ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

Terradigm Consultants Inc. (Andrew Ulmer)

Tuesday, November 3, 2026

Roll: 03333021

RE: Development Permit #PRDP20265549

Lot 2, Block 2, Plan 2610262, SW-33-23-28-04; (235092 RANGE ROAD 284)

The Development Permit application for Industrial (Medium) (existing), placement of a portable Office building and expansion of the existing outside storage area for an existing landscaping business and relaxation to the maximum fence height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Industrial (Medium) (existing), placement of a portable Office building may remain on the subject lands in accordance with the approved site plan and application drawing package prepared by Terradigm Consultants Inc. (Project & Sheet No.: 2517 – 2.0) dated February 17, 2026, as amended for conditions of this permit. The approval includes:
    i. Expansion of the approved Outside Storage area, in accordance with the approved site plan;
    ii. Site grading in accordance with the approved technicals;
    iii. Placement of one (1) office trailer building, approximately ± 58.58 sq. m (± 630.55 sq. ft.) in footprint;
    iv. Relaxation to the to the maximum fence height requirement for the existing fence onsite from **2.00 m (6.56 ft.)** to **2.44 m (8.00 ft.)**.

Prior to Release:

2. That prior to release of this of this permit, the Applicant/Owner shall submit a detailed screening and fencing plan for the expanded Outside Storage area and site, in accordance with Policy 5.1.2 & 5.3.1of the *Dagger Industrial Park Conceptual Scheme* (CS) and Section 263 of the County's *Land Use Bylaw C-8000-2020 (LUB). Note, that solid screening shall be installed for any outdoor storage areas adjacent to any residential parcels.*
3. That prior to release of this permit, the Applicant/Owner shall submit confirmation details including a 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with Policy 8.2.2 of the CS, the requirements of the *National Fire Protection Association (NFPA) 1142 / NFPA 13*, and all applicable County standards and bylaws, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report in accordance with County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development.

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5. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with the in accordance with Policy 10.3.1 – 10.3.3 of the CS and the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management memo, prepared in accordance with the Stormwater Management Plan prepared by Higher Ground Consulting dated September 28, 2023, and the County's Servicing Standards. The memo shall demonstrate that the proposed development conforms to the design criteria, assumptions, and stormwater management requirements established in the approved subdivision report, including, but not limited to, details of on-site stormwater retention, discharge flow rates to drainage facilities, and required storage volumes. Where additional stormwater management infrastructure or improvements are identified as necessary to accommodate the proposed development, the memo shall identify and detail all required improvements.
7. That prior to release of this permit, the Applicant/Owner shall submit an Erosion Sediment Control Plan (ESC), in accordance with the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit payment of the *Community Recreation Off-Site Levy Bylaw C-8550-2024*, calculated based on the total development area.

Prior to Occupancy:

9. That prior to occupancy of the site and building, Development Permit PRDP20247124 shall be issued a Development Completion Certificate with all conditions satisfied.
10. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of any other information that is relevant to the SSIP, to the satisfaction of the County.
    i. Following receiving the as-built drawings from the consulting engineer, Engineering shall inspect the site to verify stormwater design has been completed.

Permanent:

11. That if the prior to release conditions have not been met by **JUNE 30, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That all conditions of the County's Development file PRDP20245279 and PRDP20247124 shall remain in effect unless otherwise conditioned within this approval.
13. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition under this Development Permit or under Development Permit PRDP20245279 and PRDP20247124, shall be implemented and adhered to in perpetuity.
14. That the subject development shall be in accordance with the *Janet Area Structure Plan* (ASP), CS and County's LUB at all times.
15. That the portable Office building shall be serviced by holding tanks and cisterns in accordance with Policy 22.5 & 22.8 of the ASP, Policy 7.2 of the CS and the County's Servicing Standards.

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16. That any non-domestic waste, 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 Alberta Environment and Protected Areas.
17. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/ Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations:
    i. More than thirty (30) vehicle movements within any seven (7) day period;
    ii. More than five (5) vehicle movements within any one (1) hour period;
    iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
        a. Two (2) axles;
        b. 11.00 m (36.09 ft.) in length; or
        c. A maximum allowable gross vehicle weight of 4,500 kilograms.
    iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
18. That the site shall be maintained in a neat and orderly fashion at all times.
19. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within any landscaped yards.
20. That all business material shall be stored within the approved Outside Storage areas in accordance with the approved site plan.
21. That the approved road approach shall be maintained in accordance with the County’s Servicing Standards.
22. 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.
23. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 2.00 m (6.56 ft.) in depth.
24. 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.
25. That there shall be a minimum of six (6) parking stalls, including one (1) barrier-free, maintained on site at all times, in accordance with the approved Site Plan.
26. That no overflow parking shall be permitted on the County’s road right-of-way. All business-related parking shall be maintained onsite.

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27. That this approval does not include signage any future business signage shall require separate Development Permit approval prior to placement onsite.

    i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.

28. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

29. That all lighting including private, site security and parking area lighting, shall be designed to converse energy, reduce glare, and reduce upplight, in accordance with Sections 225-231 of the 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.

30. 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 the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- There shall be no business signage placed in the adjacent County road rights-of-way at any time.
- 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 a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, for the change of use taking place. Compliance with the *National Energy Code* is also required.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023], as amended.*
- That the Applicant/Owner shall obtain clearance under the Historical Resource Act before commencing any work on site. *Note, The Project area is entirely within a historic resource notation with Historic Resource Value (HRV) 5 in category A, meaning there is a high potential of an archeological historic resource.*
- 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 Area approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 24, 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 Land and Property Rights Tribunal.

Regards,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca