ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

2668494 Alberta Corp.

Tuesday, November 4, 2025

Roll: 04723137

RE: Development Permit #PRDP20256678

Lot 20, Block 1, Plan 0811193, SW-23-24-03-05; (111 MORNING VISTA GREEN)

The Development Permit application for Single-lot Regrading and Placement of Fill (gravel), for the construction of an internal driveway located within a riparian protection area 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 Placement of Fill (gravel), for the construction of an internal driveway located within a riparian protection area may be permitted in accordance with the Site Grading Plan, dated August 20, 2025, as submitted with the application as amended as part of conditions of approval and includes:
    i. The placement of approximately 16.30 cubic meters (575.63 cubic feet) of gravel to the maximum height of up to 0.10 m (0.33 ft.) over 163.00 sq. m. (1,754.52 sq. ft.) on site.
    ii. Stockpiling of Native topsoil, approximately 6-12 inches.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall register on title an access easement instrument, between Lot 20 and Lot 21, Block 1, Plan 0811193, (SW-23-24-03-W5M), in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB). The instrument shall include the Owners of Lot 20 and Lot 21 as named parties of the agreement with an appended site plan of the approach area, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetlands and the impacts the proposed development will have on the wetlands. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland in accordance with the County Servicing Standards.

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5. 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. The SSIP shall include a grading plan that illustrates the original ground profile; the depth of proposed gravel; the total amount of soil 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 engineer shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.
6. 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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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.

Prior to Occupancy:

7. That prior to occupancy of the site/use of the driveway, the Applicant/Owner shall submit confirmation from Alberta Land Titles of the registration and acceptance of the mutual access easement instrument between Lot 20 and Lot 21.

Permanent:

8. That if the Development Permit is not issued by **MAY 31, 2026,** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. 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.
10. That any approaches, temporary or permanent, shall be constructed in accordance with the County's Servicing Standards.
11. That no tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of bank or furthest extent of a wetted area within the riparian protection area.
12. That siting of construction equipment shall be located outside of the watercourse and Riparian Protection Area.
13. That any stockpiled native topsoil shall be maintained and re-spread onsite. At no time shall any native topsoil be removed offsite.
14. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or landscaped, to the satisfaction of the County, upon completion.
15. That it shall be the responsibility of the Applicant/Owners 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.

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16. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
17. That the Applicant/Owners 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.
    i. That no potable water shall be used for grading and/or construction purposes;
    ii. That water trucks shall be available and utilized at all times on-site to control dust blowing from the site and/or roadways; and
    iii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
18. That any gravel 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.
    i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
19. 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; and
    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 Development Permit application, or in response to a Prior to Release condition.
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 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 Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity**.**
- There shall be no parking or business signage placed in the adjacent road right-of-ways.
- That the site shall 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. The site shall adhere to any requirements of any Instruments registered on title including:
    - Instrument #081 093 531 (Overland Drainage Easement).

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.

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 25, 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,

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