



DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
RENEWAL OF	
FEES PAID	
DATE OF RECEIPT	

APPLICANT/OWNER							
Applicant Name:				Email:			
Business/Organization Name (if applicable):							
Mailing Address:					Postal Code:		
Telephone (Primary):			Alternative:				
Landowner Name(s) per title (if not the Applicant):							
Business/Organization Name (if applicable):							
Mailing Address:					Postal Code:		
Telephone (Primary):			Email:				
LEGAL LAND DESCRIPTION - Subject site							
All/part of:	¼	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of :		Block:	Plan:	Parcel Area (ac/ha):			
Municipal Address:				Land Use District:			
APPLICATION FOR - List use and scope of work							
Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A DP Checklist Included: <input type="checkbox"/> YES <input type="checkbox"/> NO Name of RVC Staff Member Assisted:							
SITE INFORMATION							
a.	Oil or gas wells present on or within 100 metres of the subject property(s)					<input type="checkbox"/> YES	<input type="checkbox"/> NO
b.	Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)					<input type="checkbox"/> YES	<input type="checkbox"/> NO
c.	Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html)					<input type="checkbox"/> YES	<input type="checkbox"/> NO
d.	Subject site has direct access to a developed Municipal Road (accessible public roadway)					<input type="checkbox"/> YES	<input type="checkbox"/> NO
AUTHORIZATION							
I, _____ (Full name in Block Capitals), hereby certify (initial below):							
_____ That I am the registered owner OR _____ That I am authorized to act on the owner's behalf.							
_____ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.							
_____ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the <i>Freedom of Information and Protection of Privacy Act</i> .							
_____ Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.							
Applicant Signature _____				Landowner Signature _____ <i>Hartej Mangat</i>			
Date _____				Date _____			



STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

DETAILS		APPLICATION FOR:	
Total area of work (m ² / ft ² / ac.)		<input type="checkbox"/> Site Stripping	<input type="checkbox"/> Fill
Length (m / ft.)		<input type="checkbox"/> Grading	<input type="checkbox"/> Re-contouring
Width (m / ft.)		<input type="checkbox"/> Excavation (cut-to-fill)	<input type="checkbox"/> Excavation (borrow areas)
Height (m / ft.)		<input type="checkbox"/> Construction of artificial waterbody (not including dugouts)	
Volume (m ³ / ft ³ .)		<input type="checkbox"/> Stockpiling	
Number of truckloads (approx.)		<input type="checkbox"/> Other:	
Slope factor (if applicable)			
DESCRIPTION OF WORK			
Describe the purpose and intent of the work proposed (include cover letter for detailed description):			
Indicate the timing/duration of work (which shall not coincide with bird nesting seasons, as determined):			
Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, other waterbodies etc.) if applicable:			
Confirm if proposed fill contains any rubble or hazardous substances:			
ADDITIONAL REQUIREMENTS, in addition to DP Checklist - General requirements			
The following must be included with the application (select if provided):			
<input type="checkbox"/> Pre-development and Post-development grading plans <input type="checkbox"/> Other documents: Stormwater Management Plan, Fill Management Plan, Soil Quality Report may be required <input type="checkbox"/> Cover letter shall address ALL of the following: <ul style="list-style-type: none"> • Soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition (include this information on the Site/Grading Plan as necessary) • Traffic control plan • Weed Management Plan • Costs (anticipated) to reclaim the site • Methods to dust and erosion resulting from ongoing work 			
On the Site/Grading Plans:			
<input type="checkbox"/> Dimensions and area(s) of excavation, fill, and/or grading <input type="checkbox"/> Location of wetlands and watercourses and any ecologically sensitive features <input type="checkbox"/> Location where the excavation, stripping, or grading is to be taking place <input type="checkbox"/> Proposed access, haul routes, and haul activities			

Applicant Signature _____

Date _____



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0039 149 893 2210706;11;10 221 247 229

LEGAL DESCRIPTION

PLAN 2210706

BLOCK 11

LOT 10

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.245 HECTARES (3.08 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;23;29;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 221 103 114 +7

 REGISTERED OWNER(S)
 REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

 221 247 229 07/11/2022 TRANSFER OF LAND \$1,478,400 \$1,478,400

OWNERS

2285735 ALBERTA CORP.
 OF 15 SADDLELAND DRIVE NE
 CALGARY
 ALBERTA T3J 5J2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
 NUMBER DATE (D/M/Y) PARTICULARS

