

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

1. That General Industry, Type II may operate on the subject lands, Lot 11, Block 11, Plan 2210706 within NW-29-23-28-04 in accordance with the application package, as prepared by Z Architect Inc., dated March 6, 2025; (18 drawings); Project Address: LOT 11, BLOCK 11, PLAN 221 0706 59 HEATHERGLEN PLACE (as amended to meet prior to release conditions), and includes:
 - i. Construction of an Office/Welding Shop Building, approximately 2,787.09 sq. m (30,000.00 sq. ft.) in building footprint,
 - ii. Tenancy for *BA Concrete Products*;
 - iii. Outdoor Storage of equipment, materials, and machinery including truck trailers;
 - iv. Installation of chain-link fencing, with dark vinyl slats through-out all fencing perimeter, up to 1.83 m (6.00 ft.) in height;
 - v. Single-lot regrading, placement of clean fill, and associated work for site development to establish final surface area.
2. That no Outside Storage shall 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 submit a copy of approval from the Heatherglen Business Park Architectural Design Committee (ADC), in accordance with Policy 10.3.2 of the CS, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that includes:
 - i. Confirmation of the proposed approach dimensions, at a minimum of 10.00 m (32.81 ft.), in accordance with Table 400D of the County's Servicing Standards;
 - ii. Identification of all registered surveys onsite, in accordance with Sections 11.1(b)(iii) and 11.2(v) of the regulated County Land Use Bylaw C-4841-97 (LUB);
 - iii. Identification of a minimum of 34 employee parking stalls, including dimensions and three barrier free stalls, in accordance with Section 10.5.1 of the CS and Sections 11.2(b)(viii) and 30 of the LUB;
 - a. Alternatively, the Applicant/Owner may submit a Parking Assessment, in accordance with Section 30.1(k) of the LUB, prepared by a qualified professional, that documents the parking demand and supply characteristics associated with the proposed development, to the satisfaction of the County. *The Development Authority shall not be bound by any recommendations of such a Parking Assessment.*
 - iv. Screening and fencing details for outside storage area, including dark vinyl slats along the perimeter of the property, in accordance with Sections 10.5.4 and 10.5.6 of the CS, ADC policy 11, and Sections 11.1(b)(xii), 25.4(g) and 42.3 of the LUB.

- a. The fencing shall also be relocated outside of any Utility provider identified conflicts, to the satisfaction of the County;
 - b. Dimensions and Details for the proposed chain-link fencing;
 - c. Written signoff shall be received from ADC for the proposed fencing in the front of the property and extending past the front of the face of the building or a revised site plan showing conformity to the policy;
5. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations, that include compliance with the Janet Area Structure Plan ASP, CS and LUB including:
 - i. Revised building design that includes building enhancements and additional design elements that create visual interest for the east, west and south facades, in accordance with Appendix B (2)(3) of the ASP and Section 25.4(b) of the LUB.
 - a. That the north and south building facades shall include incorporate wall place projections or recesses having a depth of at least 3% of the length of the faced and extending at 2% of the length of the façade, in accordance with Appendix B (5) of the ASP and Section 25.4(e);
 - b. The south façade shall also be complaint to Appendix B (6) of the ASP
 - ii. Revised roof design, in accordance with Appendix B (8)(9)(10)(11)(12) of the ASP.
 - iii. Confirmation of any proposed rooftop mechanical units and required screening elements, including dimensions, in accordance with Appendix B (7) of the ASP and Section 25.4(g)(i) of the LUB;
6. That a landscaping plan shall be submitted in accordance with the ASP, CS, Direct Control District 161 (DC 161), and LUB including:
 - i. A submitted landscaping plan, in accordance with Section 10.5.7 of the CS, regulation 13 of the Architectural Controls and Sections 26.3, 26.5, 26.10, and 26.11 of the LUB.
 - ii. Incorporation of a 3.00 m (9.84 ft.) landscape area between the front of the building and adjoining parking lot, in accordance with Section (14)(15) of Appendix B;
 - iii. The Applicant/Owner shall submit a Certificate of Seed Analysis, for the provided seed mix standard, to confirm that it is free of weeds and is of a good quality, to the satisfaction of the Country's Agricultural Services.
7. That prior to release of this permit, the Applicant/Owner shall submit details for the proposed façade signage, in accordance with Section 4.2 of the ASP, Section 10.5.2 of the CS and Section 35 of the LUB.
8. That prior to release of this permit, the Applicant/Owner shall submit details for the proposed garbage and waste for the deveopment, in accordance with Section 10.5.7 of the CS, regulation 12 of the Architectural Controls, and Sections 11.1(x)(xii), 11.2(r), and 25.4(iv) of the LUB.
9. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling

along the County Road system and to confirm the presence of County road ban restrictions.

