



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

Terradigm Consultants Inc. (Andrew Ulmer)

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Tuesday, August 26, 2025

Roll: 06710053

RE: Development Permit #PRDP20254838

Lot 3, Block 6, Plan 2111318; SE-10-26-03-05; (32103 BADGER ROAD)

The Development Permit application for Single-lot Regrading, Excavation and Placement of Fill, for the construction of a pond and berm, 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 Fill, for the construction of an artificial pond (recreational) and berm may commence on the subject land in accordance with the approved drawings and application package, prepared by *Terradigm Consultants Inc.*, dated 2025-May, as amended, to meet the conditions of this permit, including:
 - i. Excavation to a maximum depth of 6.00 m (19.69 ft.) and placement of fill for a berm to a maximum height of 2.00 m (6.60 ft.), in accordance with approved site plans and required technical studies.

Prior to Release:

2. 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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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 (*Bylaw C-8323-2022*) 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 *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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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, sedimentation, and dust control, weed control, construction best management practices, waste management and all other relevant construction management details.
4. 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. The SSIP must include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil 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.
 - i. The engineer shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage.
 - ii. The analysis shall also include recommendations for Erosion and Sediment Control (ESC) mitigation measures, in accordance with the County Servicing Standards.

Permanent:

5. That if this Development Permit is not issued by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition including the final CMP, ESC, and SSIP shall be implemented and adhered to in perpetuity.
7. That this approval is limited solely to site stripping and grading activities for the construction of a pond and a berm. It does not include approval for any development variances or permits related to the construction of a dwelling.
8. That access to the subject parcel shall be via the existing mutual approach and driveway, as shown on the approved site plan and drawings, Instrument #211 157 015 (Easement).
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.
10. That upon completion, 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 site technical as accepted by the County.
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.



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12. 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 nor negatively impact existing drainage patterns in any County Road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner 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 Development Permit application, or in response to Prior to Release condition.
13. That no native topsoil shall be removed from the subject lands.
14. Temporarily stockpiling may commence onsite while during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
15. The proposed graded area shall have a minimum of six inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
16. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
17. 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. 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the 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 a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That during construction of the building, all construction and building 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & the County's *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- That the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site in accordance with the County *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response.



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- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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 the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (EPA) approvals for any impact to any wetlands area from the proposed development, if applicable.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the subject site shall adhere to any requirements noted within Instrument #731 007 507 (Restrictive Covenant), Instrument #211 157 015 (Easement), Instrument #211 157 018 (Roadway Caveator), Instrument #211 157 020 (caveat), and Instrument #211 157 023 (Caveat).

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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca