

PLANNING

TO: Subdivision and Development Appeal Board
DATE: August 11, 2022 **DIVISION:** 4
FILE: 06714003 and 06714021 **APPLICATION:** PRDP20221194
SUBJECT: Development Item – Single lot regrading / Discretionary use, with no Variances

APPLICATION: Single lot regrading (stripping and grading) for Silverhorn Phases 2 and 3.

EXECUTIVE SUMMARY: The application was applied for on March 9, 2022, approved by Administration and the Notice of Decision was sent on June 28, 2022.

The Silverhorn Development Conceptual Scheme was approved on July 28, 2009, and the Silverhorn subdivision was approved under subdivision PL20150071. That approval created 43 residential lots within two phases. April 21, 2022, PL20210165 was approved by the Municipal Planning Commission and that approval granted authorization for the remaining areas of the Silverhorn subdivision to be completed in three smaller phases: Phase 2 will create 20 residential lots, Phase 3 will create 13 residential lots and Phase 4 will create 10 residential lots and a \pm 2.50 hectare (6.17 acres) municipal reserve (MR) lot.

This application deals only with the stripping and grading for proposed, future roadways and a small portion for stormwater management. The development of future residential lots and the subdivision, in general, are covered under separate approval, PL20210165. That subdivision approval requires several conditions to be met and also for the Applicant/Owner to enter into a Development Agreement with the County. Prior to release of this permit, the Applicant/Owner is required to submit and be approved by the County, several technical documents, including, but not limited to: a construction management plan; a site-specific stormwater implementation plan; and an erosion and sediment control report. The overall subdivision stormwater management plan has been submitted and is currently being reviewed by County Engineering, in relation to the subdivision PL20210165.

A landscaping plan is a requirement and a condition of approval of PL20210165 (condition 15 for Phase 2 and condition 14 for Phases 3 and 4). The landscaping plan will be required to address and align with Policy 5.4.4 "*Linear public open space shall be a minimum width of 10 metres*" of the approved Silverhorn Conceptual Scheme. Site stripping and grading for the future roadways and access routes are the only items approved under this approval. Any landscaping features and/or open spaces are to be addressed under the approved subdivision, PL20210165 and a landscaping plan.

Administration conditionally approved the application on June 28, 2022.

On July 15, 2022, an appeal was filed by Shauna Hansen for reasons that are noted in the agenda package.

DECISION: Approved

DECISION DATE:
June 28, 2022

APPEAL DATE:
July 15, 2022

ADVERTISED DATE:
June 28, 2022

APPLICATION EVALUATION:

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

Administration Resources

Wayne Van Dijk, Planning & Development Services



<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020; • Bears paw Area Structure Plan; and • Silverhorn Conceptual Scheme. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Cut-fill plan, • Erosion and sediment control plan, • Stormwater catchment area, • Stormwater management report.
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • 273: Site stripping, filling, excavation, grading and re-contouring 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Administration

Additional Review Considerations

As per Section 273 of Land Use Bylaw, C-8000-2020, “Site stripping, filling, excavation, grading, and/or re-contouring (including the construction of an artificial waterbody, but not a dugout) requires a Development Permit.”

This application, PRDP20221194, was evaluated independently of subdivision PL20220165. The stormwater management and erosion and sediment control being asked for under this application deal only with the site stripping and grading that has been proposed under this application. The overall stormwater management plan for the subdivision is currently under review with County Engineering. There are several conditions of the subdivision approval that are independent of this stripping and grading permit. The Applicant/Owner is required to enter into a Development Agreement with the County for the subdivision development.

There has been some tree clearing occurring this spring/summer. The County does not regulate any tree clearing on private lands.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Justin Rebello”

Supervisor
 Planning and Development Services

WV/lt

PLANNING

TO:	Staff Report	DIVISION: 4
DATE:	June 28, 2022	APPLICATION: PRDP20222835
FILE:	06714003 and 06714021	
SUBJECT:	Single lot regrading / Discretionary use, with no Variances	

APPLICATION: Single lot regrading (stripping and grading) for Silerhorn Phases 2 and 3.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Township Road 262, and approximately 0.81 km (0.50 mile) east of SEC Highway 766

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020 (LUB).

EXECUTIVE SUMMARY: The Applicant/Owner is proposing to strip and grade portions of the parcels for future roadways and a small area for the stormwater management in support of the Silverhorn Phases 2 and 3 subdivision. There is no planned or proposed grading of any future residential lots, at this time. The Applicant/Owner has provided several technical documents in support of the application, including a cut-fill plan, erosion and sediment control plan, stormwater catchment area plan and a stormwater management report.