- i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - a. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - b. If a road use agreement is required, the applicant/owner shall be required to provide a refundable security to the County pursuant to the County's Road Use Agreement Bylaw C-8323-2022;
 - ii. The Applicant/Owner shall confirm approval of the proposed road approaches and confirmation of reclamation approval of the existing rough graded approach;
 - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.
10. That prior to release of this permit, the Applicant/Owner shall submit site servicing details for the proposed development, in accordance with Policies 22.5 of the ASP, Policy 10.4.3.1 of the CS and Sections 11.1(b)(vii) and 11.2(d)(e)(k) of the LUB.
11. 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 dust control, noise, truck routes, access to the site, interim stormwater management and erosion control, and potential for interference with nearby businesses, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards. The report shall verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
13. 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 and Associates (February 27, 2018) for this land (as required for the Subdivision) 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 site, 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.
14. That prior to 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, include stormwater assumptions and modeling details.

15. That prior to release of this permit, the Applicant/Owner shall submit an erosion and sediment and erosion control plans, in accordance with County Servicing Standards. *As this site is less than 2.0 hectares (4.94 acres), a full report is not required*
16. That prior to release of this permit, the Applicant/Owner shall address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, the County's Servicing Standards and the County's Fire Hydrant Bylaw C-7259-2013.

Prior to Site and Building Occupancy:

17. That prior to occupancy of the site and building, all landscaping, building facades, 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 all items being completed, 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 30th day of June immediately thereafter.
18. That prior to occupancy of the site and building, the Applicant/Owner shall submit confirmation that the constructed two paved approaches are to the County's industrial/commercial requirement in accordance with County's Servicing Standards. Additionally, confirmation shall be required for acceptance of the reclaimed approach.
19. That prior to occupancy of the site and building, 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.
20. That prior to occupancy of the site and building, the Applicant/Owner shall submit a fire hydrant flow testing result, which shall meet the County's Servicing Standards and National Building Code – 2023 Alberta Edition.
21. That occupancy of the site and building, 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 and water infrastructure, as-built pond volumes, grading, liner verification, and any other information that is relevant to the site servicing and Site-Specific 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:

22. That if the prior to release conditions have not been met by **JANUARY 31, 2026**, or through an approved extension date by Council, then this approval is null and void and the Development Permit shall not be issued.

23. 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.
24. 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.
25. That all screening and landscaping shall be in accordance with the final approved Site and Landscape Plan.
 - i. That no outdoor storage areas shall be allowed within any landscaped yards at any time.
 - 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 30th 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 22 of the ASP, Section 26.11(o) of the LUB (as regulated in DC 161), and the County's Policy #C-600.
26. That the Applicant/Owner shall construct the approach off Heatherglen Place to the subject parcel, to the County's paved Industrial/commercial standard, in accordance with County's Servicing Standards Table 400D and/or County's Development Agreement #5364.
27. That the Applicant/Owner shall ensure that the subject site includes onsite Emergency Response and Evacuation plans, in accordance with Policy 7.4.2 of the CS, at all times.
28. That the entire site shall be maintained in a neat and orderly manner at all times.
29. That any onsite lighting all private lighting including site security lighting and parking area, shall meet Section 10.6 of the 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.

30. 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 (*Utility Right-of-Way*), 221 0710 (*Overland Drainage Right-of-Way*) and 221 0711 (*Landscape Easement Right-of-Way*).
31. That any future business signage, including pylon/entry or façade signage, shall require separate Development Permit approvals.
 - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
32. That the minimum required parking stalls (34 stalls, including three barrier-free) shall be maintained or exceeded at all times, in general accordance with the final Site Plan and/or the minimum required parking stalls as determined in an onsite Parking Assessment, if approved through conditions of this approval.
33. That all garbage and waste from the development shall be stored in weatherproof and animal proof containers at all times, and maintained within a screened enclosure from view at all times or within the building, 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.
34. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC 161.
35. 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.
36. That the subject site shall be serviced by septic pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal and by water cisterns that is trucked to the subject site.
37. That the Applicant/Owner shall be solely financially 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 and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
38. 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 (Heatherglen Place) at any time.

- 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 activity.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8323-2022, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That wherever possible, parking areas should incorporate Low Impact Development 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 a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any construction taking place. The applicant shall also include any requirements noted within the *Building Code Comments for Proposed Development Letter, dated January 24, 2025*. Compliance to the National Energy Code is also required.
 - That the subject site shall provide for any fire suppression methods, as appropriate, in accordance with the Policy 7.2.3 of the CS and the National Building Code 2023 – Alberta Edition, as amended.
- 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 subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **59 HEATHERGLEN PLACE**.
- 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 Heatherglan Industrial 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 Protected areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development and/or constructed onsite infrastructure, if required.