



ROCKY VIEW COUNTY

ATTACHMENT B: SUGGESTED CONDITIONS OF APPROVAL**Description:**

- 1) That a *Religious Assembly* for St. Mary's Malankara Orthodox Church may take place in accordance with the approved application and submitted drawings (as amended), prepared by Carswell Planning Inc.; dated July 2020, and includes the following:
 - i) Construction of a Church, approximately 929.03 sq. m (10,000.00 sq. ft.) in footprint;
 - ii) That the maximum height requirement for the Church shall be relaxed from **10.00 m (32.94 ft.) to 10.01 m (32.84 ft.)**;
 - iii) One (1) freestanding sign; Wayfinding Signage as required;
 - iv) Associated regrading of the lot;

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to discuss:
 - i) Any 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.
 - ii) If any alterations or upgrades are required to be completed for the existing approach from Glenmore View Road.
 - a) If required, the Applicant/Owner shall submit a Road Approach Application through Road Operations.
 - iii) 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.
- 3) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Lighting Plan, in accordance with Section 27 of the County's Land Use Bylaw C-4841-97 [LUB] that includes model types, location, and height of any proposed site or building lighting. *All proposed lighting shall be in accordance with the County's "dark sky" principles.*
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Landscaping Plan, in accordance with Section 26 of the LUB, detailing the proposed landscape area of the development, proposed tree dimensions, landscaping soil depths, and detailed parking area landscaping, to the satisfaction of the County.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan, in accordance with Section 30 the LUB. The parking plan shall identify a minimum of 224 parking stalls, including barrier free stalls, any signage identification and parking stall dimensions.
 - i) A Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document 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.



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- 6) That prior to issuance of this permit, the Applicant/Owner shall submit documentation that addresses all fire suppression requirements, in accordance with County Servicing Standards.
- 7) That prior to the issuance of this permit, the Applicant/Owner shall submit a Construction Management Plan, addressing 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 in accordance with the County Servicing Standards.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit an updated Stormwater Management Report, providing construction details of the Stormwater infrastructure in accordance with County Servicing Standards.
- 9) That prior to issuance of this permit, the Applicant/Owner shall enter into a Development agreement with the County, to upgrade the Glenmore Trail and Glenmore View Road Intersection to a Type II intersection in accordance with Alberta Transportation requirements and satisfaction of the County.
- 10) That prior to issuance of this permit, the Applicant/Owner shall be required to submit payment of the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020, for the total gross acreage of the lands proposed to be developed. The total levy to be collected shall be calculated based on the final site development plan.

Prior to Occupancy:

- 11) That prior to occupancy of the site and building, Construction Completion Certificates (CCC's) shall be issued under the signed Development Agreement for the intersection upgrade.
- 12) That prior to occupancy of the site and building, all landscaping and final site surfaces shall be completed.
 - i) That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
- 13) That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP.
 - i) Following receiving the as-built drawings from the consulting engineer, the County shall make an inspection of the site to verify all infrastructure has been completed.
- 14) That prior to occupancy of this building and site, the County shall perform an inspection of the site to verify that the road approaches have been installed in accordance with the County Servicing Standards and approved plans.

Permanent:

- 15) That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.



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- 16) That the Applicant/Owner shall obtain and display a distinct municipal address (233178 GLENMORE VIEW ROAD) in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal building located on the subject site, to facilitate accurate emergency response.
- 17) That dust control shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 18) That during construction, any fill/topsoil being added or removed from the site shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i) That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Applicant/Owner.
- 19) That the entire site shall be maintained in a neat and orderly manner at all times. All waste material shall be deposited and confined in weatherproof and animal proof containers within an appropriate enclosure and screened from adjacent properties. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 20) All graded areas, unless developed should be seeded to native landscapes upon development completion.
- 21) That all landscaping shall be maintained onsite in accordance with the approved Landscape Plan.
 - i) Upon final completion of the proposed Landscaping Plan, all stockpile materials shall be utilized onsite or removed from site.
- 22) That the quality and extent of the landscaping shall be maintained over the life of the development, and any deceased vegetation shall be replaced within 30 days, or before June 30th of the next growing season. 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.
- 23) That the minimum number of parking stalls, including barrier free stalls identified in the required parking plan shall be maintained on site at all times or in accordance with an approved onsite Parking Assessment.
- 24) That there shall be no customer or business parking at any time along the adjacent County Road System.
- 25) That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
- 26) That all on site lighting shall be "dark sky", and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce up light. All developments will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.
- 27) That all garbage and waste shall be stored in weatherproof and animal proof containers, be in a location easily accessible to containerized garbage pickup, and be screened from view from all adjacent properties and public thoroughfares.
- 28) That any future *Religious Assembly* signage not approved within this condition set shall require a separate Development Permit approval and shall adhere to the County's current Land Use Bylaw, to the satisfaction of the County.



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- 29) That all signage shall be kept in a safe, clean and tidy condition at all times.
- 30) That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.

Advisory:

- 31) That the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
- 32) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
- 33) That during construction, all construction and building materials shall be maintained on site 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.
- 34) That during construction, the dust control shall be maintained on the site, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 35) That wherever possible, the Applicant/Owner shall utilize good water conservation methods and strategies at all times, for irrigation and landscaping purposes, if using the commercial water well.
- 36) That wherever possible, the Applicant/Owner shall 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.
- 37) That a Building Permit and applicable subtrade permits shall be obtained, through the County, prior to construction commencement using the Commercial, Industrial and Institutional Checklist.
- 38) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i) That the Applicant/owner shall submit confirmation of the appropriate water well license from Alberta Environment and Parks (AEP), for the proposed use of the groundwater well for non-residential use.
 - ii) That the Applicant/Owner shall submit a copy of the issued Roadside Development Permit, to the County, obtained through Alberta Transportation, once issued.
- 39) That if the development authorized by the Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 40) That if this Development Permit is not issued by **AUGUST 31, 2021**, or by the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all AEP approvals for any impact to any wetland areas and/or commercial water well licensing.