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

Denizen Group

Tuesday, November 17, 2026

Roll: 03330027

RE: Development Permit #PRDP20267379

Lot 1 Block 2 Plan 0511050, SW-30-23-28-04; (234075 WRANGLER ROAD)

The Development Permit application for Industrial (Medium) (existing business), construction of an accessory building greater than 190.00 sq. m (1,045.14 sq. ft.) (cold storage) has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Industrial (Medium) (existing business), construction of an accessory building greater than 190.00 sq. m (1,045.14 sq. ft.) may commence in general accordance with the application and drawings as submitted with the application and includes:
    i. Construction of an accessory building (cold storage building), approximately ±241.50 sq. m (±4,500.00 sq. ft.);
    ii. Installation of onsite landscaping improvements.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Recreation Off-Site Levy, in accordance with Bylaw C-8550-2024. *The levy shall be applied to the development area only for this permit against the base levy area.*
3. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Regional Off-Site Stormwater Levy, in accordance with Bylaw C-8547-2024. *The levy shall be applied to the development area only for this permit against the base levy and special area levy.*
4. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan in accordance with County's servicing standards to the satisfaction of the County. 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.
5. That prior to release of this permit, the Applicant/Owner shall submit a site-specific Stormwater Management Memo (SSIP), prepared and stamped by a Professional Engineer, in accordance with the County's Servicing Standards. The memo must demonstrate a net-zero impact within the Janet Area, ensuring that post-development runoff flows and volumes are equal to or less than pre-development conditions. It shall also identify any required easements and rights-of-way for drainage purposes. The plan must include, but is not limited to, detailed information on on-site retention measures, stormwater discharge rates, and storage volume calculations.

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6. 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.

Prior to Occupancy:

7. That prior to occupancy of the building, Development Construction Completion shall be issued for the principal development permit PRDP20193547.
8. That prior to occupancy of the 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 stormwater infrastructure that is relevant to SWMP.
    i. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings."

Permanent:

9. That if the prior to release conditions have not been met by **MAY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application in response to a prior to release, including the updated SSIP, occupancy condition or as approved under PRDP20193547, shall be implemented and adhered to in perpetuity
11. That the conditions of PRDP20193547 shall remain in effect unless otherwise noted within this approval.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
13. That the Applicant/Owner shall be required to submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.
14. 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
15. That all development shall be in accordance with the Transport Industrial Park Conceptual Scheme.
16. That all landscaping shall be in accordance with the revised Landscape Plan and the requirements of conditions of approval.
    i. Vegetation types shall remain selected to endure required stormwater irrigation from May to September.
    ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
    iii. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.

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17. 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.
18. That all dust control shall be maintained on the site at all times and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
19. 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 Authority.

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 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- The site shall adhere to any requirements of any Instruments registered on title.
- That a Building Permit and applicable sub-trade permits shall be obtained through the County's Building Services for the accessory building, using the appropriate checklists and application forms.
- That any other federal, provincial, or County permits, approvals, and/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, December 8, 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 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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