



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Municipal Planning Commission  
Development Authority **DIVISION:** 2

**DATE:** June 23, 2021 **APPLICATION:** PRDP20212488

**FILE:** 04722001

**SUBJECT:** Private, Quasi Public, and Public Educational buildings & related facilities /  
Listed Direct Control Use, with no Variances

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**APPLICATION:** Private, Quasi Public, and Public Educational buildings & related facilities, for an indoor training facility (fieldhouse) including Establishment (Eating), Establishment (Drinking), Retail (small), an Accessory building (Maintenance shop) and ancillary uses.

**GENERAL LOCATION:** Located approximately 1.61 km (1 mile) south of Springbank Road and 0.61 km (1/2 mile) west of Rge. Rd. 32.

**LAND USE DESIGNATION:** Direct Control District 116 and Land Use Bylaw C-4841-97 (LUB).

**EXECUTIVE SUMMARY:** This proposal is for the construction of a Fieldhouse and Maintenance building (Phase 2) associated with the future Webber Academy development. The site is currently undeveloped with no existing structures. The site is currently being stripped, graded and construction to extend Lower Springbank Road is currently underway.

This application is to replace PRDP20210370 and was submitted to include provisions for Infrastructure Cost Recovery and to consider the deferral of the Transportation Offsite Levy or waiver in its entirety. No other requests or changes are being proposed with this application.

As per the Transportation Offsite Levy Bylaw C-8007-2020 (TOL), the Municipal Planning Commission has the authority to exercise the powers and discretions of the Development Authority under the Municipal Government Act (MGA). Based on an obtained legal opinion, under the MGA, a Private School is not considered a School Board and would not be subject to an exemption from the application of offsite levies.

Development Permit PRDP20210370 and the related development permit PRDP20210367, were approved by Administration on April 20, 2021. Both applications were assessed against County policy and no variances were requested. The Applicant has been working with Administration to meet all prior to release conditions.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

Option #1: THAT Development Permit No. PRDP20212488 be approved with the conditions noted in Attachment 'A', as proposed by Administration.

Option #2: THAT Development Permit No. PRDP20212488 be approved with the conditions noted in Attachment 'B', as proposed by the Applicant.

Option #3: THAT Development Permit No. PRDP20212488 be refused noted below

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

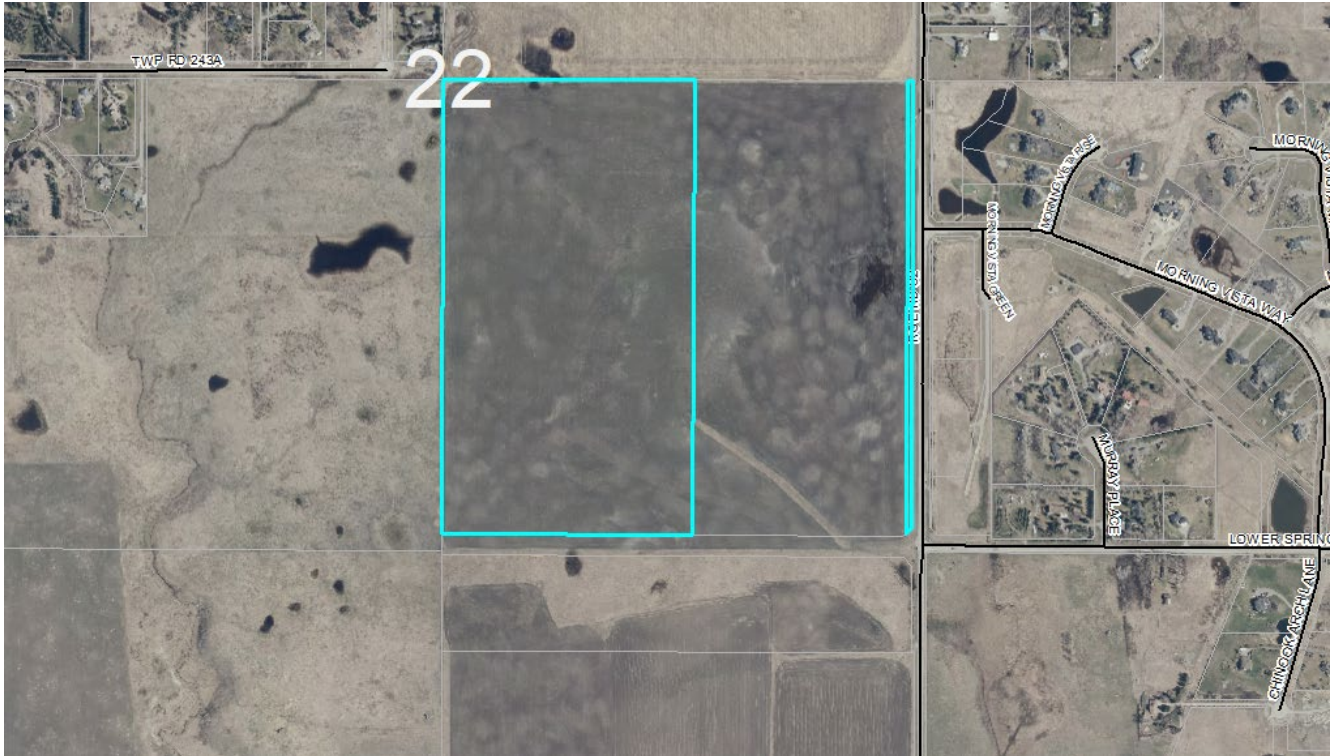
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### Administration Resources

