



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

Formed Alliance Architecture Studio (Colin Ronan)

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Tuesday, May 20, 2025

Rolls: 03222827

RE: Development Permit #PRDP20243463
Lot 1, Block 14, Plan 2111497, NW-22-23-27-04;

The Development Permit application for construction of Dwelling, Multiple Units (14 buildings including a total of 82 dwelling units) and relaxation to the minimum side and rear yard setback requirements (Phase 1) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of Dwelling, Multiple Units (14 buildings including a total of 82 dwelling units) may be constructed on the subject land in accordance with the application package submitted, as prepared by FAAS (Drawings 37); Project No. 24.002_SOV_PS, dated February 11, 2025, as amended, and includes:
 - i. Construction of a phased Dwelling, Multiple Unit (14 buildings), including a total of 82 dwelling units;
 - ii. Construction of a central courtyard;
 - iii. Site Grading and Surfacing (as required to meet conditions of this approval);
 - iv. Site Landscaping.
2. That the minimum side yard setback requirement, from the western property line, is relaxed from **6.00 m (19.68 ft.) to 4.50 m (14.76 ft.)**
3. That the minimum rear yard setback requirement, from the future proposed northern property line, is relaxed from **6.00 m (19.68 ft.) to 3.30 m (10.82 ft.)**.

Prior to Release:

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. The 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.



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- 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 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*;
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
5. That prior to the 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 building phasing, any noise mitigation measures, traffic accommodation, sedimentation and dust control, and management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, access to the site, and all other relevant construction management detail to the satisfaction of the County.
6. That prior to the release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approaches, totaling \$20,000.00, to secure the construction of the new approach from Northern Lights Crescent and Vale View Road to the subject lands.
7. That prior to the release of this permit, the Applicant/Owner shall submit an updated wastewater demand analysis for the proposed development, to confirm consistent capacity at the lift station, forcemain, and wastewater treatment plant, in accordance with the County's Servicing Standards.
8. That prior to the release of this permit, the Applicant/Owner shall submit a revised potable water demand analysis for the proposed development, in accordance with the County's Servicing Standards.
 - i. In addition, the Applicant/Owner shall submit written confirmation Langdon Waterworks Ltd. confirming that they can appropriately supply water for the subject development, to the satisfaction of the County.
9. That prior to the release of this permit, the Applicant/Owner shall submit an updated Site-Specific Stormwater Plan (SSIP), prepared by a professional engineer, in accordance with the Painted Sky Staged Master Drainage Plan, the Painted Sky Phase 1 Updated Storm Pond Report, and the County's Servicing Standards, that is to support the proposed development.
10. That prior to the release of this permit, the Applicant/Owner, the Applicant/Owner shall submit payment of the Wastewater Offsite Levy in accordance with the applicable Bylaw C-8548-2024. The total levy to be collected will be calculated based on the final approved wastewater demand analysis provided by the Applicant/Owner.

Prior to Site Occupancy:

11. That prior to site occupancy, all development addressing shall be placed and installed onsite. *Addressing may be placed and installed per the phase development within Phase 1.*
12. That prior to occupancy of the site and buildings, the Applicant/Owner shall contact Langdon Waterworks Ltd. for an inspection of the water service connection. Written confirmation shall be submitted to the County, confirming final acceptance from Langdon Waterworks Ltd.
13. That prior to occupancy of the site and buildings, the Applicant/Owner shall contact the County's Road Operations or Engineering Services, for a post-construction inspection of the proposed/constructed/ altered approaches. Written confirmation shall be received from County Road Operations or Engineering



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Services, confirming the status of the condition. *If final approved, the registered Letter of Credit or refundable security shall be released by the County.*