 221 102 786 17/05/2022 CAVEAT
 RE : SEE CAVEAT
 CAVEATOR - HGBP HOLDING CORPORATION LTD.
 C/O WALSH LLP 2800, 801 - 6 AVENUE SW
 CALGARY
 ALBERTA T2P4A3
 AGENT - ALEXANDER A ATKINSON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

221 247 229

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
221 102 787	17/05/2022	ENCUMBRANCE ENCUMBRANCEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. 100 GLENEAGLES DRIVE COCHRANE ALBERTA T4C1P5
221 103 115	17/05/2022	RESTRICTIVE COVENANT
221 103 116	17/05/2022	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 262075 ROCKY VIEW POINT ROCKY VIEW COUNTY ALBERTA T4A0X2
221 103 121	17/05/2022	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - SHAW CABLESYSTEMS LIMITED. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - FORTISALBERTA INC. GRANTEE - ENMAX POWER CORPORATION. GRANTEE - HGBP HOLDING CORPORATION LTD. GRANTEE - ROCKY VIEW COUNTY. GRANTEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. AS TO PORTION OR PLAN:2210709
221 103 123	17/05/2022	UTILITY RIGHT OF WAY GRANTEE - HGBP HOLDING CORPORATION LTD. GRANTEE - ROCKY VIEW COUNTY. GRANTEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. AS TO PORTION OR PLAN:2210710
221 103 125	17/05/2022	UTILITY RIGHT OF WAY GRANTEE - HGBP HOLDING CORPORATION LTD. GRANTEE - ROCKY VIEW COUNTY. GRANTEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. AS TO PORTION OR PLAN:2210711
221 247 230	07/11/2022	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA. 250, 28 QUARRY PARK BLVD. SE CALGARY ALBERTA T2C5P9 ORIGINAL PRINCIPAL AMOUNT: \$1,170,000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

221 247 229

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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221 247 231	07/11/2022	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA. 1310, 150-9 AVE SW CALGARY ALBERTA T2P3H9 AGENT - JAMES D MCFARLANE
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TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF MAY,
2023 AT 11:17 A.M.

ORDER NUMBER: 47211632

CUSTOMER FILE NUMBER: 22-238



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Rick Balbi Architect Ltd.

#15, 5917 1A Street SW
Calgary, AB T2H 0G4
P: 403.253.2853
F: 403.253.3078
Email: general@rbalbi.ca

May 11, 2023

Planning & Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: 71 Heatherglen Place
Our File: 22-238-2

To Whom It May Concern,

Please find attached the following documentation in addition to this cover letter for reviewing the proposed development:

- Development permit drawings
- Development site servicing, grading, and overland drainage plans
- Erosion and Sediment Control plans
- A completed application form and development permit checklist
- A completed Grading Information Sheet
- Existing grading plans for the overall Heatherglen subdivision and proposed cut/fill plans as required by the Grading Information Sheet
- A completed authorization from the registered landowner
- A current copy of the land title and relevant registrations
- Photographs of the proposed development site
- An aerial map showing the absence of abandoned wells on or within 100m of the property
- A copy of the Phase I Environmental Site Assessment and Addendum Letter

The scope of this application is limited to development of a previously undeveloped site in the Heatherglen Industrial Park to accommodate a vehicle trucking and storage facility. This application comprises Phase 1 of the overall project, proposing landscaping, parking, site fencing, and grading of the site to support the site. Phase 2 will be submitted under a separate development permit application following completion of this phase.

Additionally, as per previous correspondence with Jacqueline Targett and the applicant/landowner for PRDP20224262, the original permit fees of \$1,716.43 are tentatively approved to be applied to this current application, to be confirmed upon intake processing.

All materials required for development of the site will be transported using the haul route access along 100 Street SE (Range Road 285), as shown in the attached Diagram A:

[...continued on next page]

Diagram 1: Approximate Haul Route for Proposed Development (Diagram A)

Transport and management of materials required for site grading will be handled to mitigate disturbance to adjacent properties, as described on the provided Erosion and Sediment Control plan. As the subdivision is currently under construction, no seeding appears to have been completed, therefore negating any requirement for weed management. Control of traffic procedures are organized onsite by the general contractor.

We trust this is the information you require, but should you have any questions or concerns, please feel free to contact our office at any time.

Best regards,

Mitchell Martens
RICK BALBI ARCHITECT LTD



AERIAL VIEW



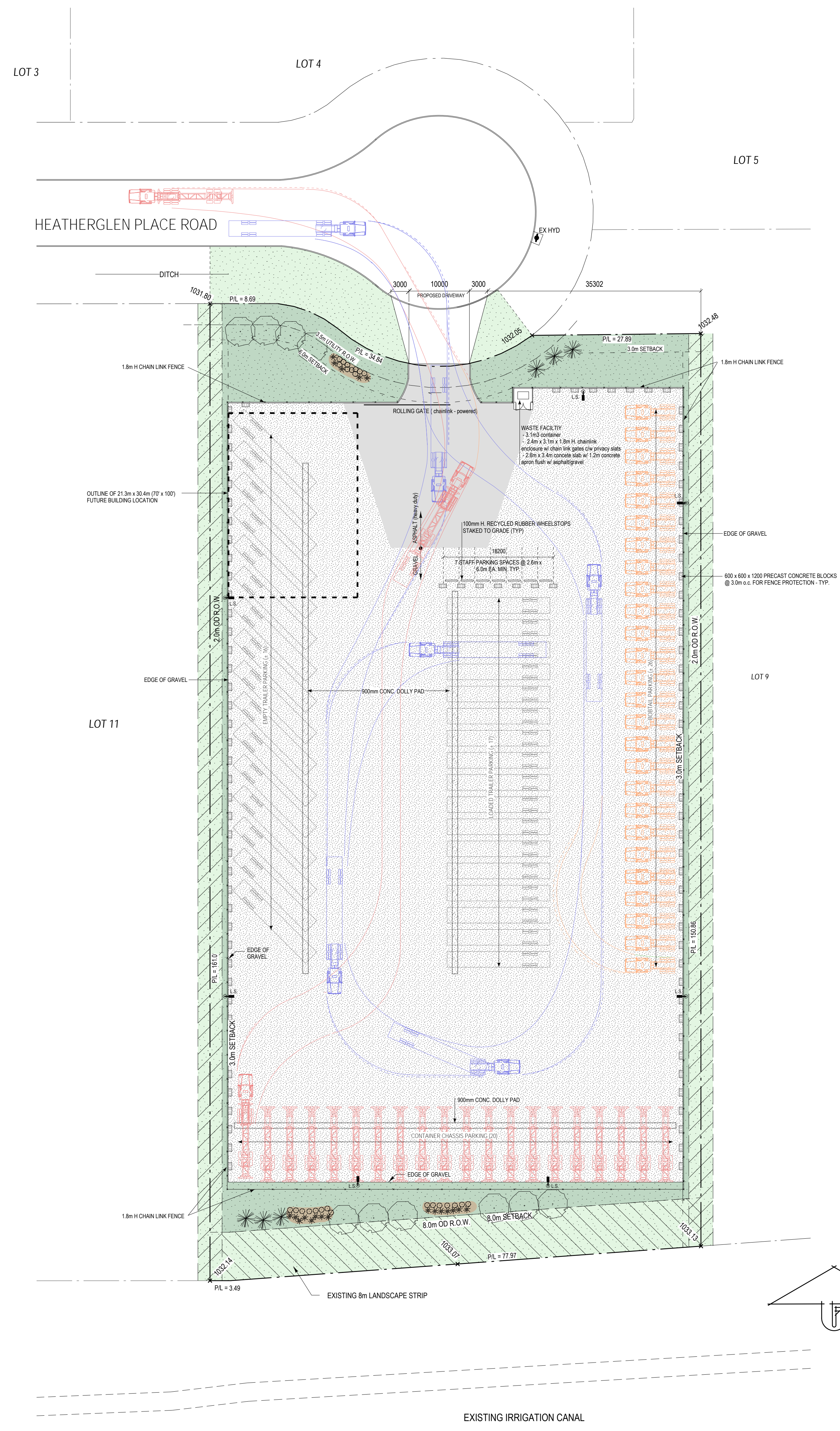
VIEW WEST FROM HEATHERGLEN PLACE (LOT 11)



