

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

Gravity Architecture (John Orozco)

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Tuesday, June 16, 2026

Roll: 05707347

RE: Development Permit #PRDP20261452

**Lot 8, Block 20, Plan 2412099, SE-07-25-03-05;
Building A and Building B (3-23 HARBOUR PATH);
Building C (1000-1020 SOUTH HARMONY DRIVE);
Building D & Building E (1100-1110 HARMONY PASSAGE);
Building F, Building G, Building H and Building I (101-407 3 HARBOUR COVE)**

The Development Permit application for Dwellings, Row, construction of nine (9) townhomes (42 units) has been **conditionally-approved** by Rocky View County (the County) subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the construction of Dwellings, Row may be constructed on the subject land in accordance with the Site Plan and drawings submitted with the application, as prepared by *Gravity Architecture Corp.; Project No. 23-023, dated February 4, 2026*, as amended to meet conditions of this approval, and includes:
 - i. Construction of nine (9) Dwellings, Row (townhomes), totaling 42 units; developed over five phases; and
 - ii. Site Grading and Landscaping (as required to meet conditions of this approval).

Prior to Release:

2. That prior to release of this development permit, the Applicant/Owner shall submit a revised site plan including:
 - i. Details the minimum visitor parking stalls width of 2.59 m (8.53 ft.), in accordance with Section 30.1(k)(i) of the regulated *Land Use Bylaw C-4841-97 (LUB)*, as guided by *Direct Control District 129 (DC 129)*.
 - ii. A minimum setback distance of 3.00 m (9.84 ft.) for Building I and Building F for any onsite parking, from a public thoroughfare, in accordance with DC 129, Section 5.11.0 (c).
 - iii. Written documentation that supports the proposed turning radius of any vehicles entering or exiting the site, proposed onsite traffic control measures and any conflicts with the parking areas Building I and Building F and confirms that there are no safety or traffic concerns, to the satisfaction of the County.



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3. That prior to release of this development permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's 2025 Servicing Standards, to verify the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 2.00 m (6.56 ft.) of fill, a Deep Fill report is required.*
4. That prior to release of this development permit, the Applicant/Owner shall submit written confirmation of the tie-in for the servicing connections to EPCOR (formerly HAWSCO), a licensed piped water & waste water supplier, including confirmation from the water & wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed development.
5. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site water & wastewater servicing design that will tie into the offsite Harmony water & wastewater collection system, in accordance with the County's Servicing Standards.
6. That prior to release of this development permit, the Applicant/Owner shall submit a Site-specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with the Harmony Phase 18 Stormwater Management Plan (Stantec, 2024) and the County's Servicing Standards. The plan shall provide for any necessary easements and rights-of-way for drainage and include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes, proposed finished surface/grading plan (corner lot grades) and address the need for an oil/grit separator.
7. That prior to release of this development permit, the Applicant/Owner shall submit a sediment and erosion control plan, in accordance with the County's Servicing Standards. *As the subject site is less than 2.00 hectares, a full report is not required.*
8. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*. The levy shall be calculated based on the total/combined development area, in accordance with the base levy rates.
10. That prior to release of this permit, the Applicant/Owner shall submit payment of the required / applicable Cost Recovery Agreement, in accordance with the County's Policy C-406 (*Infrastructure Cost Recovery*), overarching the subject lands, tied to the Bingham Crossing offsite infrastructure improvements. *The levy shall be calculated based on the specific recovery rate.*

Prior to Site Occupancy:

11. That prior to site and building occupancy(ies), all development addressing shall be placed and installed onsite. *Note, addressing may be placed and installed per phase development.*
12. That prior to site and building occupancy(ies), the County shall have issued Construction Completion Certificates for the signed Development Agreement for Phase 18 (associated to the County's subdivision file #PL20200148). *This is required to ensure the offsite infrastructure servicing this site is in place and operational before occupancy of any of the proposed structures occurs.*
13. That prior to site and building occupancy(ies), all development and engineering components, including final site surfaces shall be in place prior to occupancy of the site.
 - i. That this development may include a phased occupancy approach, in accordance with the final phasing plan, as approved with the application;



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- ii. That all on-site wayfinding, no parking, fire access laneway, and visitor stall parking shall be installed during that phase inspection; and
 - iii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without development completion of the requested phase, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the outstanding components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
 - a. That upon each phase of completion, a development 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.
14. That prior to site and building occupancy(ies), the Applicant/Owner shall submit as-builts drawings, certified by a professional engineer licensed in the Province of Alberta. The as-built drawings shall include verification of all as-built sanitary and water infrastructure, as-built pond volumes, site grades, liner verification, inverts and any other information that is relevant to SSIP.
- i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped approved drawings.

Permanent:

15. That if this Development Permit is not issued by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. 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 or occupancy condition, shall be implemented and adhered to in perpetuity including all correlating technical submissions under the County's Phase 18 Subdivision File #PL20200148.
17. That the entire site/development area shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Authority.
18. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations:
 - i. More than 30 vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. For the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:
 - a) Two (2) axles;
 - b) 11.00 m (36.09 ft.) in length; or
 - c) A maximum allowable gross vehicle weight of 4,500 kilograms.



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- iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
19. That if importing or removing topsoil or fill from the subject site, the materials shall be hauled in/off in a covered truck/trailer to help prevent blowing of dust/small rocks onto the road and impact to other incoming/passing vehicles.
20. 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 shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way or adjacent property.
21. That all landscaping shall be in accordance with the landscaping details provided on the Landscape Plan. The proposed landscape plan and placement of snow storage shall not alter the approved stormwater design without prior written consent of the County.
 - i. That the Applicant/Owner shall be responsible for maintaining all onsite landscaping in perpetuity, including irrigation and maintenance of the landscaped areas year-round. Any trees that perish shall be replanted by June 30th of the next growing season.
22. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall be in accordance with DC 129 and Section 27 of the County's LUB. Lighting shall be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare, includes fully shielded model-types and minimizes glare as viewed from nearby residential properties and roadways.
23. 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 the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's Master Rates Bylaw, as amended.

For any 3rd party review work completed prior to release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.
- 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 it is the Applicant/Owner's responsibility to obtain and display distinct municipal address for each Dwelling, Row located on the subject site, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate accurate emergency response. *The municipal addressing for the subject units is noted per above.*
- That there shall be no resident or visitor parking at any time along the adjacent Road System of South Harmony Drive, Harbour Passage, Harbour Cove or Harbour Path at any time. Additionally, that no parking is permitted within the noted laneway at any time, as it's a fire access route.



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- That the site shall adhere to any requirements of any instruments registered on title. Any impact on any instrument or agreement required, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That any utility right of ways agreements shall be obtained by the Owner for any TELUS servicing, as required.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023], as amended.*
- That the County's Noise Control Bylaw (Bylaw C-8067-2020) shall be adhered to at all times.
- That Building Permit(s) and applicable sub-trade permits shall be obtained for each building footprint, through Building Services, prior to any construction taking place. *Compliance to the National Energy Code is required.*
- That any other government permits, approvals, 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 7, 2026**, 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,

A handwritten signature in black ink, appearing to be 'D. [unclear]'. The signature is cursive and somewhat stylized.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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