

**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**

Bart Carswell (Carswell Planning)

Tuesday, September 12, 2023

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Roll: 07808012

**RE: Development Permit #PRDP20234050**

**Lot 2, Block 2, Plan 2011015, NW-08-27-04-05; (44159 TWP RD 272)**

The Development Permit application for single-lot regrading and the placement of clean fill 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 the placement of clean fill, shall be permitted in general accordance with the drawings submitted with the application, as prepared by Carswell Planning, dated August 3, 2023, as amended:
  - i. Total area of work to be a maximum of approximately 8,426.00 sq. m. (90,696.71 sq. ft.)
  - ii. Total volume of work to be a maximum of approximately 407.76 cu. m. (14,400.00 cu. ft.)

**Prior to Release:**

2. That prior to release of this permit, the Applicant / Owner shall submit a Construction Management Plan, to the satisfaction of the County, in accordance with the County's Servicing Standards, Section 1100. The Construction Management Plan shall include a weed management plan, provide details regarding how dust mitigation will be provided on-site, along with a process for how any complaints will be handled and sedimentation and dust control, in accordance with the County's Servicing Standards.
3. 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 Road Use Agreements or permits 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 also discuss any requirements or improvements that may be required for the approach. If required, a New Road Approach application shall be submitted to County Road Operations.
  - ii. Written confirmation shall be received from County Road Operations, confirming the status of this condition. Any agreement or permit shall be issued by the County unless otherwise confirmed by County Road Operations
4. That prior to release of this permit, the Applicant / Owner shall submit a limited Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The plan shall provide recommendations on managing stormwater flows and shall include a grading plan that delineates the proposed area to be graded. The plan shall also identify pre-development and post-development grades and determine any measures required to mitigate impacts to adjacent properties.

#### **Permanent:**

5. That if this Development Permit is not issued and the prior to release conditions have not been satisfied by **March 31, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That the Applicant / Owner shall rectify any adverse drainage impacts to neighbouring properties resulting from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and placement of clean fill is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in County's road right-of-way.
7. 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 Site-Specific Stormwater Plan (SSIP) shall be implemented and adhered to in perpetuity.
8. All exterior lighting, including site security lighting shall be located and designed to conserve energy, reduce glare, and reduce uplight. All exterior lighting fixtures shall be required to conform with full cut-off (shielded) standards, which reduces the extent of spill-over glare, as viewed from nearby residential properties.
9. 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 other in the vicinity of the area.
10. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after construction is complete, as part of site restoration.
11. 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 12 months.

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**Advisory:**

- The Applicant shall adhere to *the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022* at all times.
- That during construction, all construction materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022].
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That it is the responsibility of the Applicant/Owner to obtain all necessary Environment and Protective Areas Water Act approvals should the development impact any wetlands.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **October 3, 2023**, a Development Permit may be issued, unless there are specific conditions that 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: 403-230-1401

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

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