



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

Pinebrook Golf & Country Club (Ryan Woods)

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Tuesday, September 8, 2026

Roll: 04608001

RE: Development Permit #PRDP20264181

Block 6, Plan 8510146; SE-08-24-02-W05M; (166 PINEBROOK WAY SW)

The Development Permit application for Single-lot Regrading and Placement of Clean Fill, for site improvements [commenced without permits] for existing Golf Course has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Single-lot Regrading and Placement of Clean Fill for site improvements, approximately ± 1.93 acres (± 0.78 hectares.) in area may commence on the subject lands, in accordance with the approved application material and site plans, as amended, and the conditions of approval of this permit.
 - i. Placement of approximately ± 900.00 cubic meter ($\pm 31,783.00$ cubic feet) of clean fill, including:
 - a) Placement of Clean Fill to a maximum of ± 2.10 m (± 6.89 ft.) in height;
 - b) Excavation to a maximum depth of ± 2.00 m (± 6.56 ft.); and
 - c) Placement of landscaped mounds to a maximum of ± 2.10 m (± 6.89 ft.) in height.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan delineating the proposed work from the existing Right-of-Ways noted under Instrument #881 002 852, Instrument #901 200 260, and Instrument #231 214 569, in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020 (LUB)*, to the satisfaction of the Development Authority.
3. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will 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 Operations;
 - 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



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- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

4. That if the prior to release conditions have not been met by **MARCH 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That all conditions of Development Permit 2009-DP-13623 and all associated Development Permits, shall remain valid and in effect, and shall be adhered to in perpetuity, unless otherwise noted in this approval.
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, shall be implemented and adhered to in perpetuity.
7. That no native topsoil shall be removed from the subject lands. All topsoil shall be retained on-site and shall be spread and seeded after building construction is complete, as part of site restoration.
8. That the Applicant/Owner shall provide compaction testing verifying that the fill areas greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
9. That the Applicant/Owner shall take whatever means necessary to mitigate visible dust, dirt or mud associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
 - i. That non-potable water should be used for grading and/or construction purposes;
 - ii. That water truck(s) shall be available at all times on-site and utilized to control dust blowing from the site and/or roadways; and
 - iii. That if at any time the removal/placement of the fill or stripping and grading activities creates a visible dust problem; the removal or handling of the fill shall cease immediately until remedial measures are taken.
10. 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.
11. That if at any point 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.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
12. That no buildings/structures shall be constructed, installed, or placed on the landscaped mounds at any time, without first obtaining written approval from the County.
13. That the Applicant/Owner shall ensure any fill and/or topsoil has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on stormwater drainage.
14. That temporary stockpiling may commence on site. That the proposed development graded area, including the stockpile locations, shall be spread and seeded, to the satisfaction of the County, upon completion. That no topsoil shall be removed from the subject site, unless otherwise approved by the County.



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15. 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 regrading and placement of clean fill is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the 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 any onsite landscaping, irrigation and site maintenance shall be maintained by the Owner, in perpetuity and includes:
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of any landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within thirty (30) days, or by June 30th of the next growing season; and
 - ii. That no potable water should be utilized for landscaping or irrigation purposes;
17. 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.
18. That the Applicant/Owner(s) shall ensure no organic material is buried and capped in a manner that will cause methane-related issues. The material shall also not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metals.
19. That this approval does not include the final layer of asphalt for road construction, and/or the installation of underground utilities.
20. That any future stripping, grading, and/or placement of fill activities outside the scope of this Development Permit shall require a separate Development Permit approval.
21. 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 – 231 of the County's 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
22. 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 date of issue, the permit is deemed to be null and void, unless an extension to this a shall first have been granted by the Development Officer.

Advisory:

- That the subject 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 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], as amended*.



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- That the site shall conform to the County's *Noise Bylaw C-8067-2020* and *County Road Use Bylaw C-8323-2022* in perpetuity.
- 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 adhere to all the instruments listed on the Land Title in its perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 29, 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. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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