VIEW SOUTH FROM HEATHERGLEN PLACE (SUBJECT LOT 10)

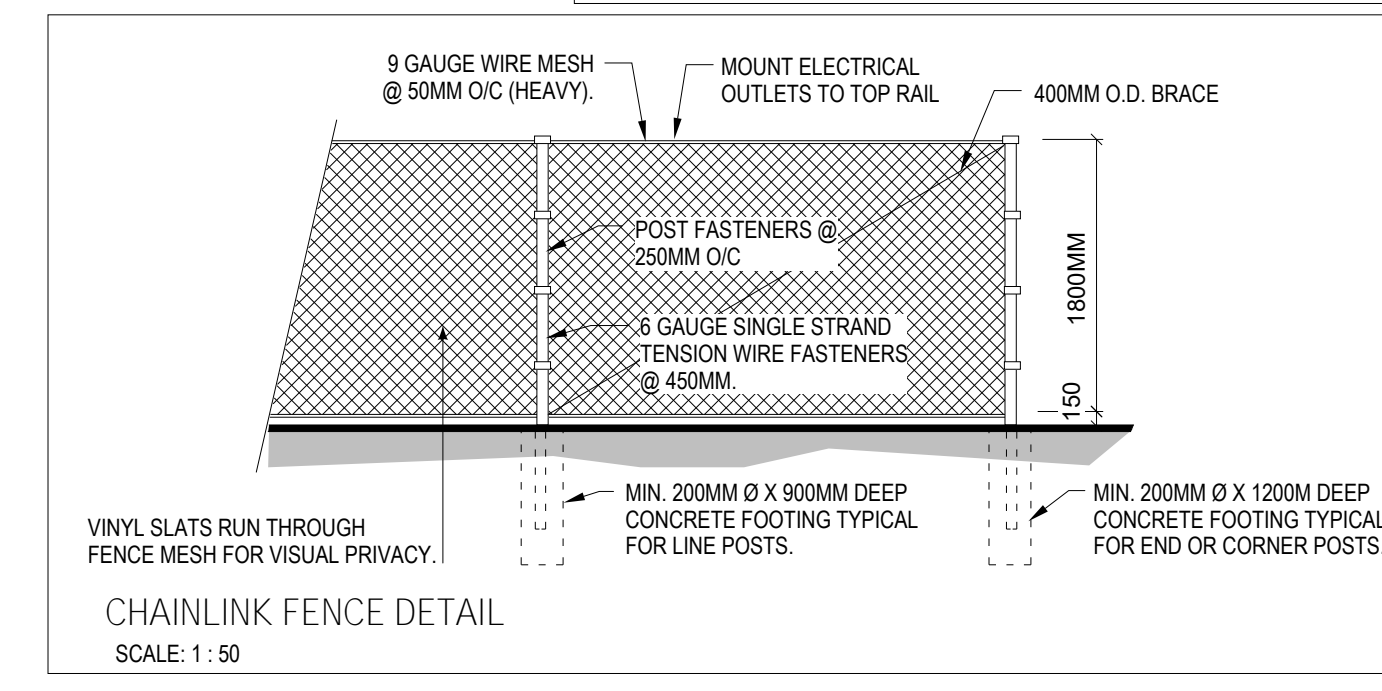
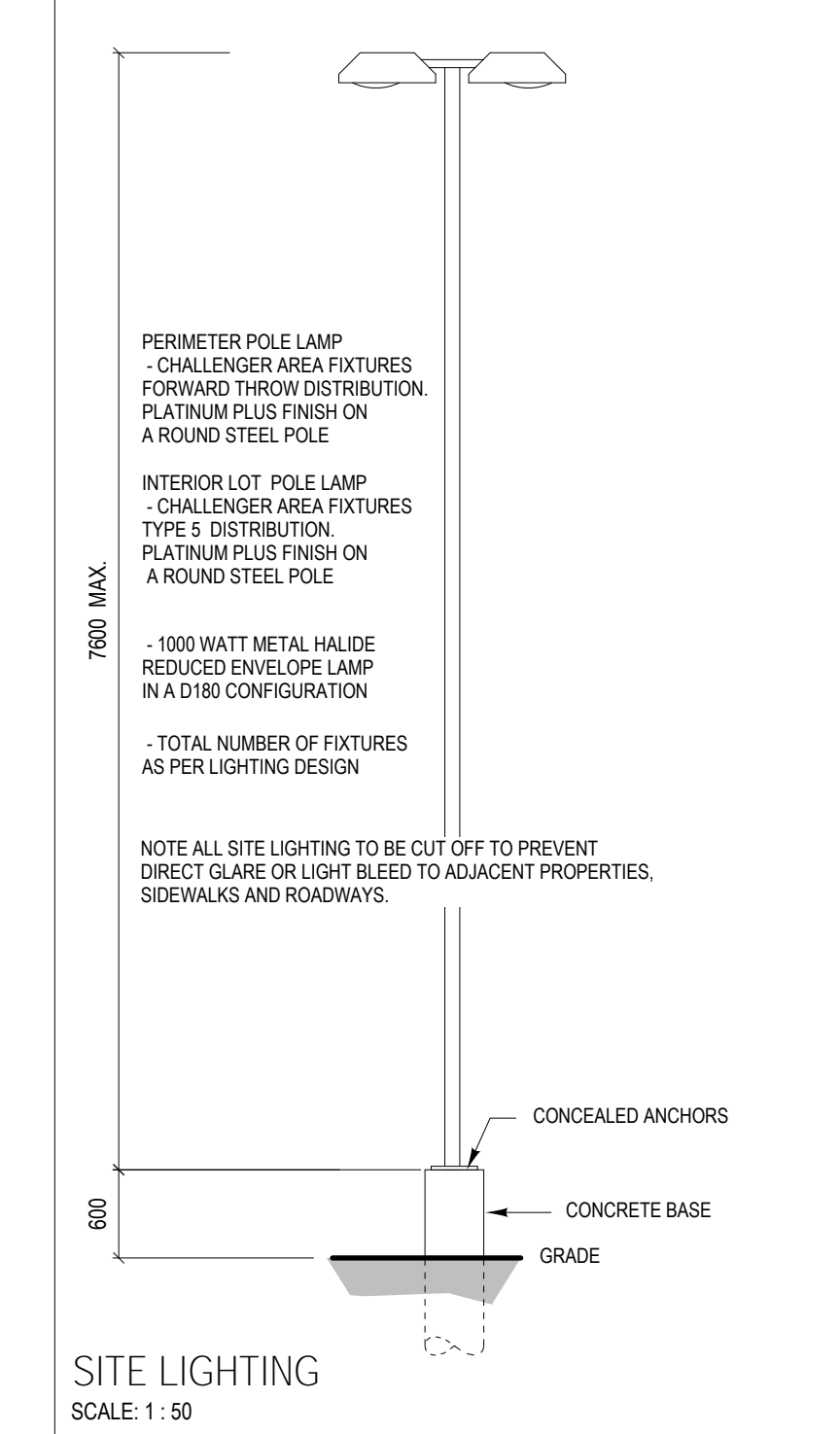


