ROCKY VIEW COUNTY

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

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

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.

N O T I C E O F D E C I S I O N

Mahood, Raja Atif

Tuesday, November 3, 2026

Roll: 04204007

RE: Development Permit #PRDP20266558

Lot 1, Block 2, Plan 7711088, NE-04-24-27-04; (27 WILLOW VALE)

The Development Permit application for Single-lot Grading and Placement of Clean Fill, for onsite stormwater management and 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 Single-lot Regrading and Placement of Clean Fill, for onsite stormwater management and construction of an internal driveway may be permitted in accordance with the site plan and drawings, as submitted with the application as amended as part of conditions of approval and includes:
    i. The placement existing fill material onsite of approximately 130.26 cubic meters (4,600.00 cubic feet) of clean fill to the maximum height of up to 0.30 m (1.00 ft.) over 0.18 hectares (0.44 acres); and
    ii. Construction of an internal driveway in accordance with the approved technical drawings.

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, offsite drainage and include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control,

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construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.

4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for any equipment needed during construction/site development to confirm if Road Use Agreements or permits 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 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*;
    iv. Written confirmation shall be received from County Road Operations confirming the status of this condition; and
    v. Confirmation of any installation or alternation of any temporary or permanent approaches for this development. A pre and post inspection shall be completed by County Road Operations.
5. That prior to release of this permit, the Applicant/Owner shall contact County Engineering Servies or Road Operations for a pre and post construction inspection of the western approach located on Vale View Road.
    i. Written confirmation shall be received from County Engineering Servies or Road Operations, passing the approach

Prior to Occupancy:

6. That upon completion, 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 overlying site technical as accepted by the County.
7. That upon completion, 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.
8. That upon completion, any graded areas shall be seeded to native vegetation or landscaped and any stockpiled native topsoil shall be maintained and re-spread onsite. At no time shall any native topsoil be removed offsite.

Permanent:

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

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10. 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.
11. That it shall be the responsibility of the Applicant/Owners 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.
12. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
13. 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.
14. That any 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.
    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.
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. The Applicant/Owner shall be responsible, in perpetuity, for ensuring that the activity proposed by this application within the Development Area does not result in cross-lot drainage onto adjacent private property and does not adversely impact downstream lands or drainage routes.
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.

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Advisory:

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity**.**
- That the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023], as amended*.
- The site shall adhere to any requirements of any Instruments registered on title.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 24, 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,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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