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 – A M E N D E D

KA Associates (Khalid Ansari)

Tuesday, November 25, 2025

Roll: 06812035

RE: Development Permit #PRDP20248537
Block 5, Plan 8910554; SE-12-26-04-05; (40050 BIG HILL ROAD)

The Development Permit application for Single-lot Regrading, Excavation and the Placement of Clean Fill, for the construction of a future dwelling, single detached [modified] 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, Excavation and Placement of Clean Fill is modified and may continue on the subject land in accordance with the approved drawings, as prepared by KA Associates, Project No.: KAAC2402, dated November 12, 2024, as amended to meet the conditions of this permit, including:
    i. That the single-lot regrading and excavation shall be in accordance with the approved application site plan and approved technical submissions:
        a. The excavation of existing material onsite of up to 3.69 m (12.11 ft.) in depth;
        b. The placement of fill up to 3.80 m (12.47 ft.) in height; and
        c. Placement of clean fill over approximately 0.69 hectares (1.17 acres) with a total volume of approximately 18,000.00 cubic meters (635,664.00 cubic feet).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised construction management plan in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation, dust control, weed control, construction best management practices, temporary stormwater management, waste management and all other relevant construction management details, to the satisfaction of the County.
    i. The plan shall include additional dust control measures during high winds and placement of fencing in excavation areas; and
    ii. The Applicant/Owner shall at all times comply with the requirements of the construction management plan.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised cut and fill plan including any excavated and fill areas in accordance with Section 158 and 100 of the *Land Use Bylaw C-8000-2020 (LUB)* and the County's Servicing Standards, to the satisfaction of the County.
    i. That upon the review of the cut and fill plan, additional technical studies may be requested to address any stormwater or compaction concerns and shall be provided to the satisfaction of the County.

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Prior to Site Occupancy/Dwelling Occupancy

4. That upon completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.
5. That upon completion, the Applicant/Owner shall 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, as accepted by the County.

Permanent:

6. That if this Development Permit is not issued 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 any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity including:
    i. Construction management project plan;
    ii. Deep Fill Report prepared by PrairieGEO Engineering Ltd. (Project No.: PGE25-116), dated March 21, 2025; and
    iii. Stormwater Management Plan (SSIP), as prepared by Addoz Engineering Inc (File No.: ADZ-246_2025), dated May 20, 2025.
8. That the maximum building height of any future dwelling, single detached, on the Lands shall not exceed 9.20 m (30.18 ft.), calculated as follows:
    i. Maximum Dwelling, Single Detached height is 12.00 m (39.37 ft.);
    ii. Placement of fill authorized by Development Permit PRDP20248537 (3.80 m [12.47 feet] in height) less placement of fill of up to 1.00 m (3.28 ft.) in height permitted by Section 92 v) of LUB; and
    iii. In the event that the placement of fill under Development Permit PRDP20248537, as set out in the approved SSIP, is less than 4.20 m (13.78 ft.) in height the maximum building height of any future dwelling, single detached, on the Lands shall be increased accordingly to reflect the difference between the maximum height of the placement of fill authorized by Development Permit PRDP20248537 and the actual placement of full set out in the approved SSIP.
9. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
10. 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.
11. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
12. That no native topsoil shall be removed from the subject lands.
13. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.

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14. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six 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.
15. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 during construction of the building, all construction and building 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.
- 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 Applicant/Owner shall be re**s**ponsible for all Ministry of Environment and Protected Areas (EPA) approvals for any impact to any wetlands area from the proposed development, if applicable.
- 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].*
- 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 16, 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,



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