



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

Vansickle, Brett

Page 1 of 4

Tuesday, October 6, 2026

Roll: 03912095

RE: Development Permit #PRDP20265045

Lot 8 (East Pt.), Plan 8556 CI, NW-12-23-05-05 (47 BRACKEN ROAD)

The Development Permit application for Single-lot Regrading, and Placement of Clean Fill, within the flood fringe, for the construction of a driveway (parking pad) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Single-lot Regrading, and Placement of Clean Fill, for the construction of driveway (parking pad) within the flood fringe, may commence on the subject lands, in accordance with the approved application, site plan, drawings, as amended, and conditions of approval including:
 - i. Placement of Fill to a maximum height of 0.50 m (1.64 ft.); and
 - ii. That a maximum of ± 11.00 cubic meter (± 380.00 cubic feet) of clean fill may be placed on the subject lands over approximately ± 50.00 sq. m (± 538.19 sq. ft.) in total area.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP), in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details, to the satisfaction of the County.

Permanent:

3. That if the prior to release conditions have not been met by **APRIL 30, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. 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:
 - 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;



Vansickle, Brett #PRDP20265045
Page 2 of 4

- 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 (36.09 ft.) in length; or
 - c) A maximum allowable gross vehicle weight of 4,500 kilograms.
- iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
5. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, in response to a Prior to Release or pre-development condition, shall be implemented and adhered to in perpetuity, including:
 - i. Limited scope *Site-Specific Stormwater Implementation Plan* prepared by Stormwater Solutions (Project No.: 0464-001), dated July 31, 2025.
6. That the development shall be wholly contained within the subject parcel and is not permitted to encroach into any adjacent lands and/or County Road right-of-way.
7. That no native topsoil shall be removed from the subject site. All topsoil shall be retained on-site and shall be spread and seeded after building construction is complete, as part of site restoration.
8. That the Applicant/Owner shall ensure all affected areas are re-seeded to native vegetation or landscaped, as part of site restoration, to the satisfaction of the County.
9. 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.
10. 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 development. Post-development drainage shall not exceed pre-development drainage.
 - i. That the development is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns at any time; and
 - ii. That the site shall incorporate best management practices for erosion and sedimentation control on-site, to mitigate any potential impact to the wetland area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses.
11. That temporary stockpiling may commence on site. That the proposed development graded area, including the stockpile locations, shall be spread and seeded, to the satisfaction of the County, upon completion. That no topsoil shall be removed from the subject site, unless otherwise approved by the County.
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 should future offsite stormwater impacts be observed by the County, the Applicant/Owner shall be required to submit technical documentation, prepared by a qualified professional, confirming post-development drainage does not exceed pre-development drainage, in accordance with the County's Servicing Standards.



Vansickle, Brett #PRDP20265045
Page 3 of 4

14. 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.
 - i. That no onsite potable water shall be used for dust suppression purposes;
 - ii. That water trucks shall be available at all times onsite to control dust blowing from the site; and
 - iii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
15. That any area of development not solely used for ingress/egress purposes shall be seeded to grass/sod or landscaped upon development completion.
16. That any material entering or leaving the site shall be hauled 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 the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner.
17. That any imported material shall not contain large rocks, concrete, rebar, asphalt, building materials, organic materials, toxic/hazardous waste, or other metal.
18. That the subject land shall be maintained in a clean and tidy fashion at all times, and any 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.
19. That the Applicant/Owner shall ensure that the driveway be topped/finished with adequate gravel or asphalt surface, in order to prevent future erosion/dust concerns, and shall be maintained as such in perpetuity.
20. 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 County's *Land Use Bylaw C-8000-2020* (LUB). 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.
21. That if the development authorized by this Development Permit is not commenced and completed with reasonable diligence within twelve (12) months from 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*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards including:



Vansickle, Brett #PRDP20265045

Page 4 of 4

- Receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan.
- Waste receptacles securely stored indoors are exempt from this requirement.
- That there shall be no parking in a public road Right-of-Way at any time.
- That no future/additional road approach(es) shall be constructed from Range Road 33 to the subject lands, without first obtaining written approval from County Road Operations.
- 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]*, as amended.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 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/environmental areas, prior to development commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 27, 2027**, 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. Kozar".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT