

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

HiPeak Landscaping Ltd (Harpreet Singh)

Page 1 of 4

Tuesday, April 21, 2026

Roll: 04619003

RE: Development Permit #PRDP20258508

Lot 1, Plan 9010715, NW-19-24-02-W05M; (243238 HORIZON VIEW ROAD)

The Development Permit application for Single-lot Regrading, Excavation, and Placement of Clean Fill and Topsoil, for landscaping purposes (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 and Topsoil, approximately 1.41 hectares (3.50 acres) may commence on the subject land in accordance with the approved application, drawings and site plan, as prepared by FARMOR ARCHITECTURE, Project No.:22-004 Dated Feb 17, 2026; as amended and conditions of approval including:
 - i. The proposed earthworks related to construction of a new asphalted driveway, basketball court, pergola, an outdoor pool and onsite landscaping;
 - ii. Approximately ± 270 truckloads of clean fill;

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.



HiPeak Landscaping Ltd (Harpreet Singh) #PRDP20258508

Page 2 of 4

3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill report, prepared by a qualified professional, for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SSIP shall include:
 - i. A grading plan that illustrates the original ground profile, the depth of proposed soil, the total amount of soil to be imported/exported from the site, and analysis of pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network;
 - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
 - iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.

Permanent:

5. That if the prior to release conditions have not been met by **October 31, 2026**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.
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 condition, including the SSIP and Deep Fills Report, shall be implemented and adhered to in perpetuity.
7. That the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m. (6.56 ft.) in depth were placed in accordance with the accepted Deep Fills Report.
8. That no native topsoil shall be removed from the subject lands. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after site development is complete, as part of site restoration.
9. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
11. 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 no potable water shall be used for grading and/or construction purposes;
 - ii. That onsite water measures or dust suppression measures shall be implemented onsite to control dust blowing from the site and/or roadways; and
 - iii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
12. That any material, such as gravel or open construction materials, enters or leaves the site, it 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.

HiPeak Landscaping Ltd (Harpreet Singh) #PRDP20258508

Page 3 of 4

- 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.
13. That the subject land shall be maintained in a clean and tidy fashion 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.
14. 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.
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 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 drainage nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request 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 of the Development Permit application, or in response to a Prior to Release condition.
16. 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 the County's *Land Use Bylaw C-8000-2020*. 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.
17. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (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 the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8065-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be in accordance with their approved Weed Management Plan and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- That during the proposed development, any construction 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 Applicant/Owner shall adhere to any requirements of any Instruments registered on title.
- There shall be no parking in any County Road Right-of-Way at any time.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

HiPeak Landscaping Ltd (Harpreet Singh) #PRDP20258508

Page 4 of 4

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 12, 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 Singh".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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