Jacqueline Targett, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**TOL REQUIREMENT:**

Development Area	Required TOL Payment <i>Base Area; \$4,595.00 / acre; Special Area 4: \$9,247.00 / acre</i>
<p><b>Development Area Total: 4.656 acres</b></p> <ul style="list-style-type: none"> <li>Fieldhouse Building: 0.797 acres</li> <li>Maintenance Building: 0.148 acres</li> <li>Parking and Roads: 3.239 acres</li> <li>RV parking: 0.472 acres</li> </ul>	<p><b>TOL Payment Total: \$64,448.36</b></p> <ul style="list-style-type: none"> <li>Base Area: \$21,394.32</li> <li>Special Area 4: \$43,054.04</li> </ul>

**APPLICATION EVALUATION:**

The application was evaluated based on the application submitted and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li><i>Municipal Government Act;</i></li> <li>Subdivision and Development Regulations;</li> <li>Municipal Development Plan;</li> <li>Central Springbank Area Structure Plan;</li> <li>Springbank Creek Conceptual Scheme;</li> <li>DC 116;</li> <li>LUB;</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED (DP's only):</b></p> <ul style="list-style-type: none"> <li>Application Drawings: Webber Academy Athletic Park: Fieldhouse, as prepared by Jackson McCormick, Proj. No 2020-25, dated June 26, 2021;</li> </ul>
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<ul style="list-style-type: none"> <li>• Land Use Bylaw C-8000-2020; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Application Drawings: Webber Academy Athletic Park: Maintenance Building, as prepared by Jackson McCormick, Proj. No 2020-25, dated February 26, 2021;</li> <li>• Springbank Sports Fields: Transportation Impact Assessment, as prepared by Bunt &amp; Associates, Proj. No. 02-20-0067, dated May 10, 2021;</li> <li>• Conceptual Wastewater and Water Servicing Strategy, as prepared by Watertech Engineering Research &amp; Health Inc., dated February 10, 2021.</li> </ul>
<p><b>LISTED USES:</b></p> <ul style="list-style-type: none"> <li>• Private, Quasi Public, and Public Educational buildings &amp; related facilities</li> <li>• Establishment (Eating),</li> <li>• Establishment (Drinking),</li> <li>• Retail (small),</li> <li>• Accessory building</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Subdivision and Development Appeal Board</li> </ul>

Additional Review Considerations

This application was assessed in accordance with DC 116 and Part Two and Three of the LUB.

The fieldhouse will be a multi-purpose building and is 3,264.40 sq. m. (35,137.74 sq. ft.) in footprint. The main floor will include event space, storage, offices, lunchrooms, concession, classrooms, indoor ball diamond, and an on-slab deck area. The second floor will include a gym, dining hall, function space, offices; indoor ball diamond viewing area and an exterior raised deck.

