



## 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 Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

LBC Engineering Ltd. (Michael Collinson)

Page 1 of 6

Tuesday, September 9, 2025

Roll: 03222002, 03222003

**RE: Development Permit #PRDP20254968**

**Lot 5, Block 100, Plan 2211395, SW-22-23-27-04, NW-22-23-27-04**

The Development Permit application for Stripping & Grading, to accommodate future residential subdivision [Painted Sky - Phases 3, 4, 5, 7, and 9a] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That Stripping & Grading, to accommodate future residential subdivision [Painted Sky - Phases 3, 4, 5, 7, and 9a], may commence on the subject lands, in accordance with the following:
  - i. The submitted Site Plan and drawings, as prepared by LBC Engineering Ltd., dated June 27, 2025; Project Name: *West Langdon Developments Ltd. Painted Sky Stage 2*, Dwgs: 1.0 – 4.0, as amended;
  - ii. The submitted Geotechnical Report, as prepared by McIntosh Lalani Engineering Ltd., dated July 14, 2016, as amended;
  - iii. The submitted Interim Stormwater Management Report (SWMR), as prepared by LGN Consulting Engineering Ltd., dated June 15, 2025, as amended;
  - iv. The submitted Deep Fills Report, as prepared by Englobe Corp., dated June 24, 2025, Ref #: 02506651.000, as amended;
  - v. The submitted Erosion & Sediment Control Plan (ESC), as prepared by LBC Engineering Ltd., dated July 4, 2025; as amended;
  - vi. The submitted Construction Management Plan (CMP), as prepared by LBC Engineering Ltd., dated July 2025, as amended;
  - vii. Amended required technical to meet the conditions of approval of this permit; and
  - viii. The conditions of approval of this permit.



LBC Engineering Ltd. (Michael Collinson) #PRDP20254968

Page 2 of 6

## Prior to Release:

2. That prior to release of this Permit, the Applicant/Owner shall submit a revised Site Plan showing the dimensions and locations of the proposed borrow pits, and including a Reclamation Plan, to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/Owner shall submit a Topsoil Management Plan, addressing the anticipated post-development use and handling of the stripped native topsoil, to the satisfaction of the County.
  - i. That should the Plan propose the use of the stripped topsoil for offsite agricultural purposes, the Applicant/Owner shall submit a Soil Testing Analysis, to the satisfaction of County Agricultural Services.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Construction Management Plan (CMP), addressing all comments outlined within the document titled *Engineering – Circulation Comments*, as prepared by Lore Advisory Services Inc. on behalf of Rocky View County, dated August 13, 2025, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised Deep Fills Report, addressing all comments outlined within the document titled *Engineering – Circulation Comments*, as prepared by Lore Advisory Services Inc. on behalf of Rocky View County, dated August 13, 2025, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Plan (SWMP), addressing all comments outlined within the document titled *Engineering – Circulation Comments*, as prepared by Lore Advisory Services Inc. on behalf of Rocky View County, dated August 13, 2025, in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or Refundable Security, in accordance with Sections 112 – 115, and 158 c) iv. of the County's *Land Use Bylaw C-8000-2020* (LUB) and *Council Policy C-407*. The requirement shall be \$5,000.00/disturbed acre of the development area.
8. That prior to release of this permit, the Applicant/Owner shall provide proof of liability insurance coverage in the amount of five million dollars (\$5,000,000) with the County named as an additional insured, in accordance with the County's Servicing Standards.
9. 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](mailto: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;



LBC Engineering Ltd. (Michael Collinson) #PRDP20254968

Page 3 of 6

- 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.

### Upon Development Completion:

- 10. That upon development completion, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of site development in accordance with the final approved SWMR and any other information deemed necessary by the Development Authority.
  - i. Following receipt and acceptance of the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.
  - ii. That should the County observe that the development has not been carried out as approved, the Applicant/Owner shall implement corrective measures, at their own cost, to the satisfaction of the County.

### Permanent:

- 11. That if the prior to release conditions have not been met by **March 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 12. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
  - i. That the hours of operation for the development shall be Monday to Friday, 7:00 a.m. to 7:00 p.m.; and Saturdays 9:00 a.m. to 5:00 p.m. No such work shall be permitted on Sundays or statutory holidays.
- 13. That all work or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Applicant/Owner and the County.
- 14. That the area of work approved by this Development Permit, shall be in accordance with the *Painted Sky Neighbourhood Plan (Conceptual Scheme)* and any future approved subdivision plan affecting the subject lands.
  - i. That should the area of work approved by this Development Permit conflict with any future approved subdivision plan, the requirements of the subdivision plan shall reign supreme, and shall be adhered to by the Applicant/Owner, at no cost to the County.
- 15. 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.



LBC Engineering Ltd. (Michael Collinson) **#PRDP20254968**

Page 4 of 6

- i. That any lot regrading and excavation is not to direct any additional overland surface drainage negatively impact existing drainage patterns in any road right-of-way.
  - ii. That any off-site pumping of stormwater towards/into County lands/infrastructure shall not commence without written approval obtained from the County and the Ministry of Environment & Protected Areas.
16. That the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m. (6.56 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
17. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
  - i. That no onsite potable water shall be used for dust suppression purposes.
  - ii. That water trucks shall be available at all times on-site and utilized 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.
18. That any material entering to or leaving from the site, shall be hauled on/off 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 Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
19. 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.
20. 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.
21. That this approval does not include the importation of clean fill and/or topsoil.
22. That this approval does not include the final layer of asphalt for road construction, and/or the installation of underground utilities.
23. That any native topsoil to be hauled offsite shall be carried out in accordance with the approved Topsoil Management Plan. All remaining topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after site development is complete, as part of site restoration.
24. 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.
25. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.



LBC Engineering Ltd. (Michael Collinson) #PRDP20254968

Page 5 of 6

26. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in site remediation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
27. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
28. That the maximum combined area of all borrow pit(s) shall not exceed 8.00 ha (19.77 ac) in area. The excavated material shall not include sand or gravel.
29. 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 *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 neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
30. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (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 Officer.

## Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020, as amended from time to time, Road Use Agreement Bylaw C-8323-2020 as amended from time to time, Roads and Transportation Bylaw C-8427-2023 as amended from time to time, and Nuisance and Unsightly Property Bylaw C-7690-2017, as amended from time to time, 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]*. All regulated species identified on the property must be controlled by the Applicant/Owner. Nuisance weeds must also be controlled in order to limit the spread to surrounding agricultural lands.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas for any development/activity that may impact the on-site wetlands, prior to commencement.
  - ii. That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to commencement.



LBC Engineering Ltd. (Michael Collinson) **#PRDP20254968**  
Page 6 of 6

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 30, 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](mailto:development@rockyview.ca)