



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

Bryce Weber

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Tuesday, July 15, 2025

Roll: 06811004

RE: Development Permit #PRDP20251305

SE-11-26-04-05; (41033 RETREAT ROAD)

The Development Permit application for the Single-lot Regarding and Placement of Clean Fill for the construction of an outdoor play area [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Single-lot Regrading and Placement of Clean Fill may commence on the subject land in accordance with the application, approved technical studies, and approved drawings, as amended to meet the conditions of this permit, including:
 - i. The placement of fill up to 0.25 m (0.82 ft.) in height; and
 - ii. Placement of clean fill over approximately 800 sq. m. (8,611.13 sq. ft.) with a total volume of approximately 200.00 cubic meters (7,062.93 cubic feet).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction best management practices, hazardous material containment, waste management and all other relevant construction management details.
3. 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 answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;



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- 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:

4. That if this Development Permit is not issued by **January 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
6. 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.
7. 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 County 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.
8. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
9. That no native topsoil shall be removed from the subject lands.
10. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
11. 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 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 Control Bylaw C-8067-2020* & the County's *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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]*.



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- 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, August 5, 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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca