



## 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

Zuczek, Patricia

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Tuesday, July 29, 2025

Roll: 04714106

**RE: Development Permit #PRDP20250861**

**Lot 12, Block 3, Plan 0715771, SE-14-24-03-05; (31108 SWIFT CREEK TERRACE)**

The Development Permit application for single-lot regrading and excavation, to support the construction of a Dwelling, Single Detached and site improvements has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That single-lot regrading and excavation, to support the construction of a Dwelling, Single Detached and site improvements may commence on the subject lands, in accordance with the approved application, Site Plan, as prepared by Arc Surveys Ltd., File No: 243549, dated August 12, 2024, as amended, technical drawings, as prepared by Eretz Consulting & Contracting Inc., Project Name: *31108 Swift Creek Terrace, Swift Creek Estates, Lot 12, Block 3, Plan 071 5771*, Dwgs: 1 – 6, dated July 16, 2025, as amended, and required technical, as amended, and conditions of approval including:
  - i. Regrading and excavation over an area of approximately 0.83 hectares (2.06 acres), to support the construction of a Dwelling, Single Detached;
  - ii. Site improvements for the purposes of improving stormwater drainage on the subject parcel;
  - iii. Temporary stockpiling of stripped native topsoil during the course of development; and
  - iv. Respreading of stripped native topsoil, for site restoration purposes.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SSIP shall include:
  - i. A grading plan that illustrates the original ground profile and the depth of proposed fill;
  - ii. The total amount of material to be exported from the site (if any);
  - iii. Analysis of the pre-and post-construction grades to determine whether there are any impacts to adjacent properties or the public road network;



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- iv. Confirmation of pre-and-post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
  - v. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.
3. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP) addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details, in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report prepared by a qualified professional engineer, for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County's Servicing Standards.
5. 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. 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. That 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);
  - ii. That any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations; and
  - iii. That 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*.

## Upon Development Completion:

6. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of all required information that is relevant to the SSIP, to the satisfaction of County Engineering Services.
  - i. Following receipt and acceptance of the as-built drawings, the County's Engineering Services team shall complete an inspection of the site to verify all infrastructure has been completed as per the stamped examined drawings.
7. That the Applicant/Owner shall provide compaction testing verifying that any fill areas, excluding topsoil, greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.

## Permanent:

8. That if the prior to release conditions have not been met by **FEBRUARY 28, 2026**, or by any approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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9. 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, including the required CMP, Deep Fills Report, and SSIP, shall be implemented and adhered to in perpetuity.
10. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
11. 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.
  - i. That no onsite potable water shall be used for dust suppression purposes.
  - ii. That water trucks shall be available at all times onsite to control dust blowing from the site and/or roadways.
  - iii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
12. 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.
13. That no native topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after development is complete, as part of site restoration.
14. 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 public road right-of-way.
15. That any material entering or leaving the site shall be hauled 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 adjacent County roads during site development shall be the responsibility and cost of the Owner.
16. 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.
17. That this approval does not include the importation of any material to the subject site for the purposes of this development.



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18. 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.
19. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
20. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
21. 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 – 231 of the *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, which may interfere with the use and enjoyment of neighbouring lands.
22. 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 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 Authority.

#### Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2020*, *Roads and Transportation Bylaw C-8427-2023*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the grantor of the instrument, prior to development commencement.
- That any other federal, provincial, or County permits, approvals, and/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 19, 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. Kozlowski'.

Development Authority

Phone: 403-520-8158

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

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