



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

Manhattan Developments Design Inc. (Bill Rafih)

Tuesday, August 12, 2025

Page 1 of 4

Roll: 04618003 & 04619016

RE: Development Permit #PRDP20254697
Lot 4, Plan 8011118, NW-18-24-02-05; &
Block 13, Plan 2850 JK, SW-19-24-02-05

The Development Permit application for Stripping & Grading, to accommodate future residential subdivision [Heights Subdivision] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Stripping & Grading may commence on the subject lands, in accordance with the approved site plans and drawings, as prepared by Jubilee Engineering Consultants Ltd. (File No. 25-068 CUT AND FILL.dwg), as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit an interim Stormwater Management Report (SWMR), prepared by a qualified professional, that adequately addresses recommendations on managing interim stormwater flows, in accordance with the *Springbank Master Drainage Plan*, Policy 22 of the *Springbank Structure Plan* (ASP), Policy 6.0. of the *Heights Conceptual Scheme* (CS) and the County's Servicing Standards.
 - i. The SWMR shall include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of fill to be imported/exported from the site; and analysis of the pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network. The report shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage.
3. That prior to release of this permit, the Applicant/Owner shall submit an interim Erosion & Sediment Control Report (ESC), in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with Sections 112-115 of the County's *Land Use Bylaw C-8000-2020* (LUB), County Policy C-407 and the County's Servicing Standards. *The requirement shall be \$5,000.00/ disturbed acre of the development area.*
5. That prior to release of this permit, the Applicant/Owner shall provide proof of liability insurance coverage in the amount of five million dollars (\$5,000,000) with the County named as an additional insured, in accordance with Section 100 of the LUB and the County's Servicing Standards.



Manhattan Developments Design Inc. (Bill Rafih) #PRDP20254697

Page 2 of 4

6. That prior to release of this permit, the Applicant/Owner shall submit Deep Fills Report prepared by a professional geotechnical engineer for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation and dust control, management of stormwater during construction, weed control, construction best management practices, temporary stormwater management, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
8. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. That Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or 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 *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

9. That if the prior to release conditions have not been met by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. 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, shall be implemented and adhered to in perpetuity, including:
 - i. The Geotechnical Report prepared by Bold Ideas (File No.: 02210800.000), dated March 22, 2023; and
 - ii. Conceptual Storm Report prepared by Scheffer Andrew Ltd. (File No.: 170201), dated August 14, 2024.
11. That the development shall be in accordance with the *Springbank Area Structure Plan (ASP)* and *The Heights Conceptual Scheme (CS)* at all times.
12. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
13. That all work or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Applicant/Owner and the County.
14. 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.



Manhattan Developments Design Inc. (Bill Rafih) **#PRDP20254697**

Page 3 of 4

- i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any road right-of-way; and
15. That upon completion of the proposed development, the Applicant/Owner shall submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in accordance with the overarching SWMR.
16. That upon completion of the proposed development, 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.
17. That the Applicant/Owner shall take whatever means necessary to mitigate visible dust, dirt or mud associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
 - i. That non-potable water should be used for grading and/or construction purposes.
 - ii. That water truck(s) shall be available at all times on-site and utilized to control dust blowing from the site and/or roadways.
 - iii. That if at any time the removal/placement of the fill or stripping and grading activities creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
18. That if at any point any material, such as gravel or open construction materials, 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 public roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
19. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
20. 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.
21. That this approval does not include the importation or removal of clean fill and/or topsoil. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after site development is complete, as part of site restoration
22. That this approval does not include the final layer of asphalt for road construction, and/or the installation of underground utilities.
23. That no parking shall be permitted on the County's road right-of-way. All site development construction parking shall be maintained onsite.
24. 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 Policy 10.19 of the *Springbank Area Structure Plan* and 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.



Manhattan Developments Design Inc. (Bill Rafih) #PRDP20254697

Page 4 of 4

25. 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 twelve (12) months of 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*, 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, December 7, 2023]*.
- That during site development, all construction 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.
- That the Applicant/Owner shall adhere to any requirements of any Instruments registered on title.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 2, 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,

A handwritten signature in black ink, appearing to read "D. K. Singh".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca