



**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 Issuance conditions (if listed) *must* be completed.**

**NOTICE OF DECISION**

Utopia Construction Inc. (Punam Basra)

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Tuesday, February 6, 2024

**Roll:** 04334004

**RE: Development Permit #PRDP20236408**

**Lot 1, Block 1, Plan 2110483, NE-34-24-28-04; (245245 RANGE ROAD 282)**

The Development Permit application for single-lot regrading and placement of clean fill, gravel, and topsoil, to accommodate the construction of a dwelling, single detached, and driveway (reactivation of PRDP20220327) 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, gravel, and topsoil, to accommodate the construction of a dwelling, single detached, and driveway may commence on the subject lands, in accordance with the approved site plan as amended, drawings, overlying technical, and conditions of approval including:
  - i. That a maximum of approximately 216.00 m<sup>3</sup> (7,627.97 ft<sup>3</sup>) of clean fill, gravel, and topsoil, may be placed on the subject **lands in accordance with the approved application site plans and required technical.**

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during development to confirm if permits or a Road Use Agreement will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. The Applicant/Owner shall also discuss any requirements or improvements that may be required for any new approach(es) off Range Road 282. 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 the condition. Any required improvements, agreements, and/or permits shall be obtained unless otherwise noted by County Road Operations.

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

**Permanent:**

4. 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.
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 or Occupancy condition, shall be implemented and adhered to in perpetuity, including but not limited to the following:
  - i. The approved Erosion & Sediment Control Plan (ESC), as prepared by Aplin & Martin Consultants Ltd., Dwg No: ESC5, dated April 27, 2022;
  - ii. The approved Technical Memo, as prepared by Aplin & Martin Consultants Ltd., Project No: 22-4019, dated June 23, 2022;
  - iii. The approved Grading Plan, as prepared by Aplin & Martin Consultants Ltd., Dwg No: C200, dated April 24, 2022;
  - iv. The approved Site-Specific Stormwater Implementation Plan (SSIP), as prepared by Aplin & Martin Consultants Ltd., Dwg No: C400, dated April 24, 2022.
6. That the Applicant/owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m. (3.93 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
7. 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.
8. That if at any point any material enters or leaves the site, it shall be hauled on/off 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 County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
9. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded and moved onsite 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 exercise due care on the subject lands to protect any County infrastructure. Any damage to County infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.

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11. That any imported material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals materials.
12. That the Applicant/Owner shall be 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 placement of clean fill is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Township Road 250 and/or Range Road 282.
13. 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 building construction is complete, as part of site restoration.
14. That the dwelling unit shall not be used as a *Vacation Rental* or for commercial purposes at any time unless approved by a Development Permit.
15. That this approval does not include an *Accessory Dwelling Unit (ADU)*.
16. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
17. 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*. 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.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) 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 a Building Permit and sub-trade permits shall be obtained through County Building Services, prior to construction, using the appropriate checklists and application forms.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, 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 during construction/site development, all construction and building materials shall be maintained on-site 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.

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- That there shall be adequate water & sanitary sewer servicing provided for the subject dwelling unit.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the subject dwelling unit located onsite, to facilitate accurate emergency response. The municipal address for the subject dwelling unit is *245245 RANGE ROAD 282*.
- 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](mailto:development@rockyview.ca)