



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

(as proposed by Administration)

Description:

1. That a *Film Production Facility* development [*replacement of PRDP20192533*] in accordance with the Site Plan submitted with the Development Permit application is approved on the subject Lands. The approved development includes:
 - i. existing western town including set structures;
 - ii. a prop rail station;
 - iii. a prop warehouse approximately 599.97 sq. m (6,458.00 sq. ft.) in area;
 - iv. parking areas; and
 - v. a staging area for portable trailers, equipment, and materials.

Prior to Release Conditions:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Bylaw C-8007-2020, on 5.00 acres of the site. The balance owing on the lands is shall be deferred.

Permanent:

3. That the maximum Film Production Facility *Development Area* shall be 16.19 hectares (40.00 acres).
4. The *Development Area* shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
5. That Emergency Contact Information shall be provided via email to designated contacts at the County in Enforcement Services, Planning & Development Services, and Transportation Services by the Applicant/Owner or the Location Manager, prior to filming activities commencing on the Lands for each film project that occurs from time to time.
6. The Applicant/Owner shall submit a Fire Emergency Response Plan to the County. The Fire Emergency Response Plan shall be updated yearly, to the satisfaction of Fire Services.
7. That sewage disposal for the Development shall be supplied by a pump-out holding tank that is hauled off the Lands to an approved sewage disposal site.
8. That potable water servicing for the Development shall be supplied via water cistern or other hauled potable water methods.
 - i. Should the Applicant/Owner wish to drill a well on the Lands to provide water servicing, the Applicant/Owner shall provide proof of licensing from Alberta Parks & Environment (AEP) for the use of a commercial well, to the County.
9. There shall be adequate parking for the Development maintained on the *Development Area* at all times, to the satisfaction of the County.
10. The garbage and waste material generated by the Development shall be stored in weather-proof and animal-proof containers, located within buildings or adjacent to the side or rear of buildings.
11. That dust control measures shall be maintained on the Lands during operation of the Development. The Applicant/Owner shall take whatever means necessary to attempt and keep visible dust from blowing from the Lands onto adjacent lands.



12. That all on-site lighting shall comply with the following requirements:
 - i. lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties,
 - ii. lighting shall be dark-sky as much as is possible, including down-lit or be full shielded or cut-off,
 - iii. all private lighting, including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight, and
 - iv. lighting design shall reduce the extent of spill-over glare, and minimize glare as viewed from nearby residential properties.
13. That during periods of production site set up and tear down, the Applicant/Owner shall advise all production teams that, any development-generated traffic exiting Township Road 242 (to the east) shall turn right (south) at the Highway 22 intersection.
14. The Development shall be accessed via Township Road 242, as described in the approved Traffic Impact Assessment & Intersection Assessment report.
15. The Applicant/Owner shall submit to the County, the following advance written notification of any hauling of materials and/or equipment along the access route related to any production filming on the development area, to confirm if a Road Use Agreement will be required pursuant to the County's Road Use Agreement Bylaw (C-8065-2020):
 - i. Not less than seven (7) business days advance notification for long term-film shoots; and
 - ii. As much notification as reasonably possible for short-term film shoots.
16. (a) The Applicant/Owner shall provide all area residents who reside on properties located adjacent to the Access Route with the following advance notification of any upcoming use of the Access Route for Development related purposes:
 - i. Not less than seven (7) business days advance notification for long-term (in excess of 72 hours) film shoots; and
 - ii. As much notification as possible for short-term (less than 72 hours) film shoots.(b) The Notice shall be in the form of a "Dear Neighbor Letter" consisting of the following information and to be hand-delivered to each residence:
 - i. Film shoot contact person;
 - ii. Details of Access Route road usage; and
 - iii. Schedule of Access Route road usage.
17. That if the Applicant/Owner requires Road permits due to County road bans for any trucks hauling material, equipment, and/or supplies along the Access Route, the Applicant/Owner shall contact Roadata Services Ltd @ 1-888-830-7623.
 - i. These arrangements and approvals shall be made prior to the haul;
 - ii. The Applicant/Owner shall be responsible, at his/her own expense, for any damages or maintenance to the Access Route caused directly by Development related trucks or heavy equipment;
 - iii. The Applicant, to the extent he/she does not repair same, will be billed for actual repairs and maintenance performed by the County to the road as a result of damage caused by Development related trucks or heavy equipment. The Applicant/Owner



shall pay the full amount of the invoice to the County, within 30 days of receipt of the County Invoice.

18. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the Application, in response to a Prior to Release, Permanent or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

19. The Development shall conform to the County's Road Use Agreement Bylaw (C-8065-2020) and County's Noise Bylaw (C-5773-2003, as amended or replaced, in perpetuity.
20. That any future expansion or significant changes to the Development operation shall require new Development Permits.
21. If required, Building Permits and associated sub-trade permits shall be obtained through Building Services for:
 - i. the prop storage building (north/east of townsite); and,
 - ii. the maintenance/prop workshop building (within/adjacent to townsite), using the commercial/industrial checklist requirements.
22. That an existing or future set structures within the *Film Production Facility Development Area* are not required to obtain building permits or development permits, were in accordance with the provisions of Direct Control District 155.
23. That the Applicant/Owner shall obtain and comply with any other required Federal, Provincial or County permit, approval, or compliance.
 - i. The Applicant/Owner shall be responsible for all AEP approvals and/or payment of compensation if any disturbance to wetlands is proposed.
24. If this Development Permit is not issued by **OCTOBER 31, 2021**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
25. That this development permit shall be valid for **10 YEARS** from the date of issuance.