

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

Kasian Architecture Interior Design and Planning Ltd. (Meghan Larway)

Tuesday, September 5, 2023

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Roll: 05619033

RE: Development Permit #PRDP20233442

Block 4, Plan 1688 JK, NW-19-25-02-05; (25239 TOWNSHIP ROAD 254)

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

Description:

1. That the construction of a *School* (Renfrew School) may take place on the subject property in accordance with the approved drawings, prepared by Kasian Architecture Interior Design and Planning Ltd. (Dwgs. DP-000 – DP-302), as amended for conditions of this approval. This approval includes:
 - i. The construction of a *School*, approximately 5,512.40 sq. m. (59,334.98 sq. ft.) in size for grades Kindergarten to Grade 12);
 - ii. Site grading, as required to accommodate the proposed development, including parking area;
 - iii. EV Charging Stations;
 - iv. Before and After School Care Programs;
 - v. Garbage enclosure/shed, approximately 48.00 sq. m. (516.66 sq. ft.) in size; and
 - vi. Onsite directional signage and associated fascia signage;

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.



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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 and the Renfrew Educational Services Master Site Development Plan (MSDP).
4. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report in accordance with the County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on the suitability of the site for the proposed development.
5. That prior to release of this permit, the Applicant/Owner shall be responsible for dedicating all necessary easements and Right-of-Ways (ROWs) for any utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit revised drawings demonstrating complete screening of the rooftop mechanical equipment and revised approach widths to meet the County Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit lighting details for the proposed development and parking areas, which includes confirmation of any proposed site and mounted building lighting and all lighting specification details, in accordance with Sections 225 -230 of the Land Use Bylaw C-8000-2020 and Section 8.4 of the MSDP.

Transportation

8. That prior to release of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the onsite TIA, prepared by Watt Engineering, dated July 12, 2022, to assess whether any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards. 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.
 - i. As per policy 9.3.1 of the approved MSDP, the Applicant/Owner shall confirm if any upgrades are required to the westbound left lane of the Highway 1A / Bearspaw Road intersection as the proposed development will trigger the v/c ratio to 0.9. The report shall also confirm if any upgrades are required to the Bearspaw Road / Township Road 254A intersection as the proposed development will trigger the LOS to exceed D.
9. That prior to release of this permit, the Applicant/Owner shall provide payment of the Transportation Offsite Levy in accordance with *Bylaw C-8007-2020* (\$4,595/acre). The levy shall be applicable to the total acreage of the lands that are being developed.
10. 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. That the Applicant/Owner shall also discuss and obtain pre-approval of the proposed approaches with the County's Road Operations off Township Road 254.



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- ii. Written confirmation shall be received from County Road Operations confirming the status of these conditions. Any required agreement of 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 provide confirmation from Rocky View Water Co-Op that the required capacity has been purchased and infrastructure requirements to the property have been secured between the Developer and the supplier.
12. That prior to release of this permit, the Applicant/Owner shall provide a detailed fire suppression strategy addressing all fire suppression requirements for the proposed development in accordance with requirements of the National Building Code 2019 – Alberta Edition, County's Servicing Standards, the MSDP and *Bylaw C-7259-2013 Fire Hydrant Water Suppression*.
13. That prior to release of this permit, the Applicant/Owner shall provide an updated Stormwater Management Report that addresses the following:
 - i. In addition to the 1:100-year 24-hour single event analysis, the Applicant is required to analyze using the 51-year continuous event model as well as statistical analysis. As per the County Servicing Standards, a comparison must be made between the two models and the most onerous values shall govern; and
 - ii. Registration of any required easements and/or overland drainage right-of-ways.

Prior to Occupancy:

General

14. That prior to site and building occupancy, the Applicant/Owner shall contact Engineering Services and Road Operations, for a final inspection, with final accepted confirmation of the constructed road approaches.
15. That prior to site occupancy, all landscaping, parking, and final site surfacing shall be completed in accordance with the approved plan and shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Water and Stormwater

16. That prior to site occupancy, the Applicant/Owner shall provide all necessary Alberta Environment and Protected Areas (AEPA) Licensing for the stormwater infrastructure system and all necessary approvals and compensation provided to Alberta Environment for mitigation of the watercourse.



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17. That prior to site occupancy, 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 the as-built stormwater infrastructure and any other information that is relevant to the onsite Stormwater Management Report.
 - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to verify all infrastructure has been completed as per the stamped examined drawings.

Permanent:

18. That if the Development Permit is not issued and the prior to release conditions have not been met by **APRIL 30, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
19. 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 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.
20. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
21. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within the landscaped yards.
22. That the development shall adhere to the MSDP policies in perpetuity, including 7.1, 7.2, 7.3, 8.2.1, 8.2.2, 8.2.3 and 8.2.4.
23. 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. All lighting shall adhere to Section 8.4 of the MSDP.
24. For the purposes of this permit, all events associated with the School, including extra-curricular activity programming, school concerts, social events, tournaments and fundraisers do not require a Special Events Permit and are approved under this permit.
25. That all garbage, recycling and waste for the site, shall be stored within the proposed garbage enclosure at all times, as per the application drawings.
26. That the development shall not direct any additional surface drainage into adjacent road ROWs, or negatively impact surface drainage patterns on adjacent lands including any negative impacts on the County's Municipal Reserve on Lot 2MR, Block 6, Plan 1413483.



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27. That there shall be a minimum of 160 stalls maintained on site at all times, in accordance with the approved plans.
 - i. Total number of barrier-free parking stalls: 6 stalls
 - ii. Total number of visitor parking stalls: 11 stalls
 - iii. Total number of EV charging stalls: 4 stalls
 - iv. There shall be no school or visitor parking at any time along County roads.
28. That dust control shall be maintained on the site during construction and the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
29. That any plan, technical submission, agreement, or other matter submitted and approved under PL20210115, PL20210114 and 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 be responsible for following the recommendations of the Geotechnical Report, prepared by McIntosh Lalani Engineer Ltd., dated June 1, 2021, in perpetuity.
30. 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. That if the development authorized 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 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 there shall be no business parking at any time along the adjacent County Road System.
- 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 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 25239 TOWNSHIP ROAD 254.*



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- 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, in accordance with Section 9.2 of the MSDP.
- 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.*
- That any government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain a Roadside Development Permit or waiver from Alberta Transportation & Economic Corridors prior to commencement.
- 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]*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. [unclear]'.

Development Authority

Phone: 403-230-1401

Email: development@rockyview.ca

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