

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

Group2 Architecture Interior Design (Ryan Bultena)

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Tuesday, April 22, 2025

Roll: 04728005

RE: Development Permit #PRDP20251718
Block PCL C Plan 5990 JK, NE-28-24-03-05; (244221 RANGE ROAD 33)

The Development Permit application for School (existing Springbank Middle School), construction of two (2) modular classroom additions, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of two (2) modular classroom additions to an existing School (Springbank School) may take place on the subject property in accordance with the approved drawings, prepared by Group2 Architecture Interior Design (File: 24044), dated January 3, 2025, as amended. This approval includes:
 - i. Modular addition, approximately 203.17 sq. m. (2,186.90 sq. ft.) in size, that includes two (2) classrooms, modular mechanical rooms, interior hallway, exterior stairs and exterior ramp; and
 - ii. Site Grading, as required to accommodate the proposed development.

Prior to Release:

2. 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 dust control, noise, truck routes, access to the site, and potential for interference with nearby businesses, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Trip Generation Report prepared by a qualified professional, to assess if any traffic impacts will result from the proposed development in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall provide a detailed serving analysis that demonstrate the potable water demands of the proposed development based on the use and occupancy, as the modular is tying into the existing School servicing system, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if permits or a Road Use Agreement will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;



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- ii. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
- iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

- 6. That if the prior to release conditions have not been met by **AUGUST 31, 2025**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 7. 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.
- 8. That the site shall be maintained in a neat and orderly fashion at all times.
- 9. That no topsoil shall be removed from the site.
- 10. That dust control shall be maintained on the site at all times; existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 11. That any dirt hauled in to or removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
- 12. 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.
 - 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.
- 13. That for any undeveloped graded area(s), there shall be a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
- 14. That upon completion of the proposed development or at the request of the County, the Applicant/Owner shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
- 15. That all existing and proposed on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-227 of the County's *Land Use Bylaw C-8000-2020 (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.



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16. That any future signage will require separate Development Permit approval.
 - i. That any onsite wayfinding or ancillary internal business signage does not require additional Development Permit approval.
17. 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 a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That during construction, all construction and building materials shall be maintained on-site 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 the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and / or compliances, are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall submit to the County copies of any Ministry of Environment and Protected Areas regulatory approvals if they are proposing to disturb/fill any wetland(s) on the subject site.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 13, 2025**, 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,

A handwritten signature in black ink, appearing to read "D. K. Bultena".

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