14. That prior to occupancy of the site and buildings, all development components including landscaping, pedestrian connectivity, courtyard and final site surfaces shall be in place prior to occupancy of the site.
 - i. Development Services shall complete an inspection of the site to verify that all development components have been completed on-site; and
 - ii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and 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 landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
 - iii. That upon each phase completion within Phase 1, a landscaping cost and site surfacing 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.
15. That prior to occupancy of the site and buildings, all infrastructure required under the conditioned Development Agreement, that is necessary to service this lot including the required Type IV intersection upgrade at Highway 560 and Vale View Road, should be constructed and that Construction Completion Certificates (CCC's) for the infrastructure has been issued by the County and Province and/or as otherwise advised or accepted by the County and Province.
16. That prior to occupancy of the site and buildings, the Applicant/Owner shall contact County Utility Operations for an inspection of the sanitary sewer service connection and the sanitary test manhole.
17. That prior to occupancy of the site and prior to connecting to the offsite wastewater mains, the Owner shall enter into a Customer Service Agreement for the wastewater use on the subject land. The agreement shall reflect the total capacity allocation required to accommodate the subject development.
 - i. That should the Applicant's use require additional servicing capacity, then the Applicant/Owner shall be required to submit payment for additional capacity in accordance with the County's Master Rates Bylaw, as amended.
18. That prior to occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of any sanitary & water infrastructure, as-built pond volumes, liner verification, site grading, and any other information that is relevant to the onsite site servicing and stormwater management, as applicable.
 - i. Following receiving the as-built drawings, Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site

Permanent:

19. 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.
20. 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, shall be implemented and adhered to in perpetuity including all correlating technical submissions.



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21. That a new Development Permit application is required to be approved for any development proposed within Phase 2, as noted on the site plan, prior to commencement.
22. 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. That the proposed molok garbage units shall be implemented onsite, or as amended, and maintained, in accordance with the final site plan.
23. 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 for Phase 1 shall be installed within 24 months from date of permit issuance and/or as otherwise accepted through a security.
 - ii. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round in perpetuity.
 - iii. All required landscaping shall remain in perpetuity, and any trees that perish shall be replanted by June 30th of the next growing season.
24. 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.
25. That any onsite lighting all private lighting including site security lighting and parking area, shall meet Sections 9.16 and 9.29 of the Langdon Area Structure Plan (ASP), Section 4.2.9 of the Painted Sky Conceptual Scheme (CS) and Sections 225-231 of the County's Land Use Bylaw C-8000-2020. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight by including full-cut-off (shielded) outdoor fixtures. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways. 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 or roadways.
26. That there shall be a minimum of 90 parking stalls (*including a minimum of one barrier-free and seven visitor stalls*), maintained on-site at all times for Phase 1, in general accordance with the final approved Site Plan.
27. That any new road approaches for the subject site shall be constructed in accordance with the County's Servicing Standards and shall at minimum match the road structure of the road providing access to the lot.
 - i. Once confirmed and accepted by County Road Operations, the refundable security deposit shall be released by the County.
 - ii. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the costs of the approach construction/alteration, to ensure compliance with the County's Servicing Standards.
28. 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.
29. That the site shall be serviced by the County's piped East Rocky View Wastewater Transmission Main and the piped-water supplier for the area Langdon Waterworks Ltd.
 - i. That the facility shall be subject to wastewater monitoring by the County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.



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30. That connection to existing sanitary mains and waste mains shall not be permitted without the authorization of the County's Utility Operations.
31. That the Applicant/Owner shall be required to obtain any agreements/confirmation requirements from Langdon Waterworks Ltd., which may include payment of any Water Connection Fee(s), as required.
32. That on-site wayfinding signage, including for direction and information purposes, shall be permitted and does not require additional development permit approvals for signage.
33. 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 36 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 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 to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That the development shall be fully serviced with private shallow utility systems, including electrical, natural gas and telecommunications, prior to occupancy, in accordance with Section 4.11.9 of the CS.
 - That the Applicant/Owner shall contact the utility company, prior to construction commencement, for any work in the registered utility right of way(s).
- 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.
- That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious or Nuisance 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 all resident parking should be maintained on the subject site. There shall be no resident parking along Vale View Road at any time.
- 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 also required.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

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

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

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 10, 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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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