



## 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 Release conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Pollyco (Langdon Central) Developments Ltd.

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Tuesday, April 8, 2025

Roll: 03215004 & 03215001

**RE: Development Permit #PRDP20251092**  
**NE-15-23-27-04; (1603 NORTH BRIDGES RD SW); &**  
**SE-15-23-27-04; (A 272118 TOWNSHIP ROAD 232)**

The Development Permit application for Stripping & Grading, to accommodate future residential subdivision [Bridges of Langdon - Phase 5] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the Stripping & Grading may commence on the subject lands, in accordance with the approved site plans and drawings, as prepared by Lee Maher Engineering Associates Ltd., Project No.: 46205 (Drawing No.: BD, CF & ES1 – ES4), dated February 11, 2025, as amended and including:
  - i. That no Regrading and Excavation activities may commence in the existing classified Wetlands until Provincial approval has been obtained under the Water Act. All identified Wetland areas shall be avoided, up to 10.00 m (32.81 ft.) around each perimeter area, in accordance with the submitted *Wetland Phasing Buffer Site Plan, Drawing ES4, dated March 24, 2025*.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit an interim Stormwater Management Report (SWMR), prepared by a qualified professional, that adequately addresses recommendations on managing interim stormwater flows, in accordance with the Staged Master Drainage Plan Pond Report (LGN Consulting Engineering Ltd, October 2016), Langdon Comprehensive Stormwater Review, Alberta Environment Regulations and Best Practices, Policy 24.0 of the *Langdon Area Structure Plan* (ASP), Policy 5.7.1 of the *Bridges of Langdon Conceptual Scheme* (CS) and the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a final stamped and dated Erosion & Sediment Control Plan Package (ESC), in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with Policy 4.8.1 of the CS and the County's Servicing Standards. For any areas with greater than 1.20 m (3.93 ft.) of fill proposed, a Deep Fill report shall also be submitted.
5. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with Sections 112-115 of the County's *Land Use Bylaw C-8000-2020* (LUB), County Policy C-407 and the County's Servicing Standards. *The requirement shall be \$5,000.00/ disturbed acre of the development area.*



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6. That prior to release of this permit, the Applicant/Owner shall provide proof of liability insurance coverage in the amount of five million dollars (\$5,000,000) with the County named as an additional insured, in accordance with Section 100 of the LUB and the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during 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. That 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);
  - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
  - iii. 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*; and;
  - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

#### Permanent:

8. That if the prior to release conditions have not been met by **DECEMBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the SWMP, CMP, ESC and Deep Fills Report, shall be implemented and adhered to in perpetuity.
10. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the approach construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
11. That all work or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Applicant/Owner and the County.
12. That the area of work approved by this Development Permit, shall be in accordance with the *Bridges of Langdon Conceptual Scheme* and any future approved subdivision plan affecting the subject lands.
  - i. That the should area of work approved by this Development Permit conflict with any future approved subdivision plan, the requirements of the subdivision plan shall reign supreme, and shall be adhered to by the Applicant/Owner, at no cost to the County.
13. 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 nor negatively impact existing drainage patterns in any road right-of-way; and
  - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.



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14. That upon completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m. (3.93 ft.) in-depth were placed in accordance with the overlying technical accepted by the County.
15. That the Applicant/Owner shall take whatever means necessary to prevent visible dust, dirt or mud associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
16. That if at any point any material enters or leaves the site, it shall be hauled on/off in a covered trailer/truck, to help 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 the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
17. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded and moved onsite has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
18. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
19. That this approval does not include the importation of clean fill and/or topsoil.
20. That this approval does not include the final layer of asphalt for road construction, and/or the installation of underground utilities.
21. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after site development is complete, as part of site restoration.
22. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Policy 8.10 of the Langdon Area Structure Plan and Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020*. 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, that 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.
23. 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 date 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.

#### Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That during site development, 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.
- That the shall adhere to any requirements of any Instruments registered on title.



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- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That the Applicant/Owner shall submit copies of regulatory approvals once obtained for the noted wetlands existing on the subject lands that are proposed to be affected by the development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 29, 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 Provincial Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority

Phone: 403-520-8158

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