

**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**

Ryan Schmidt Architecture (Lee Snowden)

Page 1 of 5

Tuesday, February 20, 2024

Roll: 03329069

**RE: Development Permit #PRDP20236480**

**Lot 7, Block 12, Plan 2311445, NW-39-23-28-04; (21 BLUEGRASS PLACE)**

The Development Permit application for Industrial (Medium), tenancy for a truck and trailer company, construction of an office/maintenance building, and outside storage has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

**Description:**

1. That Industrial (Medium) may commence on the subject site, in general accordance with the application drawing package, as prepared by Ironwood Building Corp & Ryan Schmidt Architecture Studio Ltd., File No. 23245C, dated August 2023 (revised February 13, 2024), as amended, and shall including the following:
  - i. Construction of an office/maintenance building, approximately 743.22 sq. m (8,000.00 sq. ft.) in footprint.
    - a. Total gross floor area of 808.16 sq. m (8,699.00 sq. ft.), as amended.
  - ii. Outdoor Storage of truck trailers, semi trucks, etc.
  - iii. Construction of perimeter chain-link fencing, up to 1.83 m (6.00 ft.) in height with screening slats throughout perimeter.
  - iv. Business fascia signage holder, non-illuminated, approximately 9.29 sq. m (100.00 sq. ft.) in area.
    - a. Signage details to be submitted prior to installation.
  - v. Single-lot regrading and associated work for site development to establish development grades and final site surfacing.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact the County's Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits will be required for any hauling along the County Road system and to confirm the presence of County Road ban restriction.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.



Ryan Schmidt Architecture (Lee Snowden) #PRDP20236480

Page 2 of 5

3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and civil drawings, that confirms the proposed eastern approach is reduced to 10.00 m (32.81 ft.) in width, per Table 400D of the County Servicing Standards.
  - i. Alternatively, the Applicant/Owner may submit written confirmation from County Engineering Services that the approach has been accepted as proposed at 23.00 m (75.45 ft.).
4. That prior to release of this permit, the Applicant/Owner shall submit confirmation details on the proposed slab details and final style proposed, in accordance with Section 451(b) of the County's *Land Use Bylaw C-8000-2020* (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised building architectural drawings, that includes a completed exterior finish schedule and flashing schedule for the subject development, in accordance with Appendix B of the Janet Area Structure Plan (ASP) and Section 167 of the LUB.
6. 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 impacts.
7. That prior to release of this permit, the Applicant/Owner shall submit a site servicing plan conducted and stamped by a professional engineer, that confirms the proposed servicing for the subject development, in accordance with Policy 22.8 of the ASP, the County's Servicing Standards and County Policy #449.
8. That prior to the release of this permit, the Applicant/Owner shall submit a Stormwater management memo (SMP), prepared by a professional engineer, demonstrating how the subject development is adhering to the overall stormwater plan for the Garden Industrial Business Park, (Stormwater implementation plan, as prepared *Jubilee Engineering Consultants Ltd., File No. 21-053, dated July 28, 2021*), and County's Servicing Standards.
9. That prior to the release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control (ESC) plan, in accordance with the County's Servicing Standards, as prepared by a qualified professional. The plan shall indicate ESC measures to be implemented during establishment of the development and permanent ESC measures for business operations.
10. That prior to release of this permit, the Owner shall submit payment to the County, of the relevant cost recoveries, plus applicable interest, for the improvements to Range Road 285 and Highway 560, in accordance with the Infrastructure Cost Recovery Agreement on the subject lands, in accordance with the County's Policy C-406, if applicable.

#### **Prior to Site Use/Occupancy:**

11. That prior to site and building occupancy, all infrastructure required under subdivision file PL20180066 (Garden Industrial Business Park) necessary to service this lot, is constructed and that Construction Completion Certificates (CCC's) for the infrastructure have been issued by the County, for development Agreement #5473.
  - i. If CCC is not fully issued, at minimum, CCC shall be issued for Hydrants & Fire Suppression Infrastructure necessary to support the subdivision and/or to the satisfaction of County Engineering Services.
12. That prior to site and building occupancy, the Applicant/Owner shall contact County Engineering Services for final inspection and acceptance of the constructed approach(es), proposed with the subject development, in accordance with the County's Servicing Standards.

Ryan Schmidt Architecture (Lee Snowden) #PRDP20236480

Page 3 of 5

13. That prior to site and building occupancy, all landscaping, parking, lighting, and final site surface completion shall be in place.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
14. That prior to site and building occupancy, the Applicant/Owner shall submit as-built drawings, conducted and stamped by a professional engineer, for any constructed onsite site servicing infrastructure (sanitary & water), and any stormwater management infrastructure relevant to the SMP.
  - i. Following receiving the as-built drawings, County Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

**Permanent:**

15. That if this Development Permit is not issued by **August 31, 2024**, or by the approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
16. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
17. 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.
18. That a minimum of seven (7) parking stalls with rubber wheel stops, including six (6) barrier free stalls, shall be maintained on site at all times.
19. That the entire site shall be maintained in a neat and orderly manner at all times. in accordance with the Sections 251-252 of the LUB. Any waste material shall be deposited and confined in weatherproof and animal-proof containers within an appropriate enclosure and screened from adjacent properties, in accordance with the final site and details plans (drawing no. A0.2 & A0.3). All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That no outdoor storage areas shall be allowed within landscaped yards at any point or within the Utility Right-of-Way plan #2311446.
21. That all constructed approaches shall be in accordance with the County's Servicing Standards and shall be the responsibility of the Applicant/Owner or Developer to implement/construct.
22. That all landscaping and fencing shall be implemented and maintained on-site in accordance with the final Landscape Plan. All graded areas, unless developed or used as part of the Outdoor Storage areas, shall be seeded to native landscape upon development completion.
  - i. 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 30 days, or before June 30<sup>th</sup> 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 water truck or the re-use of stormwater.

Ryan Schmidt Architecture (Lee Snowden) #PRDP20236480

Page 4 of 5

23. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration. Post-development drainage shall not exceed pre-development drainage and there shall be no additional overland surface drainage directed offsite nor negatively impact existing drainage patterns in the County's road right-of-way.
24. That any installed onsite lighting all private lighting including site security lighting and parking area, shall meet Sections 225-230 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.
25. That any future business signage (not included within this approval) shall required separate Development Permit approval.
  - i. That any onsite internal wayfinding (directional or informational) signage does not require Development Permit approval.
  - ii. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction.
26. That any change in future tenant(s) of the site shall require a separate Development Permit application for tenancy (use) and signage or a New Business tenancy Change of Use approval.
27. That if the development authorized by the 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 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 Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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]*.
- A building permit and applicable sub-trade permit is required through the County's Building Services department, prior to any construction taking place. The Applicant shall also include any requirement noted within the *Building Code Comments for Proposed Development Letter, dated December 15, 2023*. Compliance with the National Energy Code is also required.
  - That at time of Building Permit submission, if CCC is not completely issued for #PL20180066, the Applicant/Owner shall submit a Building Services Waiver form, as the building will be proposed prior to subdivision CCC issuance.
- 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 subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **21 BLUEGRASS PLACE**.
- All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking along the adjacent road right-of-way.

Ryan Schmidt Architecture (Lee Snowden) #PRDP20236480

Page 5 of 5

- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s), including any requirements of ATCO Gas & Pipelines, for the registered natural gas pipeline right-of-ways, under Instruments #3161 KY, #5737 KV, and #861 069 690.
- That any other government permits, approvals, 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, March 12, 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 Subdivision and Development Appeal Board.

Regards,



Development Authority  
Phone: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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