



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

Azeem, Muhammad

Page 1 of 3

Tuesday, November 18th, 2025

Roll: 04714098

RE: Development Permit #PRDP20235719

Lot 3, Block 3, Plan 0715771, SE-14-24-03-05; (25 SWIFT CREEK GREEN)

The Development Permit application for single-lot regrading, placement of clean fill [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the single-lot regrading, placement of clean fill may remain on the subject land in accordance with the approved drawings, as prepared by Western Plains Geomatics, WPG File: 001137_RPR, dated December 4, 2023, as amended to meet the conditions of this permit, including:
 - i. The placement of fill up to 0.46 m (1.50 ft.) in height; and
 - ii. Placement of clean fill over approximately 0.81 hectares (2.01 acres) with a total volume of approximately 336.74 cubic meters (11,892.00 cubic feet).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP), in accordance with County Servicing Standards, prepared by a qualified professional engineer.
 - i. The SSIP must include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil to be imported/exported from the site; and an analysis of the pre- and post-construction grades considering site stormwater storage, site releases and offsite drainage to ensure there are no impacts to adjacent properties or the public road network.
 - ii. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures detailing impacts on existing drainage corridors and impacts downstream and upstream.
3. 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 2.00 m (6.56 ft.) in depth, in accordance with the County Servicing Standards.

Permanent:

4. That if this Development Permit is not issued by **April 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



Azeem, Muhammad #PRDP20235719

Page 2 of 3

5. At the time of Development Permit or Building Permit submission, any fill exceeding 1.00 m. (3.28 ft.) in height shall be included within the total building height calculation within the proposed footprint of the Dwelling and extending up to $\pm$ 5.00 m of the Single Detached Dwelling.
 - i. The footprint of the building shall include the building foundation, retaining walls and any ancillary components such as covered support structures
 - ii. Existing and finished grades exceeding 1.00 m (3.28 ft.) in height shall be shown on the site plan submission.
 - iii. A Development Permit shall be required, if a variance to the maximum building height requirement of 12.00 m (39.37 ft.) is required.
 - iv. **Note:** Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m (3.28 ft.) in height
6. That any plan, technical submission, agreement, or other matter, including the Site-Specific Stormwater Implementation Plan, submitted and approved as part of the Development Permit application, shall be implemented and adhered to in perpetuity.
7. That upon request from the County, the Applicant/Owner shall submit an as-built grading drawing, to confirm all grading works are in accordance with the overlying technical accepted by the County.
8. That upon request from the County, the Applicant/Owner shall submit compaction testing, 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.
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 County 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 of the Development Permit application, or in response to a Prior to Release condition.
10. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
11. That no native topsoil shall be removed from the subject lands.
12. That the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
13. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & the County's *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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]*.



Azeem, Muhammad #PRDP20235719

Page 3 of 3

- 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, December 9th, 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. Kouryzidis".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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