



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+ Canada Inc. (Darryl Reinhardt)

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Tuesday, September 9, 2025

Roll: 04711001

RE: Development Permit #PRDP20255439

Lot 1, Block 52, Plan 0411656, NW-18-24-02-05;(31002 ELBOW RIVER DRIVE)

The Development Permit application for Recreation (Outdoor) (existing golf course), Single-lot Regrading & Excavation for site improvements has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Recreation (Outdoor) (existing golf course), Single-lot Regrading & Excavation may commence on the subject lands, in accordance with the approved site plans and drawings, Cut and Fill Contour prepared by CIMA+ (File No.: Z0025728), dated July 2025, as amended, including:
 - i. Total area of work approximately 49.82 hectares (123.11 acres).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Site Specific Stormwater Management Plan (SSIP), prepared by a qualified professional. The SSIP shall include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of fill 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. The report shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Flood Modeling Study to demonstrate there will be no negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the subject site in accordance with Section 200 b) of the *Land Use Bylaw C-8000-2020* (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, sedimentation and dust control, management of stormwater during construction, weed control, construction best management practices, temporary stormwater management, waste management, firefighting procedures, evacuation plan, 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 site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.



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- i. That 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 *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 **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That all conditions of Development Permits 3526-89 shall remain valid and in effect, and shall be adhered to in perpetuity, unless otherwise noted in the approval.
8. 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, shall be implemented and adhered to in perpetuity, including:
 - i. The Deep Fills Assessment prepared by Factor Geotechnical (Project No.: 464-001), dated June 27, 2025;
 - ii. The Biophysical Impact Assessment prepared by CIMA+ (File No.: Z0024735), dated August 8, 2025;
 - iii. The Erosion and Sediment Control Plan prepared by CIMA+ (File No.: Z0025728), dated July 2025; and
 - iv. The recommendations from the City of Calgary (City File: RV25-24), dated August 25, 2025.
9. 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 road right-of-way; and
 - ii. That upon completion of the proposed development, the Applicant/Owner shall submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in accordance with the overarching SSIP.
10. That upon completion of the proposed development, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m (6.56 ft.) in-depth were placed in accordance with the overlying technical accepted by the County.
11. That the Applicant/Owner shall take whatever means necessary to mitigate visible dust, dirt or mud 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.



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- ii. That water truck(s) shall be available at all times on-site and utilized 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.
12. That if at any point any material, such as gravel or open construction materials, enters or leaves the site, it 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.
 - 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.
13. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
14. 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.
15. That this approval does not include the importation or removal of clean fill and/or topsoil. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after site development is complete, as part of site restoration
16. That this approval does not include the final layer of asphalt for road construction, and/or the installation of underground utilities.
17. That no parking shall be permitted on the County's road right-of-way. All site development construction parking shall be maintained onsite.
18. 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 Policy 10.19 of the Springbank Area Structure Plan and 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 neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
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.

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 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 during site development, all construction 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.



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- That the Applicant/Owner shall adhere to any requirements of any Instruments registered on title.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 30, 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. Reinhardt".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca