



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That the proposed application for building and site improvements may commence on the subject sites (SW-01-26-29-W4M & Lot 1, Block 1, Plan 0612816, SW-01-26-29-W4M) in accordance with the application drawings & packages, as prepared by DGH Engineering Ltd. dated January 19, 2022, & October 2021 (Project No.13-3-3139-001-30), as amended for conditions of this approval and includes:
 - i. The construction of a Break Line addition to the principal Abattoir building, approximately 282.24 sq. m (3,038.00 sq. ft.);
 - ii. The construction/relocation of the Loading Area/Shipping Docks to the principal Abattoir building, approximately 1,487.83 sq. m (16,014.88 sq. ft.);
 - iii. The construction of an Accessory Building (Guard House), approximately 102.18 sq. m (1,100.00 sq. ft.);
 - a. That the minimum side yard setback requirement for the Guard House is **relaxed from 15.00 m (49.21 ft.) to 9.50 m (31.17 ft.)**.
 - iv. Multi-lot regrading and the placement of fill/gravel/asphalt for site improvements including a *relocated* staff/visitor parking lot, trailer parking lots, access road and approach, to the subject lands for traffic turning improvements;
 - v. Surface improvements for land drainage including the construction of a storm pond and additional catch basins;
 - vi. Over height chain-link fencing, approximately **2.13 m (7.00 ft.)** in height;

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and drawings, which propose a revised location for the ancillary staff and visitor parking lot to be located completely on Roll 36401004, with all relevant details included, to the satisfaction of the County.
 - i. Alternatively, the ancillary staff and visitor parking lot may be removed from the subject application entirely, if deemed appropriate by the Applicant/Owner and a revised site plan and drawings submitted accordingly.
3. That prior to release of this permit, the Applicant/Owner shall submit lighting details, for any proposed mounted building lighting and/or site lighting within the application. The lighting, if proposed, shall be compliant with Section 27 of the County's Land Use Bylaw C-4841-97 for any lighting located on Roll 36401004, Sections 227-230 of the County's Land Use Bylaw C-8000-2020 (LUB) for any lighting located on Roll 06401006, and Stage 6 Architectural Guidelines Lighting Section within the High Plains Industrial Conceptual Scheme (CS) for both properties.
 - 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.
4. That prior to release of this permit, the Applicant/Owner shall confirm any business signage details required for the proposed development. If proposed, all relevant signage details shall be submitted in accordance with the Balzac East Area Structure Plan (ASP), Direct Control District 94 (DC 94), CS, and LUB.



5. 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 to confirm if Road Use Agreements or permits shall 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.
6. That prior to release of this permit, the Applicant/Owner shall confirm any additional water and sanitary use in the facility, required to support the expansion, to determine if additional capacity allocation to the site is warranted, to the satisfaction of the County.
 - i. That if the Applicant/Owner requires additional servicing capacity, they shall submit payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.
7. That prior to release of this permit, the Applicant/Owner shall submit updates to the existing site-specific stormwater implementation plan (SSIP) for the subject lands and provide for any necessary easements and rights-of-way required for drainage, in accordance with the County's Servicing Standards. The plan shall include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes and address the need for an oil/grit separator.
8. That prior to release of this permit, the Applicant/Owner shall submit a sediment and erosion control plan and report in accordance with the County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards.

Permanent:

10. That there shall be a minimum of 316 parking stalls maintained on site at all times.
11. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
12. That any future business signage not included within this approval shall require separate Development Permit approval and shall adhere to the ASP Development Guidelines, the CS Signage Guidelines, DC 94, the LUB, and C-4841-97.
 - i. That any wayfinding onsite signage use for logistics/information purposes is permitted and does not require additional approval.
13. 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.
14. 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.
15. That any dirt removed from the site during construction 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 Owner.



16. That all on-site lighting and all private lighting, including site security lighting and parking lot lighting, shall be designed to conserve energy, reduce glare, and reduce upright. 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.
17. That if the facility changes commercial usage, the Applicant/Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
18. That the facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, to ensure compliance with Bylaw C-7662-2017, as amended.
19. That the lot shall obtain water and wastewater from the East Balzac Water Distribution system.
20. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the overall site applications, this application, or in response to a prior to issuance condition, shall be implemented and adhered to in perpetuity.
21. 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 under the County's Development Permit# PRDP20141691; and
 - iii. An odor baseline benchmark, which shall be established and provided to the County upon commencement of the Harmony Beef operations.
22. That the site shall continue to be operated in accordance with the requirements of sections 3.2.1 to 3.2.4 of DC 94 in perpetuity.
23. 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 has been granted by the Development Officer.
24. That if the Development Permit is not issued by **December 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That during construction, all construction and building 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.
- 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.
- That the Applicant/Owner shall be aware of any registered instruments on title and adhere to any requirements as noted including the County's Utility Right-of-Way instrument #071 112 131.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020*, in perpetuity.
- That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's Master Rates Bylaw.



For any 3rd party review work completed prior to release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- That wherever possible, parking, and outdoor storage areas will 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.
- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist and shall include any requirements of the provided *Building Code Comments for Proposed Development notice*, dated November 24, 2021.

The Development shall conform to the National Energy Code 2017, with documentation/design at Building Permit stage.

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation, under the Water Act, if any wetland is impacted/disturbed by the proposed development and for any on-site stormwater infrastructure registrations, prior to commencement of work.