



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

Starnes, Rachelle & Kowal, Carter

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Tuesday, October 6, 2026

Roll: 04817005

RE: Development Permit #PRDP20265317

Lot 2, Block 1, Plan 2111563; SE-17-24-04-05; (44022 TOWNSHIP ROAD 242)

The Development Permit application for Single-lot Regrading and Excavation, for the construction of an internal driveway [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 commence on the subject land in accordance with the approved application and drawings prepared by Horizon Land Surveys Inc. (File No.: 260153), dated August 18, 2026, as amended to meet the conditions of this permit, including:
 - i. Single-lot Regrading for the internal driveway in accordance with the approved drawings; and
 - ii. Internal driveway, approximately ± 0.20 hectares (± 0.50 acres) in area.

Prior to Release:

2. 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. The SSIP shall include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil to be imported/exported from the site; and analysis of the pre and post construction grades which identify sub catchments and drainage patterns within the Development Area and how the proposed topsoil placement/grading will prevent cross-lot drainage, including mitigation measures for potential future sediment transport onto public rights-of-way. The engineer shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage in accordance with Section 281(a) of the *Land Use Bylaw C-8000-2020* (LUB) and the County's Servicing Standards. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures.
3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fill Report conducted by a professional geotechnical engineer for all areas of fill greater than 2.00 m (6.56 ft.) in depth.

Permanent:

4. That if this Development Permit is not issued by **MAY 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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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 as amended.
6. 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:
 - 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 (36.09 ft.) in length; or
 - c. A maximum allowable gross vehicles weight of 4,500 kilograms.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
7. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, hazardous materials or metal.
8. That no native topsoil shall be removed from the subject lands.
9. That any approaches shall be constructed in accordance with the County's Servicing Standards
10. 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.
11. That the Applicant/Owner shall submit compaction testing to the County, for any fill areas greater than 1.20 m (3.94 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.
12. That the Applicant/Owners 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 water trucks shall be available and utilized at all times on-site 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.
13. That any gravel or 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.



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- 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.
14. 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; 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 Development Permit application, or in response to a Prior to Release condition.
15. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
16. That no temporary stockpiling is permitted at any point, unless required during construction of the berm. Any remaining stockpiles after the completion of the berm shall be removed off site.
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 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.
19. 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.
20. 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 internal driveway, 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.



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- 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], as amended.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 27, 2056**, 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. Kowal".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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