The maintenance building is 600.00 sq. m (6,458.34 sq. ft.) in footprint and will be used for storage purposes. This area of the development will also include exterior batting cages and proposed parking facilities of 337 stalls.

The remainder of this phase of development has been assessed under two (2) separate Development Permits:

- PRDP20201213. This application was for single-lot regrading, placement of clean fill, and excavation of the subject parcel (~82.30 acres) to prepare it for the future development and for the construction to extend Lower Springbank Road.
- PRDP20210367. This application includes the construction of four (4) ball diamonds, including two (2) press boxes, eight (8) dugouts, two (2) grandstands and two (2) bleacher areas, one (1) soccer pitch, two (2) electronic field boards, and utility infrastructure.

The development is in compliance with the applicable County policies, DC 116 and all minimum requirements.

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.



Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

JT/lt

Concurrence,

“Kent Robinson”

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Acting Chief Administrative Officer

**ATTACHMENTS:**

- ATTACHMENT ‘A’: Development Permit Report Conditions, as proposed by Administration
- ATTACHMENT ‘B’: Development Permit Report Conditions, as proposed by the Applicant
- ATTACHMENT ‘C’: Maps & Other Information



**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**

*(As proposed by Administration)*

**Description:**

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
  - i. Construction of a multi-level indoor training facility / multi-purpose building, approximately 3,264.40 sq. m (35,137.74 sq. ft.) in footprint;
  - ii. Construction of a maintenance shop, approximately 599.99 sq. m (6,458.34 sq. ft.) in footprint;
  - iii. Parking Facilities;
  - iv. Indoor Establishment (Eating), Establishment (Drinking), Retail (small);
  - v. Signs including fascia & freestanding;
  - vi. Courtyard & Exterior Batting Cages;
  - vii. Site Grading.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit final application drawings, which reflect all amendments and final site requirements, for the Phase 1 development area, including the ball diamonds (Development Permit #PRDP20210367).
3. That prior to release of this permit, Development Permit #PRDP20210367 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit/confirm any proposed fencing details, for the subject development, to the satisfaction of the County. If proposed, the fencing shall be in accordance with the County's Land Use Bylaw C-4841-97 (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, detailing the exterior finish legend of the fieldhouse and maintenance building.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan/lighting details that include the location, proposed type and dimensions of any lighting onsite, related to the fieldhouse and maintenance building development area. The lighting plan shall be in accordance with:
  - i. Section 5.3 of the Springbank Creek Conceptual Scheme (CS), that requires dark sky standards as per the International Dark Sky policy and
  - ii. Section 27 of the LUB, confirming that the proposed lighting incorporates lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum required parking stalls (including barrier free) for the subject site, parking stall dimensions, and that all parking areas include landscaping (soft and/or hard) breaks, in accordance with Section 30 of the LUB, to the satisfaction of the County.
  - i. Alternately, the Applicant/Owner may submit a Parking Study/Assessment, to document the parking demand and supply characteristics associated with the proposed



development. *Note, the Development Authority shall not be bound by any recommendations of the Study/Assessment.*

8. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan for the fieldhouse and maintenance building development area, identifying the location of any landscaping, the minimum number of tree/shrub plantings and ratio plantings for the subject site, in general accordance with Section 5.4 of the CS and Section 26 of the LUB, to the satisfaction of the County.
  - i. That landscaping plan shall also include site irrigation details as required by the Stormwater Management Plan;
9. That prior to release of this permit, the Applicant/Owner(s) shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements 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.
10. That prior to release of this permit, the Applicant/Owner shall submit the signage details for the proposed signage for fieldhouse and maintenance building development area and site entrance, in accordance with Direct Control District 116 and Section 35 of the LUB.
11. That prior to release of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy (TOL), as per the applicable TOL bylaw at time of approval, over the development area.
  - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw).
12. That prior to release of this permit, the Applicant/Owner shall submit a supplementary memo to the previously submitted Traffic Impact Assessments (TIA), conducted and stamped by a professional transportation engineer that clarifies the extent of improvements that are triggered with the inclusion of the indoor sports facility from the June 23, 2020 TIA.
13. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the recommended road network improvements as per the Traffic Impact Assessment (TIA) conducted by Bunt and Associates, dated June 23, 2020.
14. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan for the proposed development.
  - i. The County supports the use of cisterns with trucked service for commercial purposes.
  - ii. That should the assessment determine that the septic treatment facility not be feasible for the proposed development, the Applicant/Owner shall use holding tanks.
15. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report, conducted and stamped by a professional engineer, that assesses and provides recommendations on managing the increased runoff resulting from the proposed development and is in accordance with the Springbank Master Drainage Plan, Springbank Creek Catchment Plan and the County Servicing Standards.
  - i. Any registration of any required easements, utility right of way and/or public utility lots is required, prior to release of this condition.



