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

Scheiris, Jason

Tuesday, November 17, 2026

Roll: 06609003

RE: Development Permit #PRDP20266312
SE-09-26-02-W05M

The Development Permit application for Single-lot Regrading and Placement of Clean Fill for general site improvement [*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, be allowed on the subject parcel, in accordance with the submitted application and drawings, as amended and including:
    i. Total area of approximately ± 0.029 hectares (± 0.07 acres), placement of approximately ± 3,119.5 cubic metres (± 110,160.00 cubic feet) of topsoil and clean fill, with a maximum height of ± 0.91 metres (± 3.00 ft.).

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 the County's Servicing Standards and provides recommendations on managing stormwater flows that is in accordance with the Bearspaw Master Drainage Plan to demonstrate no adverse impact to neighbouring properties. The SSIP shall include:
    i. A grading plan that illustrates the original ground profile, the depth of proposed soil, the total amount of soil to be imported/exported from the site, and analysis of pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network;
    ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
    iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.

Upon Development Completion:

3. That upon development completion, 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:

4. That if the prior to release conditions have not been met by **MAY 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, matter, recommendation or understanding submitted and approved as part of the application, and/or in response to a Prior to Release condition, including the final SSIP, shall be implemented and adhered to in perpetuity
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. 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.
    iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
7. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
8. That the material shall not contain concrete, large rocks, rebar, asphalt, building materials, organic materials, toxic/hazardous chemicals, or other metal.
9. That no native topsoil shall be removed from the site.
10. All disturbed areas must be stabilized and revegetated with an appropriate grass seed mixture or agricultural crop to minimize erosion and prevent weed establishment. The applicant must maintain these areas until adequate vegetation is established.
11. 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.
    i. That no potable water shall be used for grading purposes;

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ii. That water trucks shall be available and utilized onsite at all times 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.

12. That the Applicant/Owner shall ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping or any adverse impacts on drainage and/or potential wetlands.

13. 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.

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 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.

15. 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.

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 the site shall remain free of restricted and noxious weeds and maintained on accordance with the approved Weed Management Plan and with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]* as amended.
- That the site shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Bylaw C-8323-2022* in perpetuity.

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- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 8, 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