

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

1. That the construction of a carcass cooler room addition, approximately 597.87 sq. m (6,435.42 sq. ft.) in area, may commence on the subject site in accordance with the Site Plan, Floor Plans, and Elevation Plans as prepared by DGH Engineering Ltd. dated July 2019 (Project No.13-3-3139-001-30) submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall provide written confirmation as to whether or not any exterior site or building lighting will be installed with the construction of the addition.
 - i. If exterior lighting is proposed, the Applicant/Owner shall submit a revised Site Plan that includes model types, location, and height of any proposed site or building lighting. All proposed lighting shall be in accordance with dark sky principles.
3. That prior to issuance of this permit, the Applicant/Owner shall provide a Traffic Impact Assessment to address offsite impacts, if any, associated with the increase in development intensity on the site. The report shall be prepared in accordance with the County's Servicing Standards and the Balzac Global TIA.
 - i. If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Applicant shall enter into a Development Agreement for constructing these improvements.
4. That prior to issuance of this permit, the Applicant/Owner shall provide an updated demand analysis for water and sanitary use in the facility to determine if the expansion warrants additional capacity allocation to the site.
 - i. If the applicant requires additional servicing capacity, then the Applicant will be required to provide payment for additional capacity in accordance with the Master Rates Bylaw C-7992-2020, as amended.

Permanent:

5. 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 condition, shall be implemented and adhered to in perpetuity.
6. That all conditions of 2004-DP-11071 and PRDP20141691 shall remain in effect.
7. That the exterior siding and roofing materials of the addition shall be similar/cohesive to the existing building.
8. That there shall be a minimum of 254 parking stalls maintained on site at all times.
9. That if any fencing is required to be installed onsite for wildlife and/or human use management purposes, the fencing shall be installed in accordance with the requirements of the County's Land Use Bylaw regulations.
10. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.



11. That the entire site shall be maintained in a neat and orderly manner at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
12. That if any grading activities are to occur on site and the import or export of fill is required, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
13. That during construction, dust control shall be maintained on the site and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
14. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent dust/small rocks from blowing onto the road, or from causing issues with other vehicles on the road.
15. That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.
16. That the site shall continue to be operated in accordance with the requirements of sections 3.2.1 to 3.2.4 of Direct Control District 94 in perpetuity.
17. That the site shall be operated in accordance with the approved Air Quality and Odor Assessment Protocols, which includes:
 - i. The Air Quality and Odor Assessment Protocol, prepared by DGH Engineering, dated September 22, 2005, as approved for 2004-DP-11 071;
 - ii. The updated Air Quality and Odor Assessment Protocol {2015} prepared by DGH Engineering, dated August 11, 2015, as approved for PRDP20141691; and
 - iii. An odor baseline benchmark, which shall be established and provided to the County upon commencement of the Harmony Beef operations.
18. That all on site lighting shall adhere to dark sky principles and all private lighting including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.

Advisory:

19. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
20. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
21. That during construction, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
22. That this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-7273-2013, as amended.



23. That Building Permits shall be obtained prior to any construction taking place and shall include:
 - i. The Commercial/Industrial/Institutional checklist requirements.
24. 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 Officer.
25. That if this Development Permit is not issued by **May 31, 2021**, or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.