16. That prior to release of this permit, the Owner shall enter into an Infrastructure Cost Recovery Agreement with the County, in accordance with County Policy #406, to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure (extension of Lower Springbank Road), that will consequently provide benefit to other lands. This agreement shall apply to the construction of any off-site infrastructure.

**Prior to Site Occupancy:**

17. That prior to site occupancy/upon completion, Construction Completion Certificates (CCCs) shall be issued for all of the infrastructure improvement works associated with the Development Agreement. The Applicant/Owner shall submit as-built drawings, verifying that all infrastructure has been built in accordance with the drawings accepted by the County.
18. That prior to site occupancy/upon completion, 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 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 30<sup>th</sup> day of June immediately thereafter.
19. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.

**Permanent:**

20. That any wayfinding onsite signage may be permitted under this development permit.
21. That the site shall be maintained in a neat and orderly fashion at all times.
22. That the minimum required parking stalls shall be maintained at all times, in general accordance with the approved Site Plan and/or approved Parking Study/Assessment for the site.
23. There shall be no business or customer parking along the adjacent County road allowance at any time.
24. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
25. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
26. That the site shall be developed in accordance with the approved landscape plan.
27. 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.
28. That no potable water shall be used for irrigation purposes.
29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
30. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.



ROCKY VIEW COUNTY

31. 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 commercial use(s) located on the subject site, to facilitate accurate emergency response.
32. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.
33. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
34. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, #PRDP20201213 Development Permit application, #PL20200105 Direct Control 116 application, #PL20210130 CS application, or #PRDP20201213, as amended, shall be implemented and adhered to in perpetuity.
  - i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
35. 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 36 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.
36. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

37. 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 December 15, 2017*].
38. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
  - i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
  - ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
39. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.

*Note: The Development shall conform to the National Energy Code*
40. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.

**Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.**





## ATTACHMENT 'B': DEVELOPMENT PERMIT REPORT CONDITIONS

*(As proposed by the Applicant)*

### Description:

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
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  - 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 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 30<sup>th</sup> day of June immediately thereafter.
18. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.

**Permanent:**

19. That any wayfinding onsite signage may be permitted under this development permit.
20. That the site shall be maintained in a neat and orderly fashion at all times.
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22. There shall be no business or customer parking along the adjacent County road allowance at any time.
23. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
24. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
25. That the site shall be developed in accordance with the approved landscape plan.
26. 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.
27. That no potable water shall be used for irrigation purposes.
28. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
29. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.



ROCKY VIEW COUNTY

30. 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 commercial use(s) located on the subject site, to facilitate accurate emergency response.
31. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.
32. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
33. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, #PRDP20201213 Development Permit application, #PL20200105 Direct Control 116 application, #PL20210130 CS application, or #PRDP20201213, as amended, shall be implemented and adhered to in perpetuity.
  - i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
34. 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 36 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.
35. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

36. 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 December 15, 2017*].
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
  - i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
  - ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
38. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.

*Note: The Development shall conform to the National Energy Code*
39. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.

**Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.**



## ATTACHMENT 'C': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Bradon Construction Ltd.	<b>OWNER:</b> West Aspen Holdings Ltd.
<b>DATE APPLICATION RECEIVED:</b> June 9, 2021	<b>DATE DEEMED COMPLETE:</b> June 9, 2021
<b>GROSS AREA:</b> ±33.83 hectares (±83.60 acres) <b>Development Area:</b> ±7.19 hectares (±17.79 acres)	<b>LEGAL DESCRIPTION:</b> SE-22-24-03-05
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <i>Planning Applications:</i> <ul style="list-style-type: none"> <li>• PL20200105; Redesignation (<i>To amend the Springbank Creek Conceptual Scheme and Direct Control District 116 to allow for the development of a private school and associated recreational facilities</i>); Approved by Council March 9, 2021</li> <li>• PL20200130; Conceptual Scheme Amendment (<i>To amend the Springbank Creek Conceptual Scheme (SCCS) to allow for the development of a private school and associated recreational facilities on the subject parcel</i>); Approved by Council March 9, 2021</li> </ul> <i>Development Permits:</i> <ul style="list-style-type: none"> <li>• PRDP20201213 was for stripping &amp; grading to allow for site stripping (for phase 1), landscape berm, and for construction/update of Lower Springbank Road. Issued October 5, 2020; Signed Development Agreement for road upgrade; <ul style="list-style-type: none"> <li>○ No wetland approved for grading until BIA/Water Act approval issued;</li> </ul> </li> <li>• PRDP20210367 – Recreational use Athletic Playing Fields, Parking Facilities and Accessory Buildings, construction of four baseball fields, one soccer field, dugouts, press boxes, and ancillary uses; Conditionally Approved on April 20, 2021</li> <li>• PRDP20210370 –Private, Quasi Public, and Public Educational buildings &amp; related facilities, for an indoor training facility (fieldhouse) including Establishment (Eating), Establishment (Drinking), Retail (small), an Accessory building (Maintenance shop) and ancillary uses; <b>[Original]</b>; Conditionally Approved on April 20, 2021</li> </ul>	
<b>AGENCY SUBMISSIONS:</b> The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

**From:** [Lorne Webber](#)  
**To:** [Jacqueline Targett](#)  
**Subject:** [EXTERNAL] - Webber Academy Athletic Park follow to meeting on Friday  
**Date:** May 31, 2021 9:48:29 AM  
**Attachments:** [Rocky View County WA TOL letter.docx](#)

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Do not open links or attachments unless sender and content are known.

Rocky View County  
262075 Rocky View Point  
Rocky View County, Alberta  
T4A 0X2

Attention: Jacqueline Targett  
Senior Development Officer  
Planning and Development Services

Re: Webber Academy Athletic Park and Indoor Training Facility TOL Exemption and CRA Agreement.  
Good morning Jacqueline,

Thank you and your team once again for meeting with us on Friday, May 28, 2021, to discuss the TOL and CRA (Cost Recovery Agreement) as it pertains to our Development Permit application and the development of the Webber Academy Athletic Park and Indoor Training Facility in Springbank, Alberta, Rocky View County. Please accept this letter of request to have the development exempt from the TOL transportation offsite levy and a request for the CRA agreement on Lower Springbank Road development.

West Aspen Holdings and Webber Academy Foundation are incorporated as not-for-profit organizations and both are registered charitable organizations with Revenue Canada. Our Charitable Registration Numbers are 89180476RR0001 - Webber Academy Foundation and 706162526RR0001 - West Aspen Holdings. The development of the Webber Academy Athletic Park and Indoor Training Facility will provide the community of Springbank and residents of Rocky View County with numerous benefits and opportunities as it pertains to sports, recreation, education, and entertainment for many years to come.

We request an exemption from the TOL calculation and condition of PRDP20210370 so that we can focus our resources and funds on the development of the 4 baseball fields, soccer pitch, and indoor training facility. We site that we are covering the construction costs on the Rocky View County-owned road and land to extend Lower Springbank Road. We have entered into the Road Right of Way Construction Agreement with Rocky View County and provided the requested deposits and other conditions of this agreement. We request a CRA agreement with Rocky View County for this road construction. We understand that the DP condition requiring any potential appeals relative to the DP does not need to be filed by June 1, 2021.

