



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

Dalgarno, Sidney

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Tuesday, March 10, 2026

Roll: 05702029

**RE: Development Permit #PRDP20255823
Lot 6, Block 2, Plan 8011161, NE-02-25-03-05; (15 CALLING HORSE ESTATES)**

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

Description:

1. That single-lot regrading, excavation, and placement of clean fill & topsoil, for the construction of a driveway and site improvements, may continue on the subject lands, in accordance with the approved application, Site Plan, drawings, and Site-Specific Stormwater Implementation Plan (SSIP) and Construction Management Plan (CMP), both respectively prepared by DMC Design and Management Consultants, Project Name: SID2025 – 1, dated December 17, 2025, as amended, and conditions of approval including:
 - i. That a maximum of eight (8) single truckloads of clean topsoil may be imported to the subject lands for the purpose of this permit.

Upon Development Completion:

2. That upon development completion, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of site development in accordance with the final approved SSIP, and any other information deemed necessary by the Development Authority.
 - i. Following receipt and acceptance of the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.
 - ii. That should the County observe that the development has not been carried out as approved, the Applicant/Owner shall implement corrective measures, at their own cost, to the satisfaction of the County.



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Permanent:

3. 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.
 - i. That the hours of operation for the development shall be Monday to Sunday, 9:00 a.m. to 5:00 p.m.;
 - ii. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
4. That should transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations:
 - i. More than 30 vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. That for the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:
 - a) Two (2) axles;
 - b) 11.00 m (36.09 ft.) in length; or
 - c) A maximum allowable gross vehicle weight of 4,500 kilograms.
5. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or native vegetation after development is complete, as part of site restoration.
6. That it shall be the responsibility of the Applicant/Owner 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.
7. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
8. That the material shall not contain concrete, large rocks, rebar, asphalt, building materials, toxic/hazardous chemicals, organic materials, or other metal.
9. 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.
 - i. That no onsite potable water shall be used for dust suppression purposes.
 - ii. That water trucks shall be available at all times on-site and utilized to control dust blowing from the site and/or roadways.



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- iii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
10. That any 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.
11. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
12. That the County and/or agents acting on behalf of the County shall have access to the site at all times for the purpose of inspection.
13. 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 work is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
14. That the subject land shall be maintained in a clean and tidy fashion at all times, and any 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.
15. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 227 of *Land Use Bylaw C-8000-2020* (LUB). All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within **six (6) months** from the date of issue and completed within **twelve (12) months** of the date of 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 Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, *Roads and Transportation Bylaw C-8427-2023*, and *Nuisance and Unightly Property Bylaw C-7690-2017*, all bylaws as amended from time to time, in perpetuity.



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- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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]*. All regulated species identified on the property must be controlled by the Applicant/Owner. Nuisance weeds must also be controlled in order to limit the spread to surrounding lands.
- 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, March 31, 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 County's 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