

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

Stormwater Solutions (Paul Jacobs)

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Tuesday, April 22, 2025

Roll: 06604009**RE: Development Permit #PRDP20237104****Lot 10, Plan 9111549, NE-04-26-02-05; (260235 RANGE ROAD 23)**

The Development Permit application for Single-lot Regrading and Placement of Clean Fill & Topsoil, for the construction of a landscape berm [placed without permits] (re-advertisement) 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 & topsoil, for the construction of a landscape berm, approximately 125.00 m (410.11 ft.) in length, 6.00 m (19.69 ft.) in width, and 2.50 m (8.20 ft.) in height, may commence on the subject lands, in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:
 - i. That a maximum of 150.00 m³ (5,297.20 ft³) of clean fill & topsoil (combined) may be imported to the subject lands for the purpose of this development.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SSIP shall include:
 - i. A grading plan that illustrates the original ground profile; analysis of the pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network;
 - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
 - iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures, as per the County's Servicing Standards.
3. 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.



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4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit 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 answer all questions from the County Road Operations Road Use Agreement Questionnaire and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Upon Development Completion:

5. That upon completion of the subject development, the Applicant/Owner shall contact the County for a post-development inspection, to ensure the development has been carried out as approved by the County.
 - i. That if upon inspection the County should determine that the development has not been carried out as approved, the Applicant/Owner shall implement corrective measures, at their own cost, to the satisfaction of the Development Authority.

Permanent:

6. That if the prior to release conditions have not been met by **May 27, 2025**, then this approval is null and void and the Development Permit shall not be issued. *Note: The Development Authority shall not accept a time extension request from the Applicant/Owner in respect to such deadline.*
7. 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, including the required SSIP, and CMP shall be implemented and adhered to in perpetuity.
8. 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 is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any public road right-of-way.
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner to 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.
9. 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.

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- i. That no onsite potable water shall be used for dust suppression purposes.
 - ii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
10. That no native topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after development is complete, as part of site restoration.
 - i. That the berm shall be seeded to grass/sod or landscaped upon development completion.
11. 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 for clean-up.
12. That any imported material shall not contain concrete, rebar, asphalt, building materials, organic materials, or other metal.
 - i. That any existing large rocks, rubble, refuse, organic material, etc. contained within the imported material shall be removed from the subject lands and disposed of at an approved disposal facility by the Applicant/Owner, to the satisfaction of the Development Authority.
13. That the County and/or agents acting on behalf of the County shall have access to the site at all times for the purpose of inspection.
14. 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.
15. 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.
16. That during the course of development, the subject lands shall be maintained in a clean and tidy fashion at all times, and any/all waste material shall be deposited and confined in an appropriate enclosure.
17. That during the course of development, access to and from the site shall only be via the existing road approach off Range Road 23, unless otherwise approved by the County.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within **three (3) months** from the date of issue and completed within **six (6) months** of the date of issue, the permit is deemed to be null and void. *Note: The Development Authority shall not accept a time extension request from the Applicant/Owner in respect to such deadline.*

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 there shall be no parking in a public road Right-of-Way at any time.
- 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]*.



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- That during development, all equipment and materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in weatherproof garbage bins and disposed of at an approved disposal facility.
- 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, May 13, 2025**, 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: 403-520-8158

Email: development@rockyview.ca