

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

Alarkhya, Tazim

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Tuesday, February 6, 2024

Roll: 05305008

RE: Development Permit #PRDP20235971

Lot 6 - N1/2 Plan 8911390, NE-05-25-28-04; (250257 CONRICH ROAD)

The Development Permit application for single-lot regrading and placement of clean fill, for an existing berm (placed without permits) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That an existing berm, approximately 311. 23 sq. m (3,350.00 sq. ft.) in area, and approximately 1.83 m (6.00 ft.) in height may remain on the subject lands, in accordance with the approved application, site plan, and the conditions of approval of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater Memo, prepared by a qualified professional, in accordance with the County's Servicing Standards, confirming that the development shall not adversely impact adjacent lands in respect to stormwater drainage.

Permanent:

3. That if the prior to release conditions have not been met by **May 31, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. 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 required Stormwater Memo, shall be implemented and adhered to in perpetuity.
5. That the berm shall be seeded or landscaped to native vegetation or grass/sod, no later than **August 31, 2024**, as part of site restoration.
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.

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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 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 Conrich Road.
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 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, November 16, 2022]*.
- That any other federal, provincial, or County permits, approvals, and/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, February 27, 2024**, 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: 403-230-1401
Email: development@rockyview.ca

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