessment include off-site improvements, the Applicant/Owner shall enter into a Development Agreement with the County, pursuant to Section 650 of the *Municipal Government Act (MGA)* and the LUB.
9. That prior to release of this permit, the Applicant/Owner shall submit a revised detailed Site-Specific Stormwater Management Plan (SWMP), prepared by a qualified professional, in accordance with the approved Stormwater Management Report for the site and to provide for any necessary easements and rights-of-way for drainage as required, to the satisfaction of the County.
 - i. The plan must include but not be limited to details regarding any on-site retentions, finished surface/ grading plan drawings, stormwater flow rates into drainage facilities and storage volumes.
10. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sediment Control Plan (ESC), prepared by a qualified professional engineer, outlining ESC measures to be implemented during and post construction of the proposed development, in accordance with the County's Servicing Standards, and to the satisfaction of the County.
11. 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 in accordance with the requirements of NFPA 1142 / NFPA 13, and all applicable County standards and bylaws, to the satisfaction of the County.
12. 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 Sections 225 – 231 of the LUB.

Prior to Occupancy:

13. That upon site grading works completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.
14. That prior to site and building occupancy, 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 stormwater infrastructure, civil infrastructures and grades, that are relevant to the Stormwater Management Memo, to the satisfaction of the County.
 - i. Following receiving the as-built drawings, the County shall complete an inspection of the site to verify stormwater has been completed in accordance with the stamped "examined drawings".
15. That prior to site occupancy, all landscaping, parking, screening elements, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - i. Written confirmation shall be provided by the Applicant/Owner, or a site inspection shall be completed by the Development Authority; and



905748 Alberta Ltd (Daniel Sekhon) #PRDP20262203

Page 4 of 6

- 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 components and final site surface 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 outstanding development components 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.

Permanent:

16. That if the prior to release conditions have not been met by **APRIL 30, 2027**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
17. That all conditions of all the previously issued Development Permits onsite shall remain in effect unless otherwise noted herein.
18. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity including:
 - i. Traffic impact assessment as prepared by iTrans Transportation planning and traffic consultants, June 30, 2006, as amended;
 - ii. Groundwater Level Monitoring Assessment and Stormwater Pond Recommendations Report, prepared by Parkland Geotechnical Consulting Ltd., Project No. CA0043-REV, dated March 24, 2014, as amended;
 - iii. Stormwater Management Study, including the construction of Pond 1, as prepared by Civil Engineering Solutions Project No. CES Job 14-007, dated June 24, 2014, as amended; and
 - iv. Traffic Impact Assessment (TIA) memo as prepared by WATT Consulting Group, File no; 3167.T01, dated April 7, 2022, as amended.
19. 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.
 - i. Appropriate dust control measures in place to prevent dust generated from any site grading and fill placement activities from impeding traffic movements along Norman Place and Range Road 283; and
 - ii. That upon request of the County, the Applicant/Owner shall submit as-built drawing(s) of the stormwater infrastructure on-site, to ensure compliance with the approved technical submissions.
20. That sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal. All potable water shall be serviced by water cistern, with a truck-in water service.
21. That the sign shall be maintained in accordance with the design drawings and site plans as submitted with the application.
 - i. That no off-site advertisement signage associated with the business shall be permitted;
 - ii. That any new business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit;
 - iii. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed;
 - iv. That the sign shall be kept in a safe, clean, and tidy condition at all times; and



905748 Alberta Ltd (Daniel Sekhon) **#PRDP20262203**

Page 5 of 6

- v. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
- 22. That a minimum of forty (40) parking stalls, including three (3) barrier free parking stalls, shall be maintained on site, at all times for "*Building E*" in accordance with the LUB. No parking is permitted on the adjacent County Road system at any time.
- 23. That any dirt imported or removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent roadways during construction shall be the responsibility and cost of the Owner.
- 24. That if proposed, any rooftop mechanical units/housing and electrical units shall be screened from the view from all adjacent properties, in accordance with Section 168 of the LUB.
- 25. That all landscaping shall be maintained onsite in accordance with the site's final approved Landscape Plan.
 - i. That all landscaping shall be installed on the subject property within twenty-four (24) months of date of this 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. 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;
 - iv. That the Applicant/Owner shall be responsible for irrigation and maintenance of any landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within thirty (30) days, or by June 30th of the next growing season;
 - v. That water conservation strategies shall be implemented and maintained at all times. That no potable water shall be utilized for landscaping and irrigation purposes; and
 - vi. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
- 26. That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 27. That all garbage containers shall be kept within the building and/or their designated locations as per approved site plan and shall remain screened from all adjacent properties and public thoroughfares at all times.
- 28. That any future tenants for occupancy, change of use and/or signage exceeding this Development Permit, shall require separate Development Permit approval.
- 29. That the Applicant/Owner shall exercise due care on the subject lands to protect any Public/Provincial infrastructure. Any damage to public/provincial infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.



905748 Alberta Ltd (Daniel Sekhon) #PRDP20262203

Page 6 of 6

30. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 - 231 of the County's 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.
31. 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 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. *Note: That the building shall conform to the National Energy Code, with documentation/design provided at the Building Permit stage.*
- 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 it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the *County Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for each principal building located on the subject site, to facilitate accurate emergency response.
- 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 restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall adhere to the requirements of all the instruments listed on the Land Title, in perpetuity including Instrument #3530AC. (Restrictive Covenant), Instrument #001 243 648 (Right of Way), Instrument #121 254 683 (Caveat), and Instrument #131 262 283 (Caveat).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 27, 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. Singh".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT