

**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**

Steven Ho Architecture Inc.

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Tuesday, July 1, 2025

Roll: 02332005

**RE: Development Permit #PRDP20253664**

**Lot 1 Block 1 Plan 0111481, NE-32-22-28-04; (284091 TWP RD 230)**

The Development Permit application for Religious Assembly, construction of a church and conversion of a Dwelling Unit, accessory to the principal use (existing) [*replacement of PRDP20222317*] has been **conditionally-approved** by Rocky View County ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a *Religious Assembly*, construction of the Solid Rock Baptist Church may take place in accordance with the site plan and application drawing package, as prepared by Steven Ho Architecture, Job No. 2020602, dated June 10, 2023; revised June 12, 2025, as amended for conditions of prior to release, and includes the following:
  - i. Construction of a Church, approximately 920.57 sq. m (9,909.00 sq. ft.) in footprint and exterior Covered Canopy entrance, approximately 116.87 sq. m (1,258.00 sq. ft.) in area.
  - ii. Ancillary *Religious Assembly* uses include church-related gatherings, special events, classroom use and nursery uses;
  - iii. Signs, the installation of one (1) pylon/monument and/or one (1) fascia sign (as approved within conditions of this approval);
  - iv. Site Grading (as required to meet conditions of this approval);
  - v. Tenancy for *Solid Rock Baptist Church*; and
  - vi. Conversion of an existing Dwelling Unit, accessory to the principal use – may be used for *Religious Assembly* purposes.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit business signage details for the proposed development, in accordance with the County's *Land Use Bylaw C-8000-2020* (LUB). *Any proposed pylon signage shall be removed from the identified wetland setback area and be relocated onsite, outside of the environmentally sensitive area.*



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3. That prior to release of this permit, the Applicant/Owner shall submit revised lighting details, that include a lighting plan and all proposed pole and mounted building lighting spec details, in accordance with Sections 225-230 of the LUB. *All proposed models shall be fully shielded and downward facing, implementing a dark sky appearance.*
4. That prior to release of this permit, the Applicant/Owner shall submit additional screening details, confirming:
  - i. that the proposed mechanical units, at grade or raised, are appropriately screened from adjacent properties, in accordance with Section 168 of the LUB.
  - ii. That the noted garbage & waste units are enclosed and adequately screened within the parking area, in accordance with Sections 250-251 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit an updated Landscaping Plan, (*application package Drawing A1.3*), that confirms the site includes a minimum of 10% landscaping and includes landscaping plantings along the north of the site (to screen the property from the roadway) and plantings in the and around the parking area, in accordance with Section 459(a) the LUB and Section 4.2 Landscaping and Fencing of the Solid Rock Baptist Church Master Site Development Plan (MSDP). The landscaping plan shall also address the minimum fencing details, as noted in Section 4.2 of the MSDP. The fencing shall also be in accordance with Section 263-270 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that indicates a minimum of 69 parking stalls onsite, in accordance with Section 236 of the LUB.
  - i. Alternatively, the Applicant/Owner may submit a parking assessment, as prepared by a qualified engineer, that confirms parking requirements and that there will be complementary demand for parking that warrants a reduction in the total requirement, in accordance with Section 243 of the LUB.
7. 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. The information provided will confirm if a Road Use Agreement or a Roadata/HeavyHaul/Overweight/Overdimension Permit 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](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or Roadata/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 submit a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*;
  - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.



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8. That prior to the release of this permit, the Applicant/Owner shall submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details in accordance with Section 800 of the County's Servicing Standards.
9. That prior to the release of this permit, the Applicant/Owner shall submit written confirmation that all fire suppression requirements for the proposed development are in accordance with the requirements of NFPA 1142, *National Building Code 2023 – Alberta Edition*, all applicable County Servicing Standards and applicable bylaws. This includes a technical memo and code analysis drawing, prepared by a qualified professional, specifying the fire suppression requirements (flow, pressure, duration, etc.) for the proposed building.
10. That prior to the release of this permit, the Applicant/Owner shall submit an updated Site-Specific Stormwater Plan (SSIP), to the submitted *Overland Drainage Plan, as prepared by Richview Engineering, Inc., dated June 9, 2021*, in accordance with the County's Servicing Standards, due to the proximity to the existing wetland and provided engineering revisions comments, as resent on June 5, 2025.
  - o The SSIP shall also includes analysis of the pre and post development runoff conditions, demonstrating post-development runoff does not exceed pre-development runoff; recommendations for Erosion and Sediment control mitigation measures; and details on any impacts to any County riparian area setbacks, wetlands, and mitigation measures during driveway construction.
11. That prior to the release of this permit, the Applicant/Owner shall submit an updated Site-Grading Plan, to the submitted *Site Grading Plan, as prepared by Richview Engineering, Inc., dated May 28, 2021*, in accordance with the County's Servicing Standards, due to the proximity to the existing wetland and provided engineering revisions comments, as resent on June 5, 2025. The drawings shall also be stamped and dated and show the proposed cuts and fills for the development.
  - i. That if any fills deeper than 1.20 m (3.93 ft) are identified, the Applicant/Owner shall submit a Deep Fills Report conducted by a professional geotechnical engineer, that details all areas of fill greater than 1.20 m (3.93 ft.) in depth.
12. That prior to the release of this permit, the Applicant/Owner shall submit an Erosion and Sedimentation Control Plan, in accordance with Section 806 of the County's Servicing Standards.
13. That prior to the issuance of this permit, the Applicant/Owner, shall submit payment of the County's Transportation Offsite Levy, as per the County's *Bylaw C-8008-2020*, for the proposed development area of the application.

### Prior to Occupancy:

14. That prior to occupancy of this building and site, the County shall perform an inspection of the site to verify that the existing road approach has been upgraded/installed in accordance with the County's Servicing Standards and approved application.



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15. That prior to occupancy of the site and building, all development components including building exteriors, landscaping, parking, and final site surfaces shall be completed.
  - i. Following completion, the County shall complete an inspection of the site to verify all components have been completed.
  - ii. Any exterior mechanical units / RTU's, located at grade or raised, shall be completely screened, in accordance with required screening as approved.
  - iii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without all development components completed, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the outstanding works shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
16. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer. The as-built drawings shall include (where applicable) verification of any site grading, site servicing, as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.
  - i. Following receiving the as-built drawings from the consulting engineer, the County shall make an inspection of the site to verify all infrastructure has been completed.
17. That the Applicant/Owner shall submit any compaction testing, certified by a professional engineer, verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the accepted Deep Fills report, if required by the final site grading plan.

## Permanent:

18. That if the Development Permit is not issued by **JANUARY 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
19. That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 Authority.
20. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release or Occupancy condition shall be implemented and adhered to in perpetuity.
21. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
22. That the entire site shall be always maintained in a neat and orderly manner. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.



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23. That a minimum of 69 parking stalls, including four (4) barrier free stalls, shall be maintained on site at all times, in accordance with a final site plan and/or the minimum parking stalls accepted by the County in a Parking Assessment.
24. That all site landscaping and grading shall be completed and maintained onsite in accordance with the final approved Landscape Plan, in perpetuity.
  - 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 all graded areas, unless developed per the approved application drawing shall be seeded to native landscape upon development completion.
  - iii. 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 onsite private irrigation system.
  - iv. Water conservation measures should be considered in accordance with the County's *Water Conservation Policy #C-600*.
25. That any onsite lighting all private lighting including site security lighting and parking area, shall meet Sections 225-230 of the LUB at all times. 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.
26. That all garbage and waste shall be stored in the weatherproof and animal proof garbage units, remain in the proposed location for containerized garbage pickup and remain screened from view from all adjacent properties and public thoroughfares, in accordance with Sections 250-251 of the LUB.
27. That all mechanical housing for the proposed Religious Assembly shall be completely screened to the satisfaction of the Development Authority, in accordance with Section 168 of the LUB.
28. That all signage shall be kept in a safe, clean and tidy condition at all times.
29. That any future *Religious Assembly* signage not approved within this condition set, shall require a separate Development Permit approval and shall adhere to the County's current Land Use Bylaw, to the satisfaction of the County.
  - i. That any wayfinding or onsite 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 or building construction.
30. That the Applicant/Owner shall be responsible for the installation of all underground shallow utilities and obtaining/dedicating all necessary utility rights-of-way for all necessary utility providers to the satisfaction of the Utility Providers and the County, prior to installation.





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31. That adequate site servicing shall be in accordance with the onsite MSDP, which supports the use of potable water well, and the County's Servicing Standards and which supports the use of holding tanks and water cisterns for all Commercial, Industrial, and Institutional uses.

## 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 there shall be no customer or business parking at any time along the adjacent County Road System.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County *Municipal Addressing Bylaw C-7562-2016*, for the proposed Institutional and Residential uses located on the subject site, to facilitate accurate emergency response. *The municipal address for the Church is 284097 TOWNSHIP ROAD 230; the municipal address for the dwelling, single detached is 284091 TOWNSHIP ROAD 230.*
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- 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 wherever possible, parking and outdoor storage areas will 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.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements of ATCO, registered under Instrument #741 074 038.
- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist and any requirements noted on the *Building Code Comments for Proposed Development letter, dated June 7, 2022*. *The Development shall conform to the National Energy Code.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - That the Applicant/owner shall renew the Provincial Water Act Approval #DAUT0008595, prior to commencement of any activities affecting the water body. Once renewed, the Applicant/Owner shall adhere to any requirements.
  - The Applicant/Owner shall obtain a commercial water license, through Alberta Environment & Protective Areas (AEPA), for use of a new potable water well, for institutional purposes, prior to use. If not approved, the Applicant/Owner shall install a water cistern on the subject site, to facilitate the *Religious Assembly* use.



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- That the Applicant/Owner shall adhere to any requirements of the Alberta Energy Regulator Directive 056 and obtain any approvals, as required, for any sour natural gas right of ways.
- That the Applicant/Owner shall obtain any Alberta Health Services approval, prior to building occupancy and use.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 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 County's Subdivision & Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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