



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

Scott Builders Inc. (Bentley, Derrick)

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Tuesday, September 5, 2023

Roll: 07802043

RE: Development Permit #PRDP20232392

Lot 1, Block 1, Plan 2012003; SE-02-27-04-05; (41081 COOK ROAD)

The Development Permit application for Industrial (Light), tenancy, construction of an office/warehouse/shop building, over-height fencing, and signage has been **conditionally-approved** by Rocky View County ("the County"), the Development Authority, subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Light), tenancy, construction of an office/warehouse building, over height fencing, and signage on the subject site, in general accordance with the Site Plan and Drawings, *as prepared by BCW; Project No. 23012, dated April 2023, revised August 16, 2023; Dwgs. A1.0, A1., A2.0, A2.1, A3.0, A3.1*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Construction of an office/warehouse/shop; approximately 1,647.63 sq. m (17,735.00 sq. ft.) in building footprint; *Total Gross Floor Area: 2,186.08 sq. m (23,530.76 sq. ft.) including office (1st & 2nd floor), warehouse & mezzanine, and exterior lean-to canopy;*
 - ii. Tenancy for *Cochrane Lake Gas Co-Op Ltd*;
 - iii. Installation of over-height chain-link fencing, up to a maximum of 2.43 m (8.00 ft.) [including barbed-wire topper] in height;
 - a. Black Slats shall be incorporated/installed along the north and eastern fencing;
 - iv. EV Charging Stations;
 - v. Site Grading (as required for excavation and final site surfacing); and
 - vi. Two Fascia Signage: "*Cochrane Lake Gas Co-op Ltd.*"; details to be submitted and approved prior to installation.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised drawing package/site plan that:
 - i. Are stamped and dated by a qualified professional/architect;
 - ii. Reference the accurate proposed building footprint and gross floor area totals within the Site Information table on Dwg. A.0; and



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- iii. Shows the final location, with all relevant distancing and dimensions, per the required Alberta Transportation and Economic Corridor's (ATEC) minimum setback requirements and encroachment allowances and the County's Land Use Bylaw C-8000-2020 (LUB).
3. 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 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. 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.
4. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with the County's Servicing Standards (Section 1100). 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 plan, hazardous material containment, and all other relevant construction management details.
5. That prior to release of this permit, the Applicant/Owner shall submit a fire suppression memo/documentation to address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142, the National Building Code – 2019 Alberta Edition (ABC) and all applicable County standards and bylaws.
6. That prior to release of this permit, the Applicant/Owner shall submit revised civil and electrical drawings, which shows the removal of the incorrectly noted Highway approach and southern access, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised/detailed individual site-specific stormwater management report (SSIP), including detailed engineering drawings for the stormwater management system, prepared by a qualified professional in accordance with the County's Servicing Standards. The report shall detail and confirm the onsite assumptions made in the approved onsite *Site-Specific Stormwater Management Plan, as prepared by Sedulous Engineering Inc. dated March 2021* for the Cochrane Lake Gas Co-Op Master Site Development Plan (MSDP).
8. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion and Sediment Control Plan (ESC), in accordance with the County's Servicing Standards. The plan shall also reference the approved onsite ESC, as prepared by Sedulous Engineering Inc. dated June 2020, include a RUSLE calculation, and provide confirmation of final site condition measures.
9. That prior to release of this permit, the Applicant/Owner shall submit a Chemical Management Plan providing details on the storage and handling of chemicals as well as emergency response procedures in case of a spill on site, in accordance with the County's Servicing Standards.

Prior to Occupancy:

10. That prior to occupancy of the site, all landscaping, final site surfaces, parking, lighting, addressing and signage shall be completed.
 - 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 deposit in the amount of 150.00% of the total cost of completing all development components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



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11. 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 water infrastructure and as-built pond volumes, liner verification, inverts and any other information that is relevant to the SSIP.
 - i. Following 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:

12. That if the Development Permit is not issued and the prior to release conditions have not been met by **MARCH 31, 2024**, or the approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
13. 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 or approved under the Master Site Development Permit application, PL20190146, shall be implemented and adhered to in perpetuity.
14. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
15. That the Applicant/Owner shall be 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 shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's Road right-of-way (Cook Road).
16. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent the blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County Road during construction shall be the responsibility and cost of the Owner.
17. That no temporary signs shall be placed on the site at any time except any temporary signs required for health and safety or construction management purposes during development of the site.
18. That any future business signage not included within this approval shall require separate Development Permit approval and shall adhere to Section 6.4 of MSDP and Section 216 of the LUB.
 - i. That any wayfinding onsite signage used for logistics/information purposes is permitted and does not require additional approval.
19. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-230 of the LUB. 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.
20. That the garbage containers (earth bins) shall be in accordance with *Dwg. A1.0, as prepared by BCW Architects. Project No. 23012, dated April 2023, revised August 16, 2023*, as amended.
 - i. That if the earth bins are removed from the approved location, the units shall be kept within the building and/or screened from all adjacent properties and public thoroughfares.
21. That all rooftop mechanical units shall be screened, in accordance with *Dwg. A3.1, as prepared by BCW Architects, Project 23012, dated April 2023, revised August 16, 2023*, as amended.



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22. That a minimum of 22 parking stalls, including 2 barrier-free stalls, shall be maintained on-site at all times and/or shall be in accordance with the final site plan, as amended.
23. That all landscaping elements shall be in accordance with the final Site Plan, Dwg. A1.0, as amended, *as prepared by BCW, project #23012, dated April 2023, revised August 16, 2023*, as approved by the County.
 - 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 30th of the next growing season.
 - ii. That there shall be no potable water used for irrigation and landscaping purposes and that no exterior hose bibs shall be installed and
 - iii. That water conservation strategies shall be implemented and maintained at all times.
24. That any future change in tenant(s) of the building/site building shall require a separate Development Permit application for tenancy (use) and signage or a New Business tenancy Change of Use approval.
25. 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 date 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 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 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 there shall be no customer or business parking at any time along the adjacent County Road System (Cook Road) or Secondary Highway 567.
- 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 restricted or noxious weeds, in accordance with the Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022*].
- 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 and 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 41081 COOK ROAD.*
- 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 July 14, 202. The Development shall conform to the National Energy Code, with documentation/design at Building Permit stage.*



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That a Roadside Development Permit shall be obtained and issued through ATEC, prior to development commencement, in accordance with the received circulation comments, titled “Transportation and Economic Corridors Notice of Referral Decision, AT # RPATH0036069, dated June 22, 2023, revised August 10, 2023.”

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development.

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 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 Development Appeal Committee.

Regards,

A handwritten signature in black ink, appearing to read 'D. Bentley'.

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca