

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

Gill, Iqbal & Paramjit

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Tuesday, March 10, 2026

Roll: 07308017

RE: Development Permit #PRDP20233200
Lot 4, Block 1, Plan 0511283, SW-08-27-28-04; (271040 RGE RD 285)

The Development Permit application for single-lot regrading, excavation, and placement of clean fill & topsoil, for site improvements (placed 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 site improvements, as completed on the subject parcel, may remain as is, in accordance with the submitted Wetland Assessment Report, as prepared by Solstice Environmental Management, dated December 11, 2024, File No: 788399, as amended, and the submitted Wetland Restoration Summary, as prepared by Solstice Environmental Management, dated October 21, 2025, as amended, and the conditions of approval of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner, shall submit a Weed Management Plan, in accordance with Section 158(b)(xii) of the County's *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority.

Permanent:

3. That if the prior to release conditions have not been met by **JUNE 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. 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.
5. That prior to release of this permit, the Applicant/Owner shall ensure all rocks/materials/objects greater than 200.00 mm (7.87 inches) in any dimension are removed from the site, to the satisfaction of the Development Authority.



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6. That no topsoil shall be removed from the site.
7. That the Applicant/Owner shall ensure all affected areas are re-seeded to native vegetation, as part of site restoration.
8. 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.
 - i. That any future development of the affected areas shall require issued Development Permits and/or Building Permits from the County, prior to commencement.
9. That any future stripping, grading, excavation, recontouring, and/or placement of clean fill/topsoil shall require an issued Development Permit from the County, prior to commencement.
10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
11. That the subject lands shall remain free of concrete, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
12. That the Applicant/Owner shall maintain a minimum 5.00 m (16.40 ft.) buffer from wetland areas to any development including farming operations/crops, as required by the Ministry of Environment and Protected Areas.
13. 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.
14. That the Applicant/Owner shall minimize disturbance to any on-site Wetlands and follow the recommendations of the County's *Wetland Conservation and Management Policy (C-420)*.
15. 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 development. Post-development drainage shall not exceed pre-development drainage.
 - i. That the development is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns at any time.
 - ii. That the site shall incorporate best management practices for erosion and sedimentation control on-site, to mitigate any potential impact to the wetland area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses.
 - iii. That should future offsite stormwater impacts be observed by the County, the Applicant/Owner shall be required to submit technical documentation, prepared by a qualified professional, confirming post-development drainage does not exceed pre-development drainage, in accordance with the County's Servicing Standards.



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16. 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.

Advisory:

- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the approved Weed Management Plan and *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.
 - That the Applicant/Owner shall remain in compliance with any orders/direction received from the Ministry of Environment and Protected Areas, at all times.

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. Kaur'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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