



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

Concord View Homes Ltd. (Giancarlo Cordara)

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Tuesday, July 14, 2026

Roll: 05631048

RE: Development Permit #PRDP20255248

Lot 6, Block 2, Plan 9511789; SE-31-25-02-W05M; (4 CODY RANGE WAY)

The Development Permit application for Single-lot Regrading and Placement of Clean Fill, for construction of a berm [commenced without permits] 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 Placement of Clean Fill for a berm, approximately $\pm 4,911.45$ sq. m. ($\pm 52,866.41$ sq. ft.) in area, and approximately ± 2.00 m (± 6.56 ft.) in height may remain on the subject lands, in accordance with the approved application, site plan and *Stormwater & Grading Assessment prepared by Stormwater Solutions (Project No.: 0473-001), dated February 27, 2026*, as amended, and the conditions of approval of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall enter into an Amending (Encroachment) Agreement with the County respecting the existing berm encroachment within the County's Overland Drainage Right-of-Way (ODROW) registered under Instrument No. 951 172 592, with the Agreement to be registered by caveat on the Land Title for the subject parcel.
 - i. That the Agreement shall include a Survey Plan, prepared and stamped by an Alberta Land Surveyor, identifying the extent of the existing berm encroachment within the ODROW, to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/Owner shall provide confirmation that the Amending (Encroachment) Agreement has been submitted to Alberta Land Titles for registration by caveat on the land title for the subject parcel, in accordance with the final approved Survey Plan and the approved Stormwater & Grading Assessment, to the satisfaction of the County.
 - i. That the Applicant/Owner shall provide confirmation, that the Caveat has been accepted and registered by Alberta Land Titles Office, to the satisfaction of the County.

Permanent:

4. That if the prior to release conditions have not been met by **AUGUST 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. 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, shall be implemented and adhered to in perpetuity, including:



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- i. Stormwater & Grading Assessment prepared by Stormwater Solutions (Project No.: 0473-001), dated February 27, 2026.
6. That no native topsoil shall be removed from the subject lands.
7. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
8. That no buildings/structures shall be constructed, installed, or placed on the berm at any time, without first obtaining written approval from the County.
9. That the Applicant/Owner shall ensure any fill and/or topsoil has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on stormwater drainage.
10. 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 placement of clean fill is not to direct any additional overland surface drainage or negatively impact existing drainage patterns in the County's road right-of-way of Cody Range Way and Church Ranches Boulevard; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.
11. 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.
12. 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.
13. That it shall be the responsibility of the Applicant/Owner to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
14. 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 subject development shall conform to the County's *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 the site shall conform to the County's *Noise Bylaw C-8067-2020* and *County Road Use Bylaw C-8323-2022* in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



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- That the Applicant/Owner shall adhere to instrument #951 172 587 (Utility Right-of-Way), Instrument #951 172 592 (Restrictive Covenant and Easement), Instrument #951 172 593 (Easement), and Instrument #951 172 597 (Restrictive Covenant), in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 4, 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 read "D. Kozmich".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca