



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

Paul Beaty (Riddell Kurczaba Architecture Engineering Interior Design Ltd.)

Tuesday, September 12, 2023

Page 1 of 6

Roll: 04306018

RE: Development Permit #PRDP20233862

Lot 6, Block 2, Plan 0814268, SW-06-24-28-04; (240012 FRONTIER PLACE)

The Development Permit application for Industrial (Medium), for the construction of a warehouse and office has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Industrial (Medium) for the construction of a warehouse and office may be developed on the subject site in general accordance with the submitted drawings as prepared by *Riddell Kurczaba Architecture, dated June 15, 2023, Project No. 23-5562*; as amended as part of conditions of approval, and includes:
 - i. Principal Warehouse, approximately 12, 877.00 sq. m. (138,606.87 sq. ft.) in Gross Floor Area;
 - ii. Office, approximately 428.00 sq. m. (4,606.95 sq. ft.) in Gross Floor Area; and
 - iii. Retaining wall and 1.20 m. high chain link guardrail;

Prior to Release:

General

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 any 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.
3. That prior to release of this permit, the Applicant/Owner shall submit an erosion and sediment control report, in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a parking plan in accordance with the minimum parking requirements of the County's Land Use Bylaw C-8000-2020 (LUB).



Riddell Kurczaba Architecture Engineering Interior Design Ltd. **#PRDP20233862**

Page 2 of 6

5. That prior to release of this permit, the Applicant/Owner shall submit revised civil drawings, in accordance with Sections 22.5 and 22.8 of the Janet Area Structure Plan (ASP), addressing conformance with the noted sections and all County Engineering review comments.
6. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscape Plan in accordance with the ASP.
7. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, that includes lighting spec details, in accordance with Section 10.6 of ASP, Section 10.4.3 of the Frontier Industrial Park Phase 1 Conceptual Scheme (CS), and Sections 225-231 of the LUB.

Transportation

8. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or refundable security in the amount of \$10,000.00 for the construction of the proposed approach, in accordance with the County's LUB.
9. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment, prepared by a qualified professional, to assess whether any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.
 - i. If any upgrades to the road network are identified, the Applicant/Owner shall be required to enter into a Development Agreement with the County for the implementation of said upgrades.
10. That prior to release of this permit, the Applicant shall contact County 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 restrictions.
 - i. That prior to the installation of the approaches, the Applicant/Owner shall submit an Application for Road Approach application with County Road Operations.
 - ii. 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.

Water and Stormwater

11. That prior to release of this permit, the Applicant/Owner shall submit a design from a qualified professional engineer to verify that the site is to be connected to the fire suppression water main system in accordance with the overall engineering plans, RVC Fire Hydrant Water Suppression Bylaw and the City of Calgary hydrant specifications.
12. That prior to release of this permit, the Applicant/Owner shall provide payment of the Stormwater Levy in accordance with Bylaw C-8008-2020 Stormwater Off-Site Levy Bylaw (\$5,992.00/acre). The levy is applicable to the gross acreage of the lands proposed to be developed under the Development Permit.
13. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater Management Plan in accordance with the County's Servicing Standards and CSMI describing the on-site facilities, operation, and maintenance thereof:
 - i. This plan must be designed for zero off-site discharge. Disposal of water may only be accounted for by evaporation, stormwater re-use or other low-impact development techniques.



Riddell Kurczaba Architecture Engineering Interior Design Ltd. #PRDP20233862

Page 3 of 6

- ii. Infiltration cannot be used for calculations and modeling for the disposal of water. The report must include a geotechnical component identifying clay liner components to ensure a permeability coefficient in the order of 1×10^{-6} cm/s.
- iii. This plan shall include all relevant operational descriptions of the on-site stormwater system components to ensure that the landowner is clearly advised of their perpetual operational obligations for the stormwater management system.
- iv. Detailed engineering drawings are to be submitted in conjunction with the SSIP.

