



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Sureway Construction Group Ltd. (Laura Cline)

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Tuesday, January 13, 2026

Roll: 04736011

RE: Development Permit #PRDP20254738

Lot 1, Block 2, Plan 0313363, SW-36-24-03-05; (A, 30288 OLD BANFF COACH RD)

The Development Permit application for renewal of single-lot regrading and the placement of clean topsoil, conversion of a temporary stockpile to a permanent improvement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the existing stockpile of imported topsoil, approximately 150,000 m³ (196,192.59 yd³) in volume and 3.48 ha (8.60 ac) in area, may remain on the subject lands as a permanent improvement, in accordance with the approved Site Plan and drawings, as prepared by Sureway Construction Group Ltd., dated November 2025, Project Name: *West Calgary Ring Road Permanent Improvement*, Dwgs: 1 – 4, as amended, the conditions of approval of this permit.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity, including:
 - i. The approved Site-Specific Stormwater Implementation Plan (SSIP) and Erosion and Sediment Control Plan (ESC), as prepared by ISL Engineering Services, dated September 15, 2020, File No: 27684, as amended;
 - ii. The approved Geotechnical Evaluation, as prepared by Wood Environment & Infrastructure Solutions, dated July 10, 2020, Project No: CA18645.100, as amended; and
 - iii. The approved Construction Management Plan, as prepared by Sureway Construction Group Ltd., dated June 2025, as amended.



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3. That upon issuance of this Development Permit, the County shall release the registered Letter of Credit OSB64587CGY, in the amount of \$25,000.00, to the Applicant.
4. That any future stripping, grading, excavation, recontouring, and/or placement of clean fill or topsoil shall require a separate issued Development Permit, prior to commencement.
5. That no native topsoil shall be removed from the site.
6. That it shall be the responsibility of the Applicant/Owners to ensure the topsoil has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
7. That the Applicant/Owner shall seed or treat the stockpiles with vegetative cover within (45) days of the commencement of the growing season, in accordance with the County Servicing Standards.
8. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
9. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, toxic/hazardous chemicals, organic materials, or other metal.
10. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
11. That the stockpiling of topsoil shall not infringe in the Riparian Setback of the Bow River Tributary at any time. The Applicant/Owner shall maintain appropriate riparian area setbacks/buffers from the Tributary at all times.
12. 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 development is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
 - ii. That should drainage concerns be made apparent to the County, the County may request the Applicant/Owners 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.
13. That the subject lands shall be maintained in a clean and tidy manner at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.



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Advisory:

- That the development shall conform to the County's *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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, February 3, 2026**, 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