

**ATTACHMENT F: PROPOSED DEVELOPMENT PERMIT CONDITIONS****Description:**

1. That Outside Storage may operate on the subject lands, Lot 10, Block 11, Plan 2210706 within NW-29-23-28-04 in accordance with the application and site plan, as prepared by *Rick Balbi Architect, dated March 15, 2023, revised January 29, 2024; Job No. 22-238* (as amended), and includes:
  - i. Tenancy for *Guru Road Connections Truck Service Facility*;
  - ii. Outdoor Storage of semi-trucks, trailers, and chassis parking units;
  - iii. Installation of chain-link fencing, with dark vinyl slats through-out all fencing perimeter, up to 2.00 m (6.56 ft.) in height;
  - iv. Single-lot regrading, placement of clean fill, and associated work for site development to establish gravel surface area, at a minimum of 400 mm (16 inches) gravel surface, totalling 1,605.80 cu. m of material.
2. That all *Outside Storage* shall not be located within any minimum setback requirement as per Section 10.5.4 of the Heatherglen Industrial Business Park Conceptual Scheme (CS) and Section 2.4 of Direct Control District 161 (DC 161).

**Prior to Release:**

3. That prior to release of this permit, the Applicant/Owner shall contact the County's 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 restriction.
  - 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 letter prepared by a transportation engineer, in accordance with the County's Servicing Standards. The letter shall address if the analysis and traffic volumes in the Transportation Impact Assessment prepared by Bunt & Associates (February 27, 2018) for this land meet the criteria for the development. The plan shall also confirm that the proposed site access has been designed and positioned to accommodate the turning movement of the proposed tractor-trailers, to ensure safe and adequate site and turning distances, in accordance with Section 10.5.1 of the CS.
  - i. That if the letter is not sufficient, the Applicant/Owner shall submit a Transportation Impact Assessment for the site to specifically address the potential for off-site impacts.
  - ii. If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into with the County.
5. That prior to the release of this permit, the Applicant/Owner shall submit a revised Site-Specific Stormwater Management plan for the proposed development in accordance with approved Heatherglen Industrial Business – Stormwater Management Report (*as prepared by Westhoff Engineering Resources, dated January 5, 2018*) and provide for any necessary easements and rights-of-way for drainage as required in accordance with the County's Servicing Standards. The plan shall include all civil drawings for all proposed/revised civil works, grading plans (including noted location of future building foundation) and include stormwater assumptions and modeling details.

6. That prior to release of this permit, the Applicant/Owner shall submit a construction management in accordance with the County's Servicing Standards. The plan shall address any temporary noise mitigation measures, traffic accommodation, dust control, management of storm water during construction, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, to address any offsite impacts.

**Prior to Full Site Use/Occupancy:**

7. That prior to occupancy of the site, all landscaping, parking, lighting, addressing, and final site surface completion shall be in place.
  - i. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping, parking, lighting, addressing 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 development components required, shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
8. That prior to occupancy of the site, the Applicant/Owner shall submit confirmation that the constructed paved approaches are to the County's industrial/commercial requirement in accordance with County's Servicing Standards or written signoff from the Developer in accordance with the Development Agreement #5364.
9. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of any as-built sanitary & water infrastructure, as-built pond volumes, liner verification, and any other information that is relevant to the site servicing and Stormwater Management Plan, as required.
  - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

**Permanent:**

10. That if the prior to release conditions have not been met by **NOVEMBER 30, 2024**, or an approved extension date by Council, then this approval is null and void and the Development Permit shall not be issued.
11. 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 and or originally submitted and approved as part of the County's subdivision file #20180147 shall be implemented and adhered to in perpetuity.
12. That this approval does not include the construction or placement of any building(s) onsite, permanent or temporary. Upon the commencement of Phase 2 (building construction/placement onsite) or business intensification onsite, a separate Development Permit shall be required.
13. 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.
  - i. That if excessive dust has is being generated from the subject development, that is having adverse impacts on neighbouring properties, the Applicant/Owner shall implement additional dust control measures, such as a calcium chloride onsite application or an onsite watering schedule, to be with agreed with by the County, to the satisfaction of the County.

