



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

Vipul Karadia - Bhavi Consulting Corporation

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Tuesday, August 26, 2025

Roll: 06516028

RE: Development Permit #PRDP20254057

Lot 11, Block 3, Plan 0713577, NE-16-26-01-05; (49 CALTERRA ESTATES DRIVE)

The Development Permit application for single-lot regrading, excavation, and placement of clean fill, for the construction of a Dwelling, Single Detached and driveway 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, excavation, and placement of clean fill, for the construction of a Dwelling, Single Detached and driveway, over an area of approximately 5,580.00 sq. m (60,062.62 sq. ft.), may commence on the subject lands, in accordance with the approved application, Site Plan, drawings, as prepared by Bhavi Consulting Corporation, Project No: 2023-223, Drawings: A1.0 – A7.4, dated May 26, 2025, as amended, required technical, and conditions of approval including:
 - i. That a maximum of 7,190.00 m³ (9,404.17 yd³) of clean fill 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 revised Site Plan that shows a physical barrier preventing motor vehicle access to and from the subject parcel via the existing road approach off Calterra Estates Drive, in accordance with Section 100 of the County's Land Use Bylaw C-8000-2020 (LUB), to the satisfaction of the County.
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 submit a Deep Fills Report, prepared by a qualified professional, for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County's Serving Standards.
5. That prior to release of this permit, Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the *Nose Creek Watershed Water Management Plan (WMP)*, *Calterra Country Estates Stormwater Management Plan, as prepared by Stormwater Solutions Inc. (SSI)*, dated November 2011, and County's Servicing Standards, and the document titled *Engineering – Circulation Comments*, as prepared by County Engineering Services, dated July 30, 2025, as amended, to adequately demonstrate no adverse impact to neighbouring properties or the public road network. The SSIP shall include:
 - i. A grading plan, confirmation of pre and post construction conditions, for all graded areas including the driveway, associated with site stormwater storage, runoff volume control target, maximum allowable release rate and offsite drainage in accordance with *Nose Creek Watershed Water Management Plan (WMP)*, and propose new measures to control runoff and meet volume targets if needed; and
 - ii. That should the recommendations of the SSIP stipulate improvements, the Applicant/Owner shall then enter into a Site Improvements Service Agreement (SISA) with the County, and subject to the registration of any required easements and/or Utility Rights-Of-Way (UROW).
6. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations for a pre-construction inspection of the proposed paved road approach off Calterra Estates Drive.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition.
7. 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.



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Prior to Occupancy:

8. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall contact County Road Operations for a post-construction inspection of the new road approach, and that the existing road approach off Calterra Estates has been adequately barricaded, in accordance with the revised Site Plan accepted by the County.
 - i. Written confirmation shall be received from County Road Operations confirming the status and final acceptance of this condition.
9. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m. (6.56 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
10. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of site grading and any other information deemed necessary by the Development Authority.
 - 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.

Permanent:

11. 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.
12. 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, Deep Fills Report, and CMP, shall be implemented and adhered to in perpetuity.
13. That the Applicant/Owner shall ensure that the physical barrier approved under condition #2 and #8 of this permit is maintained in perpetuity, as per the final approved Site Plan.
 - i. That the Applicant/Owner shall ensure that the proposed physical barrier does not hinder or prevent motor vehicle access for Lot 10 Block 3 Plan 0713577, to and from Calterra Estates Drive, to the satisfaction of the County.
14. That the subject parcel shall only be accessed via the proposed road approach off Calterra Estates Drive, unless written approval is obtained from County Road Operations.
 - i. That should motor vehicle access be proposed via the existing road approach off Calterra Estates Drive in the future, the Applicant/Owner shall be required to first register an Access Easement Agreement on the subject parcel and Lot 10, Block 3, Plan 0713577 respectively.
15. That the dwelling unit shall not be used as a *Vacation Rental* or for *Business* purposes at any time, unless approved by a Development Permit.



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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 the Applicant/Owner shall take whatever means necessary to control and prevent dust associated with the development from escaping the site so that the dust originating therein shall not have adverse effects or nuisance to properties and roadways.
18. That no 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/occupancy is complete, as part of site restoration.
19. That the imported material shall not contain large rocks, concrete, rebar, asphalt, building materials, organic materials, toxic/hazardous waste, or other metal.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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 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.



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Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. That compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *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 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, to facilitate accurate emergency response. The municipal address for the dwelling, single detached is **49 CALTERRA ESTATES DRIVE**.
- That there shall be adequate water & sanitary sewer servicing provided for the subject dwelling units, in accordance with the *County's Servicing Standards*, *County Policy #449*, and the *National Building Code 2023 – Alberta Edition*.
- 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.

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. Karadia'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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