Rocky View County has also requested to purchase a portion of our land for the 'turn around' ring at

the south end of RR 33 and we site that our response to this will be influenced by the exemption of the TOL on this development and details of the CRA.

Thank you for your consideration and we look forward to working with you in the near future and the opening of the facilities.

Kind regards,

Lorne Webber  
Chairman, Webber Academy Board of Directors  
(403) 540-9351

Rocky View County  
262075 Rocky View Point  
Rocky View County, Alberta  
T4A 0X2  
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Senior Development Officer  
Planning and Development Services

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ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

**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 Issuance conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

Bradon Construction Ltd.  
250031 Mountain View Trail  
Calgary, AB T3Z-3S3

Page 1 of 6

Tuesday, May 4, 2021

Roll: 04722001

**RE: Development Permit #PRDP20210370**

**SE-22-24-03-05; (32070 LOWER SPRINGBANK ROAD)**

The Development Permit application for Private, Quasi Public, and Public Educational buildings & related facilities, for an indoor training facility (fieldhouse), construction of an Accessory building (Maintenance shop) and ancillary uses has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Private, Quasi Public, and Public Educational buildings & related facilities and ancillary uses may take place on the subject site in accordance with the submitted application drawings, as prepared by Jackson McCormick Design Group, Project Number 2020-25, dated January 26, 2021 & February 26, 2021, as amended, and includes:
  - i. Construction of an multi-level indoor training facility / multi-purpose building, approximately 3,264.40 sq. m (35,137.74 sq. ft.) in footprint;
  - ii. Construction of an maintenance shop, approximately 599.99 sq. m (6,458.34 sq. ft.) in footprint;
  - iii. Parking Facilities;
  - iv. Indoor Establishment (Eating), Establishment (Drinking), Retail (small);
  - v. Signs including fascia & freestanding;
  - vi. Courtyard & Exterior Battling Cages;
  - vii. Site Grading;

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit final application drawings, which reflect all amendments and final site requirements, for the Phase 1 development area, including the ball diamonds.



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Bradon Construction Ltd. #PRDP20210370

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3. That prior to release of this permit, Development Permit #PRDP20210367 shall be issued.
4. That prior to release of this permit, the Applicant/Owner shall submit/confirm any proposed fencing details, for the subject development, to the satisfaction of the County. If proposed, the fencing shall be in accordance with the County's Land Use Bylaw C-4841-97 (LUB).
5. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, detailing the exterior finish legend of the fieldhouse and maintenance building.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan/lighting details that includes the location, proposed type and dimensions of any lighting onsite, related to the fieldhouse and maintenance building development area. The lighting plan shall be in accordance with:
  - i. Section 5.3 of the Springbank Creek Conceptual Scheme (CS), that requires dark sky standards as per the International Dark Sky policy and
  - ii. Section 27 of the LUB, confirming that the proposed lighting incorporates lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites, to the satisfaction of the County.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised Parking Plan identifying the minimum required parking stalls (including barrier free) for the subject site, parking stall dimensions, and that all parking areas include landscaping (soft and/or hard) breaks, in accordance with Section 30 of the LUB, to the satisfaction of the County.
  - i. Alternately, the Applicant/Owner may submit a Parking Study/Assessment, to document the parking demand and supply characteristics associated with the proposed development.  
*Note, the Development Authority shall not be bound by any recommendations of the Study/Assessment.*
8. That prior to release of this permit, the Applicant/Owner shall submit a landscaping plan for the fieldhouse and maintenance building development area, identifying the location of any landscaping, the minimum number of tree/shrub plantings and ratio plantings for the subject site, in general accordance with Section 5.4 of the CS and Section 26 of the LUB, to the satisfaction of the County.
  - i. That landscaping plan shall also include site irrigation details as required by the Stormwater Management Plan;
9. That prior to release of this permit, the Applicant/Owner(s) shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements 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.



