



## 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

NORR Architects (David Ho)

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Tuesday, July 1, 2025

Roll: 05707357

**RE: Development Permit #PRDP20252671**  
**Lot 4, Block 21, Plan 2412099, SE-07-25-03-05;**

The Development Permit application for Dwelling, Row, construction of six multi-family townhomes (38 units) and signage has been **conditionally-approved** by the Rocky View County (the County) subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the construction of Dwellings, Row (including attached garage units) may be constructed on the subject land in accordance with the application package submitted with the application, as prepared by NORR (Drawings 21); Project Name: *TRICO – Stillwater Estates*; Project No. RZ1124-0075, as amended to meet conditions of this approval, and includes:
  - i. Construction of six Dwellings, Row with attached rear garages, totaling 36 units, constructed over phases; Gross Floor Area per building in accordance with the application package;
  - ii. Site Landscaping; and
  - iii. Site Grading (as required to meet conditions of this approval).
  - iv. Two Monument Entry signage, “*Stillwater Estates – Townhomes & Bungalow Villas*”

### Prior to Release:

2. That prior to release of this development permit, the Applicant/Owner shall submit a revised architectural package, that includes revisions to the proposed building height for all Dwelling, Row units, to be in accordance with Section 5.5.0(a)(i) Maximum Height Requirements of Direct Control District 129 (DC 129).
3. That prior to release of this development permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.



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- i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any requirement agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to release of this development permit, the Applicant/Owner shall submit a Geotechnical Investigation, to verify the site is suitable for the proposed buildings, site works, and deep utilities, in accordance with the County's Servicing Standards. For any area with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required in accordance with the County's Servicing Standards.
5. That prior to release of this development permit, the Applicant/Owner shall submit written confirmation from HAWSCo, the licensed piped water and waste-water supplier for the Harmony subdivision, that includes confirmation of adequate capacity has been allocated and reserved for the proposed development of 85 dwelling units.
6. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, that will tie into the offsite Harmony wastewater collection system, in accordance with the County's Servicing Standards.
7. That prior to release of this development permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP) for the subject lands, in accordance with the Harmony Phase 18 Stormwater Management Plan and the County's Servicing Standards. The plan shall provide for any necessary easements and rights-of-way for drainage and include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes, proposed finished surface/grading plan (corner lot grades) and address the need for an oil/grit separator.
8. That prior to release of this development permit, the Applicant/Owner shall submit an sediment and control plan, in accordance with the County's Servicing Standards. *As the subject site is greater than 2.00 hectares, a full report is required.*
9. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards.

## **Prior to Site Occupancy:**

10. That prior to site occupancy, the County shall have issued Construction Completion Certificates for the Phase 18 development agreement scope under the County's Subdivision file #PL20200148, by the County and HAWSCo. *This is required to ensure the offsite infrastructure servicing this site is in place and operational before occupancy of any of the proposed structures occurs.*
11. That prior to site occupancy, all development addressing shall be placed and installed onsite. *Addressing may be placed and installed per building phase development.*
12. That prior to site occupancy, the Applicant/Owner shall submit as-builts drawings, certified by a professional engineer licensed in the Province of Alberta. The as-built drawing shall include verification of all as-built sanitary and water infrastructure, as-built pond volumes, liner verification, inverts and any other information that is relevant to SSIP.



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- i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped approved drawings.
13. That prior to site occupancy, all landscaping and final site surfaces shall be in place prior to occupancy of the site.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without development site completion including final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the outstanding components shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
  - ii. That upon each phase completion, a cost breakdown shall be submitted to the County, detailing the outstanding works for that phase. Upon completion and inspection by the County, the associated phase security shall be released back to the Applicant/Owner.

## Permanent:

14. That if the conditions of this permit have not been met by **JANUARY 31, 2026**, or the approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
15. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity including all correlating technical submissions, under the County's Phase 18 Subdivision File #PL20200148. *That all units shall comply with the final Phase 18 Building Grade Plan, as approved.*
16. That if the development authorized by this Development Permit does not commence with reasonable diligence within 12 months from the date of issue, and completed within 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.
17. That the entire site/development area shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
18. That all landscape areas shall be in accordance with the landscaping details provided on the accepted application drawings. All landscaping shall not alter the approved stormwater design without prior written consent of the County.
  - i. That all landscaping shall be installed onsite, per building phase (proximity around building) and completed by building occupancy. The Courtyard landscaping shall be completed by the final Dwelling, Row building occupancy or sooner.
  - ii. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round, in perpetuity. Any trees that perish shall be replanted by June 30<sup>th</sup> of the next growing season.



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19. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
20. That this approval is limited to the subject property lines and does not include the placement of any objects, including a dock, in the pond area.
21. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall be in accordance with Direct Control District 129 and Section 27 of the County's *Land Use Bylaw C-4841-97* (LUB). Lighting shall be designed to conserve energy, reduce glare and reduce uplight. 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.
22. That on-site wayfinding signage, including for direction and information purposes, shall be permitted and does not require additional development permit approvals for signage.  
*Monument/Pylon entry signage does require a separate development permit approval.*

#### Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the County's *Master Rates Bylaw*, as amended.  
*For any 3<sup>rd</sup> 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, the invoices shall be paid as per the required deadline.*
- 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 the site shall adhere to any requirements of any instruments registered on title. Any impact on any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
  - That the Applicant/Owner shall contact 403-310-WIRE for any FORTIS electrical services, prior to commencement
- That it is the Applicant/Owner's responsibility to display distinct municipal addressing for each *Dwelling, Row* located on the subject site, in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate accurate emergency response.  
*The preliminary Dwelling, Row unit's municipal addressing is (subject to amendment):*
  - Townhouse A: Units 402-426, 1000 Harmony Passage*
  - Townhouse B: Units 302-322, 1000 Harmony Passage*
  - Townhouse C: Units 202-226, 2000 Harbour Manor*



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*Townhouse D: Units 102-122, 2000 Harbour Manor*

*Townhouse E: Units 502-522, 2000 Harbour Manor*

*Townhouse F: Units 402-422, 2000 Harbour Manor*

- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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 the County's *Noise Control Bylaw (C-8067-2020)* shall be adhered to at all times.
- That Building Permit(s) and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. *Compliance with the National Energy Code and the County's Fire Hydrant Water Suppression Bylaw C-7259-2013 is required.*
  - The Applicant/Owner shall confirm the proposed access fire route and proper travel distances from the proposed hydrants is compliant to the *National Building Code 2023 – Alberta Edition*, at time of Building Permit application.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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 County's Subdivision and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

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

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