The Silverhorn Development Conceptual Scheme was approved on July 28, 2009, and the Silverhorn subdivision was approved under subdivision PL20150071. That approval created 43 residential lots within two phases. April 21, 2022, PL20210165 was approved by the Municipal Planning Commission and that approval granted authorization for the remaining areas of the Silverhorn subdivision to be completed in three smaller phases: Phase 2 will create 20 residential lots, Phase 3 will create 13 residential lots and Phase 4 will create 10 residential lots and a \pm 2.50 hectare (6.17 acres) municipal reserve (MR) lot.

This application deals only with the stripping and grading for proposed, future roadways and a small area for future stormwater pond areas. The development of future residential lots and the subdivision, in general, are covered under separate approval, PL20210165. That subdivision approval requires several conditions to be met and also for the Applicant/Owner to enter into a Development Agreement with the County. The overall subdivision stormwater management plan has been submitted and is currently being reviewed by County Engineering, in relation to the subdivision PL20210165.

This application proposes the stripping and grading of approximately 8.01 hectares (19.80 acres), as per drawings CF3.0 and CF3.1, dated May 2022.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the submitted application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020; • Bearspaw Area Structure Plan; and • Silverhorn Conceptual Scheme. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None submitted
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • 273: Site stripping, filling, excavation, grading and re-contouring 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Development Authority

Located with Bearspaw Area Structure Plan and the Silverhorn Conceptual Scheme. Neither of these documents refers directly to site stripping and grading. The actual subdivision is approved, PL20210165 and the aforementioned plans deal with some items that are related to subdivision (overall stormwater management and open spaces, in particular) but are not part of this application as this application is for site stripping and grading only.

The total area of the two parcels is 50.85 hectares (125.66 acres), 28.64 hectares (70.76 acres) for 06714021 and 22.22 hectares (54.90 acres) for 06714003.

Section 273: Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

Application is for site stripping and grading of proposed future roadways for Silverhorn Phases 2 and 3. The total area, as per drawings CF3.0 and CF3.1, dated May 2022, shows the areas that are being proposed to be stripped and graded. A total area of approximately 8.01 hectares (19.80 acres) is proposed to be graded.

Subdivision application PL20210165 was approved on April 21, 2022; which changed the phasing of the subdivision development. The original approval was PL20150071, approved on November 8, 2016.

Application has been referred to internal/external agencies. Comments are incorporated into the condition set.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as the proposed development requires no variances and meets the requirements of Land Use Bylaw, C-8000-2020.

Respectfully submitted,

Wayne Van Dijk
Development Officer
WVD



ROCKY VIEW COUNTY

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Application Information

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. That the stripping and grading, (rough grading) may commence on the subject parcel, in accordance with the submitted application and drawings [Drawing Number CF 3.1, CF3.2, Sections Sheets 1, 2 & 3, CF3.0 dated May 2022; ESC01A, ESC01B dated March 2022]
 - i. Total area of approximately 9.76 hectares (20.60 acres),

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, construction practices, waste management, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.
3. 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, addressing the necessary improvements to be implemented on the subject land to support the proposed stripping and grading and to address the potential for adverse impacts to the neighboring properties, in accordance with the County's Servicing Standards
4. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) Report, prepared by a qualified professional, in accordance with Section 1200 of the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
6. That prior to release of this permit, the Applicant/Owner shall submit proof of liability insurance, in the amount of \$5,000,000 with the County named as additional insured, as per County Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if permits or Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

8. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
9. That the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.94 ft.) in depth were placed in accordance with the Cut-Fill Plan, dated May 2022, as accepted by the County.
10. That no native topsoil shall be removed from the site and that the Applicant/Owner shall not screen and sell the excess topsoil without written consent from the County.

11. That the fill shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
12. That upon completion of the proposed development or request of the County, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
13. That the Applicant/Owner shall ensure that all material 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.
14. That for any graded area that remains undeveloped or for any stockpiles, the proposed graded areas shall have a minimum of six inches of topsoil placed on top, which shall then be seeded to native vegetation or landscaped, in accordance with the County's Servicing Standards.
15. 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 if at any time the removal/placement of the fill creates a visible dust problem, the handling of the fill shall cease immediately until remedial measures are taken.
16. That the Applicant/Owner shall ensure that water trucks be available at all times to control dust blowing from the site onto adjacent properties and roadways.
17. That no stormwater, from the subject lands, shall be released offsite or towards County Infrastructure without an offsite pumping permit from the County.
18. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
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 conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
21. That if the development authorized by this Development Permit is not completed within 12 months of the permit issue date, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
22. That if this Development Permit is not issued by **December 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

- That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) and Road Use Agreement Bylaw (C-8065-2020) at all times.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the approved Weed Management Plan and with the *Alberta Weed Control Act* [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining all required Alberta Environment and Parks (AEP) approvals should the proposed development have a direct impact on any wetlands.
 - ii. That the Applicant/Owner is not permitted to disturb any wetland areas until *Water Act* approvals are received.
 - iii. That the Applicant/Owner shall submit the County with copies of the *Water Act* approvals from Alberta Environment and Parks, once issued.

