



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

Afasiabi, Maryam & Adbolmaleki Alireza

Tuesday, September 22, 2026

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Roll: 05735084

RE: Development Permit #PRDP20261488

Lot 12, Block 1, Plan 0514078; NE-35-25-03-05; (31062 WOODLAND VIEW)

The Development Permit application for Single-lot Regrading and Excavation, for a stormwater pond and site remediation of the existing overland drainage ditch [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below
(PLEASE READ ALL CONDITIONS):

Description:

1. That the Single-lot Regrading and Excavation may remain on the subject land in accordance with the approved site plan prepared by ABC House Design (File No.: 2023-A-31062 Woodland View-24-36), dated July 26, 2024, and application, as amended to meet the conditions of this permit, including:
 - i. The Single-lot Regrading and Excavation of the existing stormwater pond to a maximum depth of 2.00 m (6.56 ft.) with a total area of approximately 300.00 sq. m (3,229.17 sq. ft.); and
 - ii. Remediation of the existing overland drainage ditch approximately 50.00 sq. m (538.20 sq. ft) in area.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with Policy 17.1.17 of the *Bearspaw Area Structure Plan (ASP)* and the County's Servicing Standards. The SSIP must include a grading plan that illustrates the original ground profile; the depth of proposed fill; and an analysis of the pre and post-construction grades considering the future driveway, building foundation, site stormwater storage, site releases and offsite drainage to ensure there are no impacts to adjacent properties and the County's public road network.
 - i. The revised SSIP shall include drainage patterns of the existing overland drainage ditch; and
 - ii. The grades of the top and bottom of slope areas for the existing overland drainage ditch.



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Upon Development Completion:

3. The Applicant/Owner shall 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:

4. That if this Development Permit is not issued 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 any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity, including:
 - i. Stormwater Management/Water Balance Analysis Report, dated February 7, 2025;
 - ii. Geotechnical Assessment prepared by Factor Geotechnical (Project No.: 341-001), dated June 17, 2024; and
 - iii. Final approved Engineering Report on the Evaluation of Ditch Elevation prepared by Nader Cheraghi, P. Eng., dated March 24, 2026.
6. 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 nor negatively impact existing drainage patterns in any County road right-of-way.
7. 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.
 - 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.
8. That if 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 thirty (30) vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. 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.



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- iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
9. That any fill material onsite shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
10. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be spread and seeded after building construction is complete, as part of site restoration.
11. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
12. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) 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.
13. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
14. That any material entering or leaving the site shall be hauled 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.
15. 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.
16. 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 during construction of the building, all construction and building 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & the County's *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]*.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including:
 - That the subject site shall adhere to any requirements noted within Instrument #051 456 655 (Overland Drainage Easement Agreement); and
 - Water Act Approval No.: DUAT0021903.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 13, 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 Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read 'D. Kouryzad'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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