



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

Vansickle, Brett

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Tuesday, June 17, 2025

Roll: 03912095

RE: Development Permit #PRDP20252825

Lot 8 (East Pt.), Plan 8556 CI, NW-12-23-05-05; (47 BRACKEN ROAD)

The Development Permit application for Single-lot Regrading and Placement of Clean Fill, within a flood fringe, for the construction of a retaining wall has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the retaining wall, approximately **41.81 sq. m (450.00 sq. ft.)** in area, may be constructed on the subject lands, in accordance with the approved application, site plan, and the conditions of approval of this permit, as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measure, traffic accommodation, sedimentation and dust control, weed control, and all other relevant construction management details, in accordance with the County's Servicing Standards.
3. 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 must include:
 - i. A grading plan that illustrates the original ground profile;
 - ii. The depth of proposed fill;
 - iii. The total amount of soil to be imported/exported from the site;
 - iv. Analysis of the pre- and post-construction grades to determine whether there are any impacts to adjacent properties, the public road network;
 - v. Pre- and post-construction conditions associated with site stormwater storage, site releases and offsite drainage; and
 - vi. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.



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4. 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;
 - 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 County's *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:

5. That if the prior to release conditions have not been met by **December 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the required Stormwater Memo, shall be implemented and adhered to in perpetuity.
7. That no native topsoil shall be removed from the subject lands.
8. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
9. That no buildings/structures shall be constructed, installed, or placed on the berm at any time, without first obtaining written approval from the County.
10. That the Applicant/Owner shall ensure any fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on stormwater drainage.
11. That the Applicant/Owner shall be solely responsible financially 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 or negatively impact existing drainage patterns in the County's road right-of-way
12. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.



Vansickle, Brett #PRDP20252825

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13. That any future stripping, grading, and/or placement of fill activities outside the scope of this Development Permit shall require a separate Development Permit approval.

Advisory:

- That the site shall conform to the County's Noise Control Bylaw C-8067-2020 and Nuisance and Unsightly Property Bylaw C-7690-2017, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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, likely belonging to the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, June 17, 2025

Roll Number: 03912095
Application Number: PRDP20252825
Division: 1

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

47 BRACKEN ROAD, located in the Hamlet of Bragg Creek.

What is the development permit proposing?

Single-lot Regrading and Placement of Clean Fill, within a flood fringe, for the construction of a retaining wall.

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Vansickle, Brett

Owner(s): Vansickle, Brett & Patricia

Legal: Lot 8 (East Pt.), Plan 8556 CI, NW-12-23-05-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