14. That all landscaping shall be in accordance with the approved Landscape Plan.
  - i. That no outdoor storage areas shall be allowed within any landscaped yards at any point.
  - ii. 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 30<sup>th</sup> of the next growing season.
  - 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 private irrigation system.
  - iv. Water conservation measures and strategies shall be implemented with consideration of the Stormwater Management Plan to achieve an effective solution which incorporates on-site use of stormwater for landscape irrigation in accordance with Section 26.11(o) of the County's Land Use Bylaw C-4841-97 (LUB) (as regulated in DC 161) and the County's Policy #C-600.
15. That the Applicant/Owner shall construct the approaches off Heatherglen Place to the subject parcel, to the County's paved Industrial/commercial standard, in accordance with County's Servicing Standards Table 400D or Development Agreement #5364.
16. That any onsite lighting all private lighting including site security lighting and parking area, shall meet Section 10.6 of the Janet Area Structure Plan (ASP), Policy 10.5.3 of the CS and Section 27 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.
17. That the Applicant/Owner shall ensure that the subject site includes onsite Emergency Response and Evacuation plans at all times, in accordance with Policy 7.4.2 of the CS.
18. That the Applicant/Owner shall ensure that the proposed development does not encroach onto or negatively impact the registered overland drainage right-of-ways under Survey Plan No. 221 0709, 221 0710 and 221 0711.
19. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
20. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional in accordance with the County's Servicing Standards, for any areas of the site filled or recontoured greater than 1.20 m (3.93 ft.) in depth, if required.
21. That any future business signage, including pylon/entry or additional façade signage, shall require separate Development Permit.
  - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
22. That all garbage and waste from the development shall be in accordance with the *Site Plan*, as prepared by *Rick Balbi Architect, dated March 15, 2023, revised December 6, 2023; Job No. 22-238 (as amended)*. At all times shall garbage and waste be stored in weatherproof and animal proof containers at all times and shall be screened from view at all times, in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title, under Schedule B Architectural Guidelines, Section 12 (a through b) and Section 25.4(k) of the LUB. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
23. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC 161.

24. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
25. That if proposed in the future, all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal and that any cisterns and/or potable water shall be located within a cistern and shall be trucked to the subject site.
26. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration. Post-development drainage shall not exceed pre-development drainage and there shall be no additional overland surface drainage directed offsite nor negatively impact existing drainage patterns in the County's road right-of-way.
27. 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 County.

**Advisory:**

- That during construction, all construction 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.
- All customer and employee parking shall be restricted to the subject land. There shall be no offsite parking along the County Road Right-of-Way (Heatherglan Place) at any time.
- That the County would recommend confirming geotechnical recommendations on gravel thickness or parking lot structure would be beneficial to support the long-term use of the site based on site-specific soil conditions.
- That it is recommended that the Applicant/Owner ensure to position the automatic access gate a sufficient distance onto the subject lands, to ensure that there that traffic movements on Heatherglan Place are not impeded by any business truck and trailer units.
- 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 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 wherever possible, parking areas should 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 (Bylaw C-7562-2016), for the subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **71 HEATHERGLEN PLACE**.
- That the subject site shall provide for fire suppression methods, as appropriate, in accordance with the Policy 7.2.3 of the CS and the National Building Code – 2019 Alberta Edition, as amended.
- That the Applicant/Owner shall adhere to any registered instrument on title and shall adhere to any requirements of those registered document(s).
  - That the Applicant/Owner shall be aware of any Architectural Design Guidelines and/or any approvals required through the Business Park's Architectural Design Committee for the subdivision, registered under Instrument #221 103 115.

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - *The Applicant/Owner shall be responsible for all Ministry of Environment and Protective areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development or constructed onsite infrastructure if required.*