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

Chahal, Sukhdeep Singh

Tuesday, November 3, 2026

Roll: 05333089

RE: Development Permit #PRDP20260122
Lot 7, Plan 0012040, SE-33-25-28-W04M; (130 SOUTH SHORE POINT)

The Development Permit application for Single-lot Regrading and Placement of Clean Fill for construction of berm, driveway, and site improvements [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 Placement of Clean Fill, may commence on the subject lands in accordance with the approved application, site plan, and conditions of approval as amended and including:
    i. Placement of Clean Fill for construction of berm to a maximum height of approximately ± 1.50 m (± 4.92 ft.) and ± 105.00 sq. m (± 1,130.21 sq. ft.) in area; and
    ii. Placement of Clean Fill for the extension of the existing driveway approximately ± 96.00 cubic meters (± 3,390.00 cubic feet) in volume.

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, in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB) and the County's Servicing Standards, to the satisfaction of the County:
    i. The SSIP must 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 to determine whether there are any impacts to adjacent properties or the public road network; and
    ii. The engineer shall confirm pre- and post-construction conditions associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations to mitigate any changes to the existing drainage conditions and Erosion and Sediment control mitigation measures.

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3. That prior to release of this permit, that all Vehicle (Commercial) exceeding the maximum of one (1) Vehicle (Commercial) permitted under on the subject lands in accordance with Sections 100, 92 and Table 2 (x) of the LUB, shall be removed from the subject lands.
    i. That once completed, the Applicant/Owner shall request a site inspection or provide dated photographs of the entirety of the property, demonstrating that all vehicles, except one (1) have been removed from the property, to the satisfaction of the County.

Upon Development Completion:

4. That upon development completion, the landscaped berm the Applicant/Owner shall seed the proposed development area, as per the approved application, to native vegetation or farm crop, to the satisfaction of the County.
    i. Seed for restoration will be from a locally collected and propagated genetic source of native plant material and each seed lot shall be free of restricted and noxious weeds and other species of concern.

Permanent:

5. That if the prior to release conditions have not been met 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.
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 vehicle 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 Operations.
7. 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.
8. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
9. That no buildings/structures shall be constructed, installed, or placed on the berm at any time, without first obtaining written approval from the County.

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10. That the Applicant/Owner shall ensure all affected areas are re-seeded to native vegetation or landscaped, as part of site restoration.
11. 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.
12. That if at any point any material, such as gravel or open construction materials 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.
13. 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 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.
14. 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.
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.
    i. That no grading or stockpiling of material shall occur within the County's Overland Drainage Right-of-Way registered under Instrument No.001 224 815 (Easement), at any time.
16. That no additional fill material beyond that approved under this Development Permit shall be imported or placed on the subject property. Any additional fill material shall require a new Development Permit application prior to placement, to the satisfaction of the Development Authority.
17. 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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18. That the site shall be maintained in a neat and orderly condition at all times, to the satisfaction of the County. All waste materials and refuse shall be stored in appropriate waste bins and disposed of at an approved disposal facility.
19. 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 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 neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Advisory:

- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *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.*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
    - That all the requirements listed within the Instrument #6799LI. (Restrictive Covenant), Instrument #731 027 475 (Utility Right of Way), Instrument #741 007 134 (Restrictive Covenant), Instrument #001 224 814 (Utility Right of Way), Instrument #001 224 815 (Easement), Instrument #081 132 498 (Restrictive Covenant), Instrument #081 132 499 (Utility Right of Way), Instrument #081 132 500 (Utility Right of Way), in perpetuity.

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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