VIEW EAST FROM HEATHERGLEN PLACE (LOT 9)



SITE PLAN
SCALE: 1:400

SITE INFORMATION			
ADDRESS: 71 HEATHERGLEN PLACE, ROCKY VIEW COUNTY, AB			
LEGAL DESCRIPTION: LOT 11 BLOCK PLAN 181 2235			
LAND-USE : DIRECT CONTROL DISTRICT 161			
SITE AREA : ± 1.24 Ha (± 12467 m ²)			
LANDSCAPING			
LANDSCAPING REQUIRED: 10% OF SITE AREA = 1247m ²			
LANDSCAPING PROVIDED: 10.5% OF SITE AREA = 1394m ²			
TREES REQUIRED (w/ shrub substitution of up to 50% required trees)			
DECIDUOUS - 9			
CONIFEROUS - 6			
SHRUBS REQUIRED (w/ shrub substitution of up to 50% required trees)			
DECIDUOUS - 24			
CONIFEROUS - 20			
PLANT LIST			
KEY	ITEM	QTY.	SIZE
	LARGE DECIDUOUS TREES - Brandon Elm - Green Ash	10	45 mm calliper
	CONIFEROUS TREES - Colorado Blue Spruce - Colorado Green Spruce	6	2.0m height
	DECIDUOUS SHRUBS - Sandcherry - Dogwood - Spiraea - Cotoneaster	25	600mm height
	CONIFEROUS SHRUBS - Juniper - Mugo Pine	20	400mm height
	URBAN TURF - 45% CREEPING RED FESCUE - 40% KENTUCKY BLUEGRASS - 15% PERENNIAL RYEGRASS		
	RURAL ROAD - 40% PUBESCENT WHEAT GRASS - 22% DAHURIAN WILDRYE - 30% SHEEP FESCUE - 8% PERENNIAL RYEGRASS		
* THE ABOVE SEED MIXES ARE SEEDED @ 175KG PER HECTARE			
	COMPACTED GRAVEL		
	HEAVY DUTY ASPHALT		
* ALL PLANTINGS TO BE PLACED IN A MINIMUM 150MM (6") DEPTH OF LANDSCAPING SOIL			
* ALL TREES/SHRUBS AND TREE/SHRUB PLANTING SHALL BE HARDY TO THE CALGARY REGION			
* IRRIGATION WILL BE PROVIDED BY A PRIVATE TRUCK WATERING SERVICE. POTABLE WATER USE IS NOT PERMITTED			



Rick Balbi Architect Ltd.
#15 - 5917 - 1st A^{ve} Street S.W.
Calgary, Alberta T2H 0G4
Ph: (403) 253-2853 Fax: (403) 253-3078
general@rbalbi.ca

Seal:

Site Servicing:

Structural:

Mechanical:

Electrical:

NECB:

Project:

GURU ROAD CONNECTIONS TRUCK SERVICE FACILITY & WAREHOUSE

71 Heatherglen Place
Rocky View County, Alberta

Lot 10 Block 11 Plan 181 2235

Revisions:

JULY 27/23	REVISED LANDSCAPING, ADDED PRIVACY SLATS TO FENCING, WHEELSTOPS
AUG 4 /23	REVISED LANDSCAPING
NOV 22 /23	REVISED SITE LIGHTING HEIGHTS
DEC 6 /23	REVISED SITE LAYOUT
JAN 29/24	REVISED LANDSCAPING, LANDSCAPING NOTES

Drawing Title:

Site Plan

JOB No. 22-238
DATE: MAR 15, 2023
DRAWN: VJ

DP-1.0

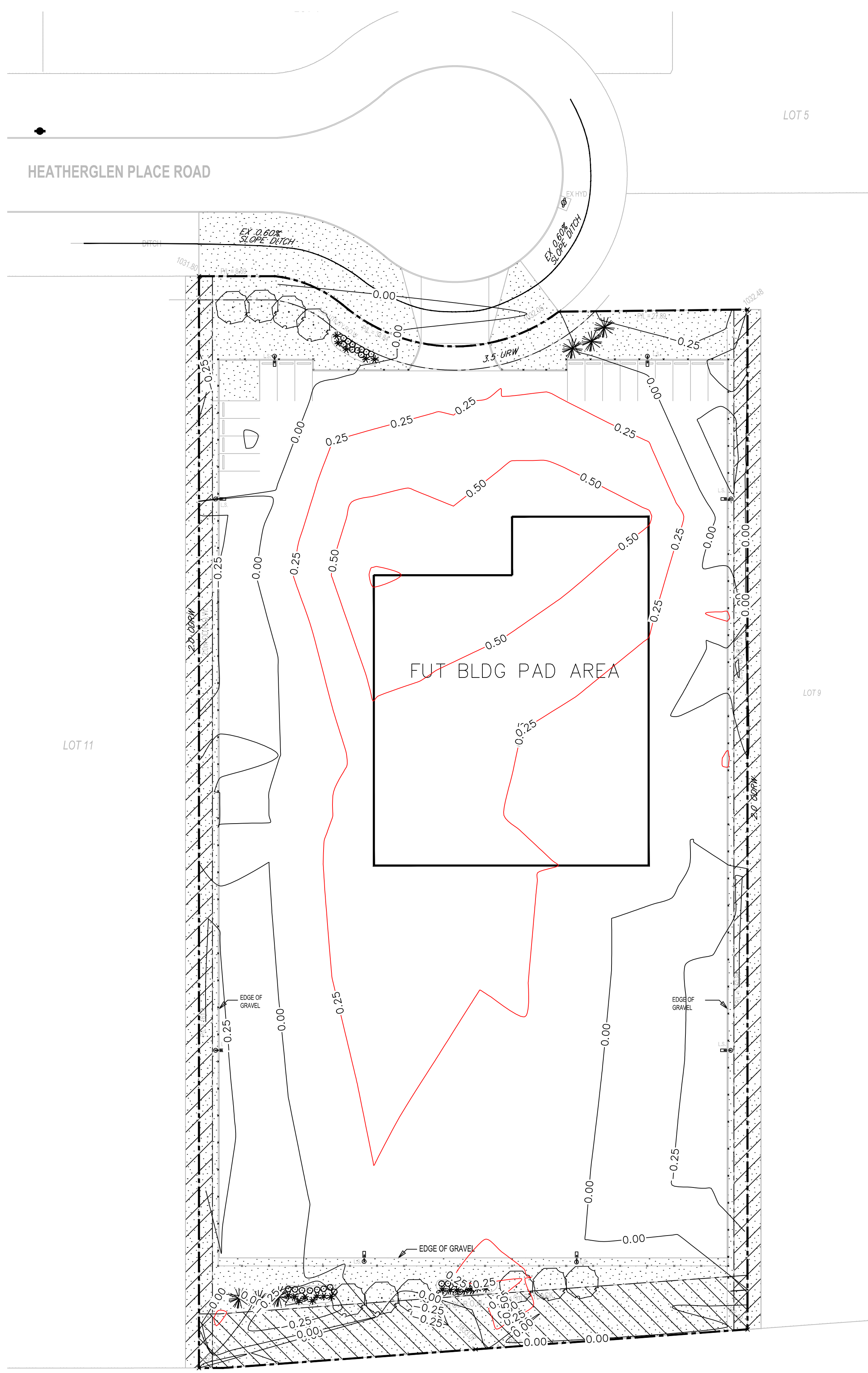
DO NOT SCALE DRAWINGS: ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF RICK BALBI ARCHITECT LTD. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS
#201, 203-38th Ave NE CALGARY, AB.T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

THIS DRAWING MAY NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHVIEW ENGINEERING INC.

CUT: 543.058 CU.M.
FILL: 2148.902 CU.M.
NET: 1605.843 CU.M.

***BUILDING PAD TO BE REVISED**



- NOTES:
1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
 2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
 3. ALL WORK TO BE DONE TO CITY OF ROCKY VIEW COUNTY SPECIFICATIONS.
 4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
 5. ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
