



## 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

Wandler, Nikola & Kamala K

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Tuesday, August 26, 2025

Roll: 03305002

**RE: Development Permit #PRDP20251525**

**Lot 3, Block B, Plan 0112638, SW-05-23-28-04; (230080 RGE RD 285)**

The Development Permit application for single-lot regrading and placement of clean fill & topsoil, for the construction of a berm (commenced without permits) 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 berm, approximately 334.45 sq. m (3,600.00 sq. ft.) in area, and 3.00 m (9.84 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 the existing 380.00 m<sup>3</sup> (497.02 yd<sup>3</sup>) of imported clean fill may remain on the subject lands and be utilized for the purposes of the subject development;
  - ii. That a maximum of 7.65 m<sup>3</sup> (10.00 yd<sup>3</sup>) of clean topsoil may be imported to the subject lands for the purposes of the subject 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.



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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.
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](mailto: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 County.

#### Permanent:

6. That if the prior to release conditions have not been met by **January 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. 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 SSIP, and CMP, shall be implemented and adhered to in perpetuity.
8. 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.
9. That the imported material shall not contain large rocks, concrete, rebar, asphalt, building materials, organic materials, toxic/hazardous waste, or other metal.



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- 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.
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 building 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 the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and access/driveway area 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 shall not 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.
12. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
13. 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.
14. 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.
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 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.
17. That during development, all materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in weatherproof and animal-proof garbage bins and disposed of at an approved disposal facility.



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18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within **six (6) 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, as amended from time to time, Road Use Agreement Bylaw C-8323-2020, Roads and Transportation Bylaw C-8427-2023, and Nuisance and Unsightly Property Bylaw C-7690-2017, all bylaws as amended*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds 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 contact the City of Calgary Transportation Services for any permits/approvals/requirements that may be required for the development, prior to commencement, utilizing Range Road 285/100 Street SE and existing approach.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 16, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. K. Wandler'.

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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