



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

Terradigm Consultants Inc.

Tuesday, September 5, 2023

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Roll: 05320006

RE: Development Permit #PRDP20225511

Lot 1, Block 1, Plan 1611241, SW-20-25-28-04; (253024 RGE RD 285)

The Development Permit application for Outdoor Storage, single-lot regrading and placement of clean fill, for the storage of vehicles (commercial & recreational) and shipping containers, the placement of an office (trailer), and one (1) freestanding sign [replacement of PRDP20215906] [readvertisement] has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Outdoor Storage for recreational vehicles, containers, and equipment storage may commence operating on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. Fenced and gravelled outdoor storage area, approximately 3.44 hectares (8.51 acres) in area;
 - That the proposed chain-link fence height shall be relaxed from **2.00 m (6.56 ft.)** to **2.44 m (8.00 ft.)**.
 - ii. Site stripping and grading and establishment of a stormwater pond of approximately 3,164.00 sq. m (34,057.01 sq. ft.) in area.
 - iii. The placement of an Office (trailer), approximately 22.00 sq. m (236.81 sq. ft.).
 - iv. The placement of thirty-eight (38) shipping containers.
 - v. One (1) Freestanding Sign, approximately **5.95 sq. m (64.00 sq. ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised landscaping plan, in accordance with Sections 253-261 of the County's Land Use Bylaw C-8000-2020 (LUB) and the County's Agricultural Boundary Design Guidelines.



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3. 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 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 plans, hazardous material containment, and all other relevant construction management details.
4. That prior to release, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), signed, and stamped by a professional engineer registered to APEGA, and be accepted by the County, in accordance with the County's Servicing Standards. The SSIP shall evaluate possible impacts that the proposed site grading will have on adjacent lands; provide setback distances from any existing wetlands and ensure that post-development flows do not exceed pre-development flows. The SSIP shall also identify any culverts or mitigation techniques to ensure that continuous positive drainage is not affected on the lands.
5. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) Plan, that will be implemented during and after post-construction of the development, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report (SWMP) from the submitted SWMP, as prepared by *Higher Ground Consulting, dated October 25, 2021*, in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit a Wetland Impact Assessment (WIA) conducted by a qualified professional, in accordance with the County's Servicing Standards. The assessment shall address the existing wetland and the impacts the proposed development will have on the wetland. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland.
 - i. Should the proposed development have any direct impact on any wetlands, the Applicant/Owner shall be responsible for obtaining all required Alberta Environment and Parks approvals and forwarding copies to the County.
8. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Transportation Off-Site Levy in accordance with the applicable levy at the time of Development Permit approval, for the total area of the lands being developed.
9. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan that is accepted by the County. *The County supports the use of water holding tanks and the use of cisterns with trucked service for commercial purposes.*
10. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations to confirm if any improvements are required for the approach to Range Road 285, and 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.



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- i. Written confirmation shall be received from County Road Operations confirming that the existing approach meets the requirements of the proposed use, as per County Standards. The Applicant/Owner will be responsible for any improvements to the existing approach to meet County standards.
- ii. Written confirmation shall be received from County Road Operations confirming if any agreements and/or permits are required. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Occupancy:

11. That prior to occupancy, the Applicant/Owner shall adhere to and implement any of the recommendations provided within the on-site Traffic Impact Assessment (TIA), prepared by JCB Engineering, dated January 6, 2023, including the upgrade and construction of the existing approach to commercial/industrial standards in accordance with the County Servicing Standards.
 - i. That upon completion, the Applicant/Owner shall have a final acceptance issued by County Road Operations, for the constructed approach. Written confirmation shall be received from County Road Operations confirming approval.
12. That prior to occupancy, all landscaping and final site surfaces shall be completed, and a final inspection completed.
 - ii. 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 landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
13. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary infrastructure, as-built stormwater infrastructure including as-built pond volumes, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. Upon receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped examined drawings.

Permanent:

14. That if this Development Permit is not issued and the prior to release conditions have not been met, by **AUGUST 31, 2024**, or an approved time extension is received from the Development Authority, then this approval is null and void and the Development Permit shall not be issued.
15. 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.



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16. That there shall be a minimum of four parking stalls maintained on-site at all times.
17. That all on-site lighting shall meet sections 225-230 of the LUB and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
18. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
19. That any signage is required to meet Sections 212-224 of the LUB. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
20. That for the purposes of this permit, permitted outdoor vehicle storage uses include recreational vehicles (tent trailers, fifth wheels, travel trailers, and recreational motor home vehicles), and any other vehicles, snowmobiles, motorcycles, or boats that are attached to or upon a trailer, and includes trucks, trailers, and heavy equipment.
21. That there shall be no residential occupancy of any recreational vehicles which are stored in the recreational vehicle storage area.
22. That no travel trailer or recreational vehicles shall have any skirting or other construction placed on the perimeter of the unit.
23. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
24. That any site regrading work is not to direct any additional surface drainage into County road rights-of-way, or to negatively impact surface drainage patterns in the area.
25. That no topsoil shall be removed from the site.
26. 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 30th of the next growing season.
27. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided in the Landscape Plan, as amended.
 - 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. The vegetation type has to endure the irrigation from May to September.
 - iii. That water for irrigation and landscaping purposes shall only be supplied by the re-use of stormwater and not via the use of potable water.



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28. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
29. That the commercial/industrial operation shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
30. That the Applicant/Owner shall implement appropriate erosion and sedimentation control measures during the construction of the proposed development in accordance with the County's Servicing Standards
31. 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.
32. This Development Permit, once the prior to release conditions have been satisfied, shall expire on **SEPTEMBER 30, 2028**.

Advisory:

- That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) and Road Use Agreement Bylaw (C-8323-2022) at all times.
- 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 during construction, the dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address (**253024 RANGE ROAD 285**), in accordance with the County's Municipal Addressing Bylaw, to facilitate accurate emergency response.
- That a Building Permit and applicable sub-trade permits shall be submitted to Building Services, for the proposed Office (trailer) and/or shipping containers, prior to placement onsite.
- 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 any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - Alberta Environment and Parks approvals are required for any impact on wetlands and a commercial water license is required if a groundwater well is used for commercial purposes.



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 26, 2023**, 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

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