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Bradon Construction Ltd. #PRDP20210370

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10. That prior to release of this permit, the Applicant/Owner shall submit the signage details for the proposed signage for fieldhouse and maintenance building development area and site entrance, in accordance with Direct Control District 116 and Section 35 of the LUB.
11. That prior to release of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy (TOL), as per the applicable TOL bylaw at time of approval, over the development area.
  - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw).
12. That prior to release of this permit, the Applicant/Owner shall submit a supplementary memo to the previously submitted Traffic Impact Assessments (TIA), conducted and stamped by a professional transportation engineer that clarifies the extent of improvements that are triggered with the inclusion of the indoor sports facility from the June 23, 2020 TIA.
13. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of the recommended road network improvements as per the Traffic Impact Assessment (TIA) conducted by Bunt and Associates, dated June 23, 2020.
14. That prior to release of this permit, the Applicant/Owner shall submit a water and wastewater servicing plan for the proposed development.
  - i. The County supports the use of cisterns with trucked service for commercial purposes.
  - ii. That should the assessment determine that the septic treatment facility not be feasible for the proposed development, the Applicant/Owner shall use holding tanks.
15. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report, conducted and stamped by a professional engineer, that assesses and provides recommendations on managing the increased runoff resulting from the proposed development and is in accordance with the Springbank Master Drainage Plan, Springbank Creek Catchment Plan and the County Servicing Standards.
  - i. Any registration of any required easements, utility right of way and/or public utility lots is required, prior to release of this condition.

### Prior to Site Occupancy:

16. That prior to site occupancy/upon completion, Construction Completion Certificates (CCCs) shall be issued for all of the infrastructure improvement works associated with the Development Agreement. The Applicant/Owner shall submit as-built drawings, verifying that all infrastructure has been built in accordance with the drawings accepted by the County.
17. That prior to site occupancy/upon completion, 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.



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- 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 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 30<sup>th</sup> day of June immediately thereafter.

18. That prior to site occupancy/upon completion, that all site occupancy conditions under #PRDP20210367 shall be completed and approved or accepted by the County.

**Permanent:**

19. That any wayfinding onsite signage may be permitted under this development permit.
20. That the site shall be maintained in a neat and orderly fashion at all times.
21. That the minimum required parking stalls shall be maintained at all times, in general accordance with the approved Site Plan and/or approved Parking Study/Assessment for the site.
22. There shall be no business or customer parking along the adjacent County road allowance at any time.
23. That any topsoil/dirt removed from the site shall be hauled off in a covered trailer/truck which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
24. That during grading activities, dust control shall be maintained on the site at all times, existing fire hydrants shall not be used as a source of water for dust control; and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
25. That the site shall be developed in accordance with the approved landscape plan.
26. 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.
27. That no potable water shall be used for irrigation purposes.
28. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers and located as per the final site plan, behind the fieldhouse building, and should be screened from view from all adjacent properties and/or public roadways.
29. That the site shall implement adequate site servicing, in accordance with the County Servicing Standards.
30. 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 commercial use(s) located on the subject site, to facilitate accurate emergency response.
31. That there shall be no flashing, strobe, or revolving lights, which may impact the safety of motorists using the adjacent public roadway, used at any time on the subject site.



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32. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
33. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application, PRDP20211213 Development Permit application, PL20200105 Direct Control 116 application, PL20210130 CS application, or PRDP20211213, as amended, shall be implemented and adhered to in perpetuity.
  - i. That the Biophysical Impact Assessment, prepared by Solstice, dated August 12, 2020 shall be adhered too at all times;
34. 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 36 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.
35. That if the Development Permit is not issued by **March 31, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

36. 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 December 15, 2017*].
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity and shall not :
  - i. Generate excessive *Noise* outside the hours of 7:00 a.m. to 10:00 p.m. on weekdays; and 9:00 a.m. to 10:00 p.m. on weekends & holidays;
  - ii. Operate, allow or permit the operation of a Speaker System of any type at an unnecessarily loud volume, thereby creating excessive *Noise*.
38. That Building Permit(s) and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial, Industrial, and Institutional checklist for the fieldhouse and the Accessory building checklist for the maintenance building.
 

*Note: The Development shall conform to the National Energy Code*
39. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain a commercial water license from Alberta Environment & Parks (AEP) should the application propose to service the development with a groundwater well.



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***Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas from the proposed development.***

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 1, 2021**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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,

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**