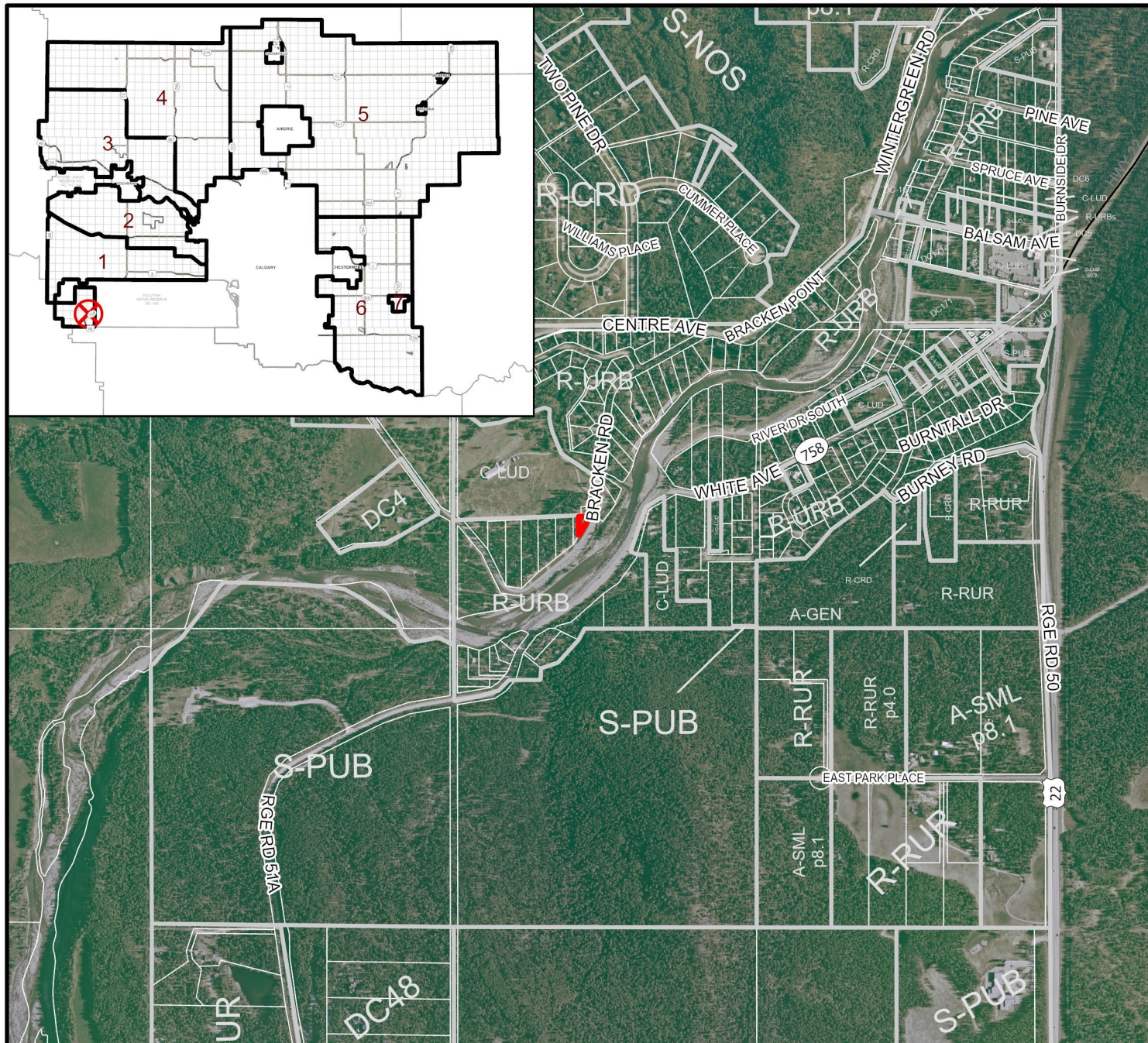


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Single-lot Regrading and
Placement of Clean Fill,
within a flood fringe, for the
construction of a retaining
wall.



Division: 1
Roll: 03912095
File: PRDP20252825
Printed: 5/13/2025
Legal: A portion of
NW-12-23-05-W05M

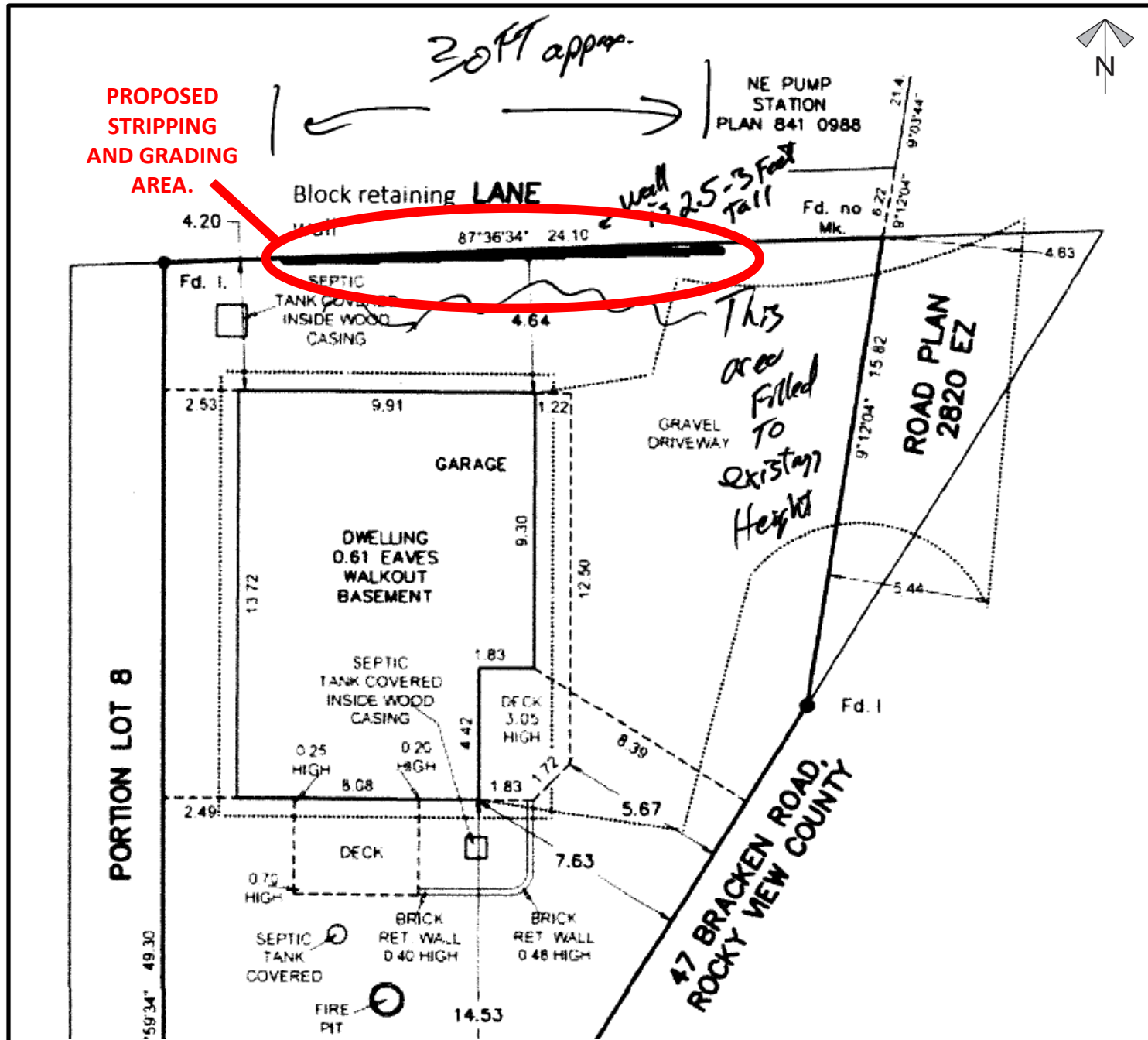


ROCKY VIEW COUNTY

Site Plan

Development Proposal

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