



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

Excel Retreats Inc.

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Tuesday, April 8, 2025

Roll: 05709022

RE: Development Permit #PRDP20242835

Lot 2, Block 3, Plan 9212274, NE-09-25-03-05 (251233 RANGE ROAD 33)

The Development Permit application for Single-lot Regrading, and Placement of Clean Fill & Topsoil, for the construction of a driveway and site improvements 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 driveway and site improvements, approximately 8,300.00 sq. m (89,340.46 sq. ft.) in total area, may commence on the subject lands, in accordance with the approved application, site plan, drawings, and Stormwater Assessment, as prepared by Stormwater Solutions, Project No: 0413-001, dated November 6, 2024, as amended, and conditions of approval including:
 - i. That a maximum of 300.00 m³ (7,062.93 ft³) of clean fill and 300.00 m³ (7,062.93 ft³) of clean topsoil, up to a maximum height of 4.00 m (13.12 ft.), may be placed on the subject lands, in accordance with the above listed documentation.
 - ii. That the ~3,000.00 m³ (105,944.00 ft³) of existing imported fill may remain onsite and be used for the purpose of this development.

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.
3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report conducted by a professional geotechnical engineer for all areas of clean fill greater than 1.20 m (3.93 ft.) in depth, in accordance with the County's Servicing Standards.
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 Roaddata/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;



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- ii. Any required agreements or Roaddata/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 development completion, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of the onsite stormwater/grading conditions and any other information that is relevant to the approved Stormwater Design, to the satisfaction of the County.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.
 - ii. That should the County 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.
- 6. That upon development completion, the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.

Permanent:

- 7. That if the prior to release conditions have not been met by **July 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 8. 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 CMP, Deep Fills Report, and Stormwater Assessment shall be implemented and adhered to in perpetuity.
- 9. 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.
- 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 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
- 11. 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.



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- iii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
12. That 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 building construction is complete, as part of site restoration.
 - i. That any area of development not to be solely used for ingress/egress purposes shall be seeded to grass/sod or landscaped upon development completion.
13. 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.
14. That any imported material shall not contain large rocks, concrete, rebar, asphalt, building materials, organic materials, toxic/hazardous waste, or other metal.
15. 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.
16. 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.
17. 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.
18. 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.
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 **six (6) 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 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.



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- 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. 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, April 29, 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