

**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**

Richview Engineering Inc.

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Tuesday, January 13, 2026

Roll: 05629083 & 05629084

**RE: Development Permit #PRDP20254949**

**Lot 8, Block 10, Plan 2210996; NE-29-25-02-05; (24050 APSEN DRIVE);  
Lot 7, Block 10, Plan 2210996; NE-29-25-02-05**

The Development Permit application for Multi-lot Regrading of existing stockpiled clean fill has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the Multi-lot Regrading of existing stockpiled clean fill may commence on the subject parcel, in accordance with the submitted application and drawings, as prepared by Richview Engineering Inc., dated October 25, 2025 (Project No. 1528), as amended for the conditions of this permit, and includes:
  - i. Regarding of existing stockpiled material approximately 3,500.00 cubic meter (123,601.30 cubic feet) in volume over a total area of approximately 3,900.00 sq. m (41,979.25 sq. ft.) with a maximum height of height of 0.90 m (2.95 ft.).

**Prior to Release:**

2. 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, weed control, construction best management practices, temporary stormwater management implementation, waste management and all other relevant construction management details.

**Prior to Site Occupancy**

3. 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.
4. That upon completion, 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, as accepted by the County.

**Permanent:**

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



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6. 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 under Development Permit PL20210013, PRDP20240316 and this Development Permit, shall be implemented and adhered to in perpetuity including:
  - i. Refundable security, dated February 29, 2024 (*registered under PRDP20240316*);
  - ii. Stormwater Technical Memo prepared by Richview Engineering Inc. (File No.: 1528), dated October 25, 2025; and
  - iii. That the Applicant/Owner shall follow the recommendations of the onsite stormwater management plan, prepared by stormwater solutions, dated June 8, 2021, as stated in the registered Site Improvements/Services Agreement.
7. That the Applicant/Owner shall ensure any fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage and/or potential onsite wetlands.
8. That no native topsoil shall be removed from the site and that no additional fill shall be brought onto the site.
9. That if conditions of this permit are not satisfied, the County may draw upon the registered Letter of Credit or refundable security, under Development Permit PRDP20240316, without recourse to the Applicant/Owner, to cover the costs in surface/site reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
10. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
11. That the Applicant/Owner shall be solely responsible financially 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 regarding and placement of clean fill is not to direct any additional overland surface drainage or negatively impact existing drainage patterns in the County's road right-of-way.
12. That the Applicant/Owner 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 if at any time the removal/placement of the material creates a visible dust problem, the handling of the fill shall cease immediately until remedial measures are taken.
  - ii. 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.
13. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
14. That 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 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 18 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall have been granted by the Development Officer.



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**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 Applicant/Owner shall be responsible 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.
  - That the Applicant/Owner shall avoid any identified wetland/water bodies on site, in accordance with the approved application drawings, as prepared by Richview Engineering Inc., dated April 19, 2023 (Project No. 1528). Provincial approval under the Water Act is required, prior to any impact to the identified wetland/water bodies.

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 issuance. 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. Kozlowski'.

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)