



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

Gill, Harinder Kaur

Tuesday, October 7, 2025

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Roll: 04334004

RE: Development Permit #PRDP20251150

Lot 1, Block 1, Plan 2110483, NE-34-24-28-04; (245245 Range Road 282)

The Development Permit application for Single-lot regrading and placement of clean fill, for the construction of a berm has been **conditionally-approved** by the Development Officer subject to the listed conditions below
(PLEASE READ ALL CONDITIONS):

Description:

1. That single-lot regrading and the placement of clean fill, for the construction of a berm, **approximately 1,777.34 sq. m (19,131.13 sq. ft.) in area**, and approximately **3.00 m (9.84 ft.)** in height may be constructed on the subject lands, in accordance with the approved application, site plan, and the conditions of approval of this permit.
 - i. That this approval is for the noted berm construction only. No other regrading activities are permitted under this approval.

Prior to Release:

2. 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 2.0 m (6.56 ft.) in depth, in accordance with the County Serving Standards.
3. 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, in accordance with the County's Servicing Standards. The SSIP must include:
 - i. A grading plan that illustrates the original ground profile;
 - ii. The depth of proposed fill;
 - iii. The total amount of soil to be imported/exported from the site;
 - iv. Analysis of the pre- and post-construction grades to determine whether there are any impacts to adjacent properties, the public road network; Pre- and post-construction conditions associated with site stormwater storage, site releases and offsite drainage.



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4. That prior to release of this permit, the Applicant/Owner shall submit an erosion and sediment control plan, prepared by a qualified professional engineer, outlining erosion and sediment control measures to be implemented during and post construction of the development, in accordance with the County's Servicing Standards.
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. The information provided will confirm if a Road Use Agreement or a Roaddata/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 Roaddata/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.

Permanent:

6. That if the prior to release conditions have not been met by **APRIL 30, 2026**, 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, including the required Stormwater Memo, shall be implemented and adhered to in perpetuity.
8. That no native topsoil shall be removed from the subject lands.
9. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
10. That no buildings/structures shall be constructed, installed, or placed on the berm at any time, without first obtaining written approval from the County.
11. That the Applicant/Owner shall ensure any fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on stormwater drainage.
12. That the subject parcel shall not be used for business purposes at any time. Any proposed business use shall require a separate Development Permit.
13. That the Applicant/Owner shall be solely responsible financially 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 placement of clean fill is not to direct any additional overland surface drainage or negatively impact existing drainage patterns in any road right-of-way.



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- 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.
14. That upon completion of the proposed development, the Applicant/Owner shall submit compaction testing, verifying that the berm fill areas greater than 2.0 m (6.56 ft.) in depth were placed in accordance with any overlying technical accepted by the County.
15. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.

Advisory:

- That the subject development shall conform to the County's *Nuisance and Unsightly Property Bylaw C-7690-2017*, *Road Use Agreement Bylaw C-8323-2022* and *Noise Control Bylaw C-8067-2020* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 28, 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, likely belonging to the Development Authority.

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