

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

Collabor8 Architecture & Design (Patrick Sinclair)

Page 1 of 6

Tuesday, April 16, 2024

Roll: 03331061

RE: Development Permit #PRDP20241577

Lot 4, Block 7, Plan 0610498, SE-31-23-28-04; (285081 WRANGLER WAY)

The Development Permit application for General Industry (Type III) (existing), construction of an asphalt shingle recycling/processing facility (replacement of PRDP20224625) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type III, construction of an asphalt shingle recycling/processing facility may take place on the subject site in general accordance with the submitted application drawings, as prepared by *Collabor8, Project No. 22.24.01, dated February 23, 20230, revised March 15, 2024* (as amended to meet conditions of this permit) and includes:
 - i. Tenancy approval for *Northstar Clean Technologies Inc.*
 - ii. Construction of one principal processing building, approximately 1,151.68 sq. m (12,396.00 sq. ft.) in gross floor area.
 - iii. Construction/placement of one (1) portable office & one (1) washroom trailers, approximately 37.31 sq. m (402.00 sq. ft.) and 18.61 sq. m (200.00 sq. ft.), in gross floor area, as amended, including a covered porch area of 11.14 sq. m (120.00 sq. ft.).
 - iv. Outside Storage Areas, as per the approved site plan, including:
 - a. Asphalt Shingles Storage pile, up to 5.00 m (16.40 ft.) high.
 - b. Cooling towers, Feeder, Sand and discharge bins, as required, 3.00 m (9.84 ft.) x 3.00 m (9.84 ft.) x 3.00 m (9.84 ft.) high.
 - c. Vertical Asphalt tanks, 9.00 m (29.52 ft.) high.
 - v. Truck Weigh Scale.
 - vi. Site chain-link fencing with screen slats, up to 1.83 m (6.00 ft.) in height.
 - vii. Site Grading, as required to accommodate the development.
2. That the portable office and washroom trailers shall not exceed a building height of 6.00 m (19.69 ft.), as per section 2.5.4 of Direct Control District 76 (DC 76).



Collabor8 Architecture & Design (Patrick Sinclair) #PRDP20241577

Page 2 of 6

Prior to Release:

Developability:

3. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations drawings, that confirm the development is in accordance with the Janet Area Structure Plan (ASP), Direct Control District 76 (DC 76) and County's regulated Land Use Bylaw C-4841-97 (LUB). The drawings shall include:
 - i. The principal building shall incorporate additional design into the building facades, in accordance with Appendix B – Landscaping and Design Guidelines of the ASP, Sections 3.1.0(e) & 3.4.0 of DC 76 and Section 25 of the LUB.
 - a. The drawings shall confirm how the building complies with Appendix B of the ASP, in its entirety.
 - ii. An expanded materials and exterior colour legend details, for all proposed materials of the principal building and proposed trailer buildings.
 - iii. Revised building elevations for the accessory building trailers, that confirm the proposed units are 6.00 m (19.68 ft.) in maximum height or less, from final grade to roof peak, in accordance with Section 2.5.4 of DC 76.
4. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with the County's Servicing Standards. The plan shall address any temporary noise mitigation measures, traffic accommodation, dust control, management of storm water during construction, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, to address any offsite or adjacent property impacts.
5. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical report in accordance with the County's Servicing Standards, conducted by a qualified professional geotechnical engineer. The report shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on the suitability of the site for the proposed development.
6. That prior to release of this permit, the Applicant/Owner shall submit updated site grading and overland drainage plan, stamped by a professional Engineer. The site grading and overland drainage plan should include pre and post-development volume and flow rates ensuring pre-development flows and volumes are not exceeded post-development as per the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit an updated Erosion and Sedimentation Control Plan, stamped by a qualified professional, in accordance with the required updated stormwater management plan, the County's Servicing Standards and best management practices.

Prior to Occupancy:

8. That prior to occupancy of the site and building, all landscaping, parking, lighting, addressing, and final site surface completion shall be in place.
 - i. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping, parking, lighting, and final site surface 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 landscaping and final site surfaces required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



Collabor8 Architecture & Design (Patrick Sinclair) #PRDP20241577

Page 3 of 6

9. That prior to occupancy of the site and building, the Applicant/Owner shall remove the existing approach and construct two (2) paved industrial standard approaches for the site, in accordance with the County's Servicing Standards.
 - i. That upon construction completion, the Applicant/Owner shall contact the County's Road Operations, for a post-construction inspection of the proposed approaches.
 - ii. Written confirmation shall be received from County Road Operations, confirming the status of the condition. If approved and passed by Road Operations with no deficiencies, the irrevocable Letter of Credit or refundable security deposit shall be released by the County.
10. That prior to occupancy of the site and building, the Applicant/Owner shall 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, in accordance with the onsite geotechnical report and grading drawings, if required.
11. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, prepared, and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of any as-built sanitary & water infrastructure, as-built pond volumes, liner verification, and any other information that is relevant to the site servicing and Stormwater Management Plan.
 - i. Following receiving the as-built drawings, Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

Permanent:

12. That if the prior to release conditions have not been met by **December 31, 2024**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
13. That the registered refundable security, totalling \$20,000.00 under Receipt# 2023036737, accepted under Development Permit #PRDP20224625 shall remain with the County and carried forward under this approval until the property approaches have received final acceptance by the County.
14. That all landscaping shall be in accordance with the final Landscape Plan, as prepared by Collabor8, Project No. 22.24.01, Drawing: A-101, dated February 23, 2023, amended March 15, 2024, and includes:
 - i. 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.
 - ii. 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 private irrigation system.
15. That any future/placed onsite lighting (including all private lighting, site security and parking area lighting), shall meet Section 10.6 of the ASP, Section 3.5.3 of the Patton Industrial Conceptual Scheme (CS), Section 3.6.0 of DC 76 and Sections 27.1-27.2 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight by including full-cut-off (shielded) outdoor fixtures. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
16. That all garbage and recycling containers for the site shall be stored in weatherproof and animal-proof containers, located within the proposed buildings or adjacent to and shall be in accordance with Section 3.4.4 of the CS and Section 25.4 of the LUB.



17. That any future business signage, including pylon/entry or façade signage, shall require separate Development Permit approval and shall adhere to Section 3.5.2 of the CS and Section 35 of the LUB.
 - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
 - ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during development/building construction.
18. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
19. That 10 parking stalls, including 1 barrier-free, shall be maintained on site at all times, as per the approved Site Plan and approved onsite Parking Assessment Review, as prepared by *Bunt & Associates, File No. 02-22-0200, dated February 24, 2023.*
20. That when required, the outside unprocessed asphalt shingle pile shall be enclosed/perimetered with concrete blocks, to help avoid transfer of shingles to adjacent properties, including the County's municipal reserve, located at Lot 5 MR, Block 7, Plan 0610498 and to keep the asphalt shingles contained in the pile area, as per the approved site plan.
21. That no wash water shall be discharged offsite and that no transfer of sediment from the recycling process shall transfer offsite into the adjacent County municipal reserve, located at Lot 5 MR, Block 7, Plan 0610498.
22. That if there is any change in the current tenant to any new future tenant(s) of the buildings, the business shall require a development permit application for tenancy and signage (change of use) and/or a New Business Tenant approval, whichever is applicable at the time of tenancy.
23. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal and that any cisterns and/or potable water shall be located within a cistern and trucked to the subject site.
24. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
25. That the grinding/processing of shingles and the importation of materials that create significant noise, shall not occur between 10:00 p.m. through 6:59 a.m. on weekday, weekends or Statutory Holidays.
26. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
27. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road 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.
28. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, submitted in response to a Prior to Release or Occupancy condition, or approved under Development Permit #PRDP20224625 shall be implemented and adhered to in perpetuity, including the onsite Site-Specific Stormwater Implementation Plan/Drawings.
29. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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.



Collabor8 Architecture & Design (Patrick Sinclair) #PRDP20241577

Page 5 of 6

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 during construction and operation of the business, dust control shall be maintained onsite and that the Owner/Operator shall take whatever means necessary to keep visible dust from blowing onto adjacent lands and/or the County's roadway and may include the watering down or a calcium chloride application on any gravel areas of the property, business trucks, or equipment as required.
- That all customer and employee parking shall be restricted to the subject lands. There shall be no offsite parking along the County Road Right-of-Way (Wrangler Way) at any time.
- 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 the principal building located on the subject site, to facilitate accurate emergency response. *The municipal address for the site is 285081 WRANGLER AVENUE.*
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
- That water conservation strategies shall be implemented and maintained at all times, in accordance with the County's Water Conservation Policy #C-600.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- That wherever possible, parking areas should 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 Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services for the principal processing building and office trailers, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist. The applicant shall also include any requirement noted within the *Building Code Comments for Proposed Development Letter, dated September 21, 2022, as amended. The Development shall conform to the current National Energy Code.*
- That the site shall implement any required Fire Protection measures onsite, in accordance with Section 3.7.4 of DC 76, Section 3.4.5 of the CS and the National Fire Code – Alberta Edition, as amended.
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).
 - That the Applicant/Owner shall ensure that any requirements noted within the ATCO circulation comment letters, dated September 22, 2022; File 22-3589 shall be adhered to at all times, as there is an operating pipeline in close proximity to the subject lands, as per the registered instrument #061 065 606.



Collabor8 Architecture & Design (Patrick Sinclair) #PRDP20241577
Page 6 of 6

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: That the Applicant/Owner shall be responsible for all Ministry of Environment & Protected Areas approvals for any impact to any wetland areas or constructed infrastructure for the proposed development, if required.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 7, 2024**, 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 Development Appeal Committee.

Regards,

A handwritten signature in black ink, appearing to be 'D. [unclear]'. The signature is cursive and somewhat stylized.

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca