



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

CIMA+ (Mina Saleh)

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Tuesday, May 20, 2025

Roll: 05618459

RE: Development Permit #PRDP20250082
Lot 4, Block 1, Plan 1712232, SE-18-25-02-W5M

The Development Permit application for stripping and Grading, to accommodate the future Damkar Development (4.79 hectares [11.86 acres]), has been **conditionally-approved** by Rocky View County ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Stripping and Grading, over approximately 4.79 hectares (11.86 acres), may be permitted in accordance with the drawings package, titled "*Damkar Seniors Residences*" submitted with the application, *as prepared by CIMA+, Project No. Z0020562, dated November, 2024*, as amended as part of the conditions of approval, and includes:
 - i. Stripping & Grading activities, as proposed in the application package, for a total of 4.75 hectares (11.74 acres) stripped area.
 - ii. That no material shall be imported to or exported off the subject site, except as conditioned.
 - iii. Stripping of 13,000.00 cu. m of topsoil; temporary stockpiles and removal of 16,000.00 cu. m of topsoil, including a 5,500.00 cu. m existing onsite, as proposed in the application package.
 - iv. Cut/Fill plan of approximately 28,000.00 cu. m of cut and 16,000.00 cu. m of clean fill for rough grading; removal of 12,000.00 cu. m of material.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall obtain and submit proof of \$5,000,000.00 liability insurance with the County named as an additional insured for the stripping & grading works associated with the permit, to the satisfaction of the County.
3. That prior to release of this permit, that the submitted Deep Fills Report, *as prepared by Englobe, Ref: 02411861.000, dated April 7, 2025*, shall be reviewed and accepted by the County, in accordance with the County's Servicing Standards.



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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/HeavyHaul/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 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*;
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

5. That if the Development Permit is not issued by **DECEMBER 31, 2025**, or approved through an extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
8. 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 all stripping & grading, including excavation shall not 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 Applicant/Owner(s) shall submit as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions for the file.
9. That this approval does not include the approval of any deep utility installations.
10. That any stockpiled native topsoil shall be maintained and re-spread/reused onsite but removed as noted.



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11. That the proposed development graded area, including stockpiles, as per the approved application, shall be spread and seeded, to the satisfaction of the County, upon completion, until the development of the principal residential uses occur onsite.
12. That it shall be the responsibility of the Applicant/Owner(s) to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
13. That the Applicant/Owner(s) shall ensure no organic material is buried and capped in a manner that will cause methane-related issues. The material shall also not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metals.
14. That the Applicant/Owner(s) 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.
 - i. That non-potable water should be used for grading and/or construction purposes.
 - ii. That water trucks shall be available at all times on-site 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.
15. That any material entering to or leaving from the site, 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. *That the clean-up of any mud tracking and/or dirt that enters onto adjacent County road or City of Calgary road during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.*
16. That the County staff or agents shall have access to the site at all times.
17. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
18. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and the County if desired.
19. 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.



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Advisory:

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That the Applicant/Owner shall adhere to any requirements of ATCO Gas, in accordance with the circulation letter No. 25-0188 Conditional Letter
 - That the Applicant/Owner shall contact Rogers, prior to commencement of activities to ensure/arrange locates to confirm any potential conflicts in the field and if any depths are of concern, with a potential hydrovac program to be explored if required.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023, as amended*].
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 10, 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 & Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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