



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

Reverie Designs Inc. (Sam Chang)

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Tuesday, July 29, 2025

Roll: 04723149

RE: Development Permit #PRDP20253540

Lot 2, Block 2, Plan 0811193; SW-23-24-03-05; (MORNING VISTA WAY RANGE ROAD 32)

The Development Permit application for Single-lot Regrading and Placement of Clean Fill, for the construction of a Dwelling, Single Detached 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, for the construction of a Dwelling, Single Detached may commence on the subject land in accordance with the approved drawings and application package, as prepared by Reverie Designs Inc, dated May 16, 2025, as amended to meet the conditions of this permit, including:
 - i. That the Placement of Clean Fill of up to 2.35 m (7.71 ft.) in height within a 15.00 m (49.21 ft.) radius of the building foundation may occur.

Prior to Release:

2. 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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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;
 - 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.



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3. 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, sedimentation, and dust control, weed control, construction best management practices, waste management and all other relevant construction management details.
4. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified professional, for all areas of fill greater than 1.20 m (3.94 ft.) in depth, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) Report, prepared by a qualified professional, in accordance with the County Servicing Standards.
 - i. The ESC plan shall address any stockpiled imported/excavated fill materials.
6. 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 required Unit Area Release Rate and volume control target from the Springbank Master Drainage Plan prepared by MPE, dated April 26, 2016, and County Servicing Standards. The SSIP must include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil to be imported/exported from the site; and analysis of the pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network. The engineer shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage.
7. That prior to release of this permit, the Applicant/Owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetland/riparian area and the impacts the proposed development will have on the wetland/riparian area. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland and riparian areas.

Permanent:

8. That if this Development Permit is not issued by **FEBRUARY 28, 2026**, 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, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition including the final SSIP, ESC, and Deep Fill Report, shall be implemented and adhered to in perpetuity.
10. 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.
11. That the Applicant/Owner shall have appropriate dust control measures in place to prevent dust generated from any site grading and fill placement activities from impeding traffic movements along Range Road 32 and Morning Vista Way.



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12. That all site development construction traffic parking is restricted to onsite only. No overflow parking is permitted within County's road right-of-way of Range Road 32 and Morning Vista Way.
13. 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 site technical as accepted by the County.
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 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 Prior to Release condition.
15. That no native topsoil shall be removed from the subject lands.
16. Temporarily stockpiling may commence onsite while during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
17. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
18. 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. 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorist.
19. 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 a Building Permit and all 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* is also required.
- That during construction of the building, 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.



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- 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 Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the dwelling, single detached) in accordance with the County *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response.
- 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]*.
- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (EPA) approvals for any impact to any wetlands area from the proposed development, if applicable.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the subject site shall adhere to any requirements noted within Instrument #081 093 532 (Caveat), Instrument #081 093 534 (Restrictive Covenant), Instrument #101 209 705 (Agreement Easement and Restrictive Covenant), Instrument #231 103 796 (Overland Drainage Utility Right of Way).

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 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