 6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
 7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
 8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
 9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE (25,000 kg).
 10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
 11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF ROCKY VIEW COUNTY SPECIFICATIONS.

LEGEND

PROPOSED GRADE	$\times \frac{EOP}{47.79}$
PROPOSED SLOPE	$\frac{-1.00\%}{-}$
EXISTING GRADE	$\times \frac{EOP}{47.79}$
SLAB ELEVATION	MF=48.75
CUT	$\frac{-1.00}{-}$
NO CHANGE	$\frac{0.00}{-}$
FILL	$\frac{1.00}{-}$

MUNICIPAL ADDRESS
71 HEATHERGLEN PLACE, ROCKY VIEW COUNTY, ALBERTA
LEGAL ADDRESS
LOT 10 BLOCK 11
PLAN 181 2235
NW 1/4 SEC 29 TWP 23 RGE 28 W4th M

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
0	23	04	04	FOR APPROVAL	AY	RL

ENGINEER

PERMIT NUMBER: P09809
4 Aug 23

CLIENT
RICK BALBI ARCHITECT LTD.

PROJECT
GURU ROAD CONNECTIONS TRUCK SERVICE FACILITY&WAREHOUSE

DESIGN: RL	CUT AND FILL PLAN			
DRAWN: AY				
CHECKED: RL				
DATE: 2023-04-04	DEVELOPMENT PERMIT No. DP	PROJECT No. 1577	DWG. No. 01	ISS/REV 00
SCALE: 1:500	MECHANICAL GRG. No. DSSP			

NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE ROCKY VIEW COUNTY

- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC. SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE. THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.

K:\1077 HEATHERGLEN\DRAWINGS\1077-DSSP-REZ.DWG. CUT AND FILL_08/04/2023 01:16 PM USER