Prior to Occupancy:

- 14. That prior to site and building occupancy, all Prior to Release conditions of PRDP20231096 shall be fulfilled and any plan, technical submission, agreement, or other matter submitted and approved under PRDP20231096 and as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy conditions shall be implemented and adhered to in perpetuity.
- 15. That prior to site and building occupancy, the Applicant/Owner shall provide a fire hydrant flow testing result, which shall meet the County's Servicing Standards and National Building Code 2019 – Alberta Edition.
- 16. That prior to site and building occupancy, all landscaping, parking, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - 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 or refundable security in the amount of 150.00% of the total cost of completing all the outstanding development components and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
- 17. That prior to site and building occupancy, the County will perform an inspection of the site to verify that the road approaches have been installed in accordance with the County Servicing Standards and approved plans. Any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site must be restored to the original subdivision grades and adequately topsoiled and seeded, to the satisfaction of the County. The security will be returned to the Applicant/Owner upon a successful prior-to-occupancy inspection.
- 18. That prior to site and building occupancy, the Applicant/Owner shall provide Built to Design Certificates and As-Built drawings certified by a professional engineer. The As-Built drawings shall include: verification of as-built pond volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.
 - i. Following receipt of the as-built drawings from the consulting engineer, Engineering Services shall inspect the site to verify stormwater has been completed.

Permanent:

- 19. That if the Development Permit is not issued and the prior to release conditions have not been met by **MARCH 31, 2023**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 20. That all development shall be in accordance with Frontier Phase 1 Conceptual Scheme (CS).
- 21. That in accordance with the CS, LID initiatives are encouraged, which could consist of the implementation of some of the following: green roof systems, rainwater harvesting, consumptive re-use of stormwater for irrigation, wash-water, or process water.



Riddell Kurczaba Architecture Engineering Interior Design Ltd. **#PRDP20233862**

Page 4 of 6

22. That a maximum of two road approaches per lot may be installed in accordance with the County Servicing Standards.
23. That water will either be trucked into the plan area or stored in cisterns in accordance with Policy 6.3 of the CS.
24. That the road approaches shall be constructed in accordance with the County Servicing Standards and to the same or better standard than the roads in Frontier Industrial Park, Therefore, the minimum design requirement for the approaches is as follows:
 - i. 40 mm City of Calgary B mix asphalt;
 - ii. 90 mm City of Calgary A mix asphalt;
 - iii. 300 mm of Class 2 – Des 20 Crushed Granular Base; and
 - iv. The geometric design of the approach shall be based on the type of vehicles using the access and the actual pavement structural design shall be based on a soaked CBR certified by a professional engineer.
 - o That once the road approaches have received final inspection and acceptance from the County, the registered Irrevocable Letter of Credit or refundable security shall be requested and returned to the Applicant/Owner.
25. That 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.
26. That water shall be trucked into the plan area and stored in cisterns. *Note: the County does not support the use of wells for industrial commercial purposes in the Frontier Industrial Park.*
27. That all landscaping shall be in accordance with the approved Landscaping Plan.
 - i. That a minimum of 300.00 mm of topsoil shall be utilized onsite.
 - ii. That all vegetation types shall ensure the irrigation from May to September, inclusive.
 - 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.
 - iv. That water conservation strategies shall be implemented and maintained at all times.
 - v. 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.
28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
29. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within the landscaped yards.
30. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-230 of the County's Land Use Bylaw C-8000-2020. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. 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.



Riddell Kurczaba Architecture Engineering Interior Design Ltd. **#PRDP20233862**

Page 5 of 6

31. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the costs of the construction of the approaches and ancillary costs involved in actions necessary to ensure compliance with any other conditions of this permit.
32. That sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal in accordance with Policy 6.2.1 of the CS.
33. That all garbage, recycling, and waste for the site, shall be stored within the principal warehouse.
 - i. That if located outside in the future, the garbage, recycling, and waste shall be stored in weather-proof and animal-proof containers and completely screened from view by all adjacent properties and public thoroughfares.
34. That there shall be a minimum of 142 stalls maintained on-site at all times, in accordance with the submitted parking plan.
35. That any future tenants may require Development Permit(s) for change of use and any proposed business signage.
36. That the dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
37. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall follow the recommendations of the onsite Geotechnical Evaluation Report, prepared by Englobe dated December 12, 2022.
38. 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 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-83232-2022*, in perpetuity.
- That any government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner. *Note: The Applicant/Owner shall obtain the necessary approvals from Alberta Environment for extracting groundwater for commercial purposes.*
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022]*.
- 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 shall include any requirements of the provided *Building Code Comments for Proposed Development, dated August 15, 2023. The Development shall conform to the National Energy Code, with documentation/design at Building Permit stage.*
- There shall be no business or visitor parking at any time along Frontier Place or Township Road 240.



Riddell Kurczaba Architecture Engineering Interior Design Ltd. **#PRDP20233862**
Page 6 of 6

- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- 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 prior to its release into the roadside ditch 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 commercial building located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 240012 Frontier Place.*

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **October 3, 2023**, a Development Permit may be issued, unless there are specific conditions that 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