



## 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

Urban Systems (Phil Kirkham)

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Tuesday, April 22, 2025

Roll: 04605003

**RE: Development Permit #PRDP20250918**

**NW-05-24-02-05; (241050 CLEARWATER DR)**

The Development Permit application for single-lot regrading, for the construction of a public parking lot and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That single-lot regrading, for the construction of a public parking lot, shall be permitted in general accordance with the drawings submitted with the application, as prepared by Urban Systems, File. No. 1057012604-C-001.dwg (4 drawings), dated January 14, 2025, as amended and includes:
  - i. Construction a public parking lot;
  - ii. Signage, including directional and wayfinding;
  - iii. Placement of clean gravel and post & cable fencing; and
  - iv. Removal of excess topsoil, as required.

### Prior to Release condition:

2. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
  - i. The Applicant/Owner shall also discuss the proposed enlargement of the existing approach off Clearwater Drive and/or arrange an inspection. *Note, any upgrades shall be completed by the Applicant/Owner prior to commencement of single-lot regrading activities;*
  - ii. The Applicant/Owner shall also discuss any proposed directional signage within the County's right-of-way off Clearwater Drive, if proposed, identifying the parking lot location;



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- iii. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to [roaduse@rockyview.ca](mailto:roaduse@rockyview.ca);
  - iv. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
  - v. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*;
  - vi. Written confirmation shall be received from County Road Operations confirming the status of this condition.
3. That prior to release of this permit, the Applicant/Owner shall submit signage details for any proposed signage onsite (at perimeter) or offsite (within the County's road right-of-way) that includes identification/directional signage to the development, in accordance with the County's *Land Use Bylaw C-8000-2020* (LUB).

#### Upon Development Completion:

4. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built drawings, stamped by a professional engineer, confirming that the final site grades align with the supporting technical submission approvals for the file.

#### Permanent:

5. That if the Development Permit is not issued by **DECEMBER 31, 2025**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That if the development authorized by this Development Permit is not completed within 18 months of the date of release, the permit is deemed to be null and void unless through an approved extension date.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, or approved under Development Permit PRDP20190984 shall be implemented and adhered to in perpetuity.
8. That this approval is only for a public parking lot construction and does not include any other public activity/use approvals.
9. That a minimum of 38 parking stalls or greater, including two barrier free stalls, shall be maintained onsite at all times, in accordance with the application site plan.
10. That the parking lot shall be gated and closed off in winter months, to the discretion of the Applicant/Owner.
11. That any onsite parking lot maintenance, including snow removal and fencing upkeep shall be the responsibility of the Applicant/Owner.
12. That it shall be the responsibility of the Applicant/Owners to ensure any material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.



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13. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
14. That any material entering to or leaving from the site, shall be hauled on/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.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
15. That any improvements to the existing site approach for the development shall be in accordance with the County's Servicing Standards.
16. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
17. That the proposed development shall not cause a negative impact on the upstream or downstream drainage flow velocities resulting from 1:100 year flood events at any time, in accordance with Section 200(b) of the LUB.
18. That any on-site private lighting required shall be dark sky, and shall be designed to conserve energy, reduce glare, and reduce uplift. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties or roadways, in accordance with Sections 225-227 of the County's *Land Use Bylaw*.
19. That any private identification or onsite wayfinding signage shall be kept in a safe, clean, and tidy condition at all times. *That no temporary signs shall be place on the site at any time except any temporary signs required during development.*
20. That the subject land shall be privately maintained in a clean and tidy 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.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) 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.

**Advisory:**

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That there shall be no customer or business parking at any time along the adjacent County Road System.



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- 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 7, 2023]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
  - The Applicant/Owner shall obtain a Roadside Development Permit approval from Transportation & Economic Corridors, prior to commencement of activities. Once obtained, the Applicant/Owner shall submit a copy to the County.
  - The Applicant/Owner shall obtain Provincial Water Act approvals, as required for the subject development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 13, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kirkham".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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