



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

NAK Design Strategies (Mackenzie Ginther)

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Tuesday, May 20, 2025

Roll: 04333006

RE: Development Permit #PRDP20251732

Block 1, Plan 5124 JK, NW-33-24-28-04; (245228 CONRICH ROAD)

The Development Permit application for School (existing Khalsa School), single-lot regrading for the construction of a multi-purpose artificial sports field [*constructed without permits*] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That single-lot regrading, to accommodate an existing artificial sports field, constructed on the subject site may remain on the subject site in accordance with the drawings and the application submitted.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report, as prepared by *Geopacific, dated October 2, 2020, File: 18134*, that is stamped and dated by the consulting engineer, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management Memo, prepared by professional engineering in accordance with the County's Servicing Standards. The memo shall confirm if any additional stormwater infrastructure is required on-site to support the proposed development.
 - i. That should any additional stormwater infrastructure be required to support the proposed development; the Site-specific Stormwater management memo shall address all the necessary stormwater improvements to be implemented on the subject land in accordance with County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Transportation Off-site Levy, as per the County's Bylaw C-8007-2020, for the gross development area associated with the artificial sports field.
5. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Stormwater Off-site Levy, as per the County's Bylaw C-8547-2024, for the gross development area associated with the artificial sports field.

Permanent:

6. That if this Development Permit is not issued 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.



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7. 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 conditioned as-built grading 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.
8. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from 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 site shall remain free of Restricted, Noxious or Prohibited Noxious weeds, in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023*].
- That all visitors/users of the artificial sports field shall park on the subject lands. At no time shall any parking occur on Conrich Road or Township Road 250.
- That the County's *Noise Bylaw C-8067-2020* shall be adhered to at all times.
- That any other government permits, approvals, 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, 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 and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Ginther".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca