



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

Muslim Association of Calgary (Emadeddin AlSaidi)

Page 1 of 4

Tuesday, July 1, 2025

Roll: 06706019

RE: Development Permit #PRDP20244217
NE-06-26-03-05; (260144 MOUNTAIN RIDGE PLACE)

The Development Permit application for Cemetery and Funeral Services (existing), single-lot regrading and site improvements for the preparation and commencement of site burials (phase 5 and 6) [reactivation of DP-2227-84] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Cemetery and Funeral Services (existing), may continue to operate on the subject lands, in accordance with the approved site plan, application, and conditions of approval including:
 - i. Commencement of Cemetery and Funeral Services burial sites located within phase 5 and 6 as identified on the approved site plan;
 - ii. Single-lot regrading and site contouring for phase 5 and 6 burial site preparation;
 - iii. Installation of phase 5 and 6 landscaping and expansion of chain-link fencing up to 1.70 m (5.58 ft.) in height;
 - iv. Installation of an internal paved access road;
 - v. Two (2) existing accessory buildings (portable restrooms) which may remain in place

Prior to Release:

2. That prior to release of this permit, the applicant/owner shall submit a revised site/landscaping plan that includes revisions in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB). The revisions shall include:
 - i. The development area and the removal of the stormwater pond area;
 - ii. Setback distances from the parameter of the property access road to the nearest burial sites;
Note: all burial sites shall be a minimum of 60.96 m. (200.00 ft.) from all property lines
 - iii. Tentative burial site layout and estimated total number of burial sites;
 - iv. The minimum separation distance of proposed landscape plantings shall not exceed 3.00 m (9.84 ft.) in spacing and increase of proposed landscape plantings in that distance
 - v. Confirmation of proposed landscaping plantings including species type and sizes
 - vi. Proposed landscaping plantings shall include a mixture of deciduous and coniferous trees.
Note: a minimum of thirty percent or greater tree plantings shall be coniferous species type.



Muslim Association of Calgary (Emadeddin AlSaidi) #PRDP20244217

Page 2 of 4

- vii. Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.5 m (8.20 ft.) in height
3. That prior to release of this permit, that Applicant/Owner shall submit a plan to enclose and/or screen the existing accessory buildings (portable washrooms), in accordance with Sections 100 and 167 of the LUB.
4. 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, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details.
5. 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 (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.

Permanent:

6. That if the prior to release conditions have not been met by **December 31, 2025**, or through an 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, or approved under DP-2227-84, 2006-DP-12129, and PRDP20140827 shall be implemented and adhered to in perpetuity.
 - i. That the recommendations of the limited scope Site-Specific Stormwater Implementation Plan (SSIP), prepared by Addoz Engineering Inc., dated June 9, 2025 shall be implemented and adhered to in perpetuity
 - ii. That the recommendations of the Traffic Impact Assessment (TIA), prepared by Addoz Engineering, dated November 2024 shall be implemented and adhered to in perpetuity
8. That all conditions of DP-2227-84 shall be adhered to unless otherwise stated in conditions of this approval. At no time shall any burial sites encroach on the minimum setback distances of 60.96 m (200.00 ft.) from all property lines, at any time.
9. That all development activities shall be limited to the subject land. At no time shall the development impact the remainder parcel of NE-06-26-03-W05M (49.59 acres).
10. That no native topsoil or fill material shall be removed from or imported to the subject lands.



Muslim Association of Calgary (Emadeddin AlSaidi) **#PRDP20244217**

Page 3 of 4

11. That a minimum of 186 or greater parking stalls shall be maintained on site at all times, unless otherwise approved through a separate development permit.
 - i. That there shall be no revisions or alterations to the existing site access off Mountain Ridge Place and/or the existing parking lot.
 - ii. There shall be no business or patron parking along the adjacent road allowance of Mountain Ridge Place at any time.
12. That all landscape areas shall be in accordance with the landscaping details provided on the accepted application drawings and shall include:
 - i. That all landscaping proposed for phase 5 and 6 shall be installed onsite with 12 months from date of this permit issuance and all screening/enclosure components for the accessory buildings (portable restrooms) shall be installed within 3 months from date of permit issuance unless approved through a time extension.
 - ii. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round, in perpetuity. Any trees that perish shall be replanted by June 30th of the next growing season.
 - iii. That all landscaping and screening elements shall be maintained onsite in perpetuity.
13. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
 - i. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken to the satisfaction of the County.
14. 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
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 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 road right-of-way.
 - 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 of the Development Permit application, or in response to a Prior to Release condition.
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 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.



Muslim Association of Calgary (Emadeddin AlSaidi) #PRDP20244217

Page 4 of 4

19. That any future signage not included with this approval shall require a separate Development Permit approval
 - i. That any onsite wayfinding signage does not require additional Development Permit approval
20. 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.

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, Noxious, or Nuisance 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.
- The applicant/owner shall adhere to the Provincial Transportation & Economic Corridors Roadside Development Permit Exemption at all times

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 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. Kozlowski".

Development Authority
Phone: 403-520-8185
Email: development@rockyview.ca