



## 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

Sphere Architecture Inc. (Mann, Harpunit)

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Tuesday, July 1, 2025

Roll: 05736160

**RE: Development Permit #PRDP20251289**

**Lot 13, Block 2, Plan 0815746, SW-36-25-03-05; (60 WILLOW CREEK CREST)**

The Development Permit application for Single-lot regrading, excavation for the construction of a Dwelling, Single Detached [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That Single-lot regrading, excavation for the construction of a Dwelling, Single Detached, approximately 4000.00 sq. m (43,055.64 sq. ft) in work area, may commence on the subject lands, in accordance with the approved application, site plan, drawings prepared by *Sphere Architecture Inc.* (Project number: 21-258), dated September 20, 2024, as amended.

### Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, shall be implemented and adhered to in perpetuity.
  - i. That the Stormwater Management Plan approved as part the subdivision, and the recommendations listed within, shall be implemented and adhered to in perpetuity.
3. That the imported material shall not contain concrete, rebar, asphalt, building materials, organic materials, or other metal.
4. That no native topsoil shall be removed from the subject lands.
5. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
  - i. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
6. That the County and/or agents acting on behalf of the County shall have access to the site at all times for the purpose of inspection.
7. 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.



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8. 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.
9. 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.
  - ii. That upon completion of the 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 of the Development Permit application, or in response to a Prior to Release condition.
10. 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 Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB). 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.

#### 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, Noxious, or Nuisance 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 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 to the County copies of any Ministry of Environment and Protected Areas regulatory approvals if they are proposing to disturb/fill any wetland(s) on the subject site.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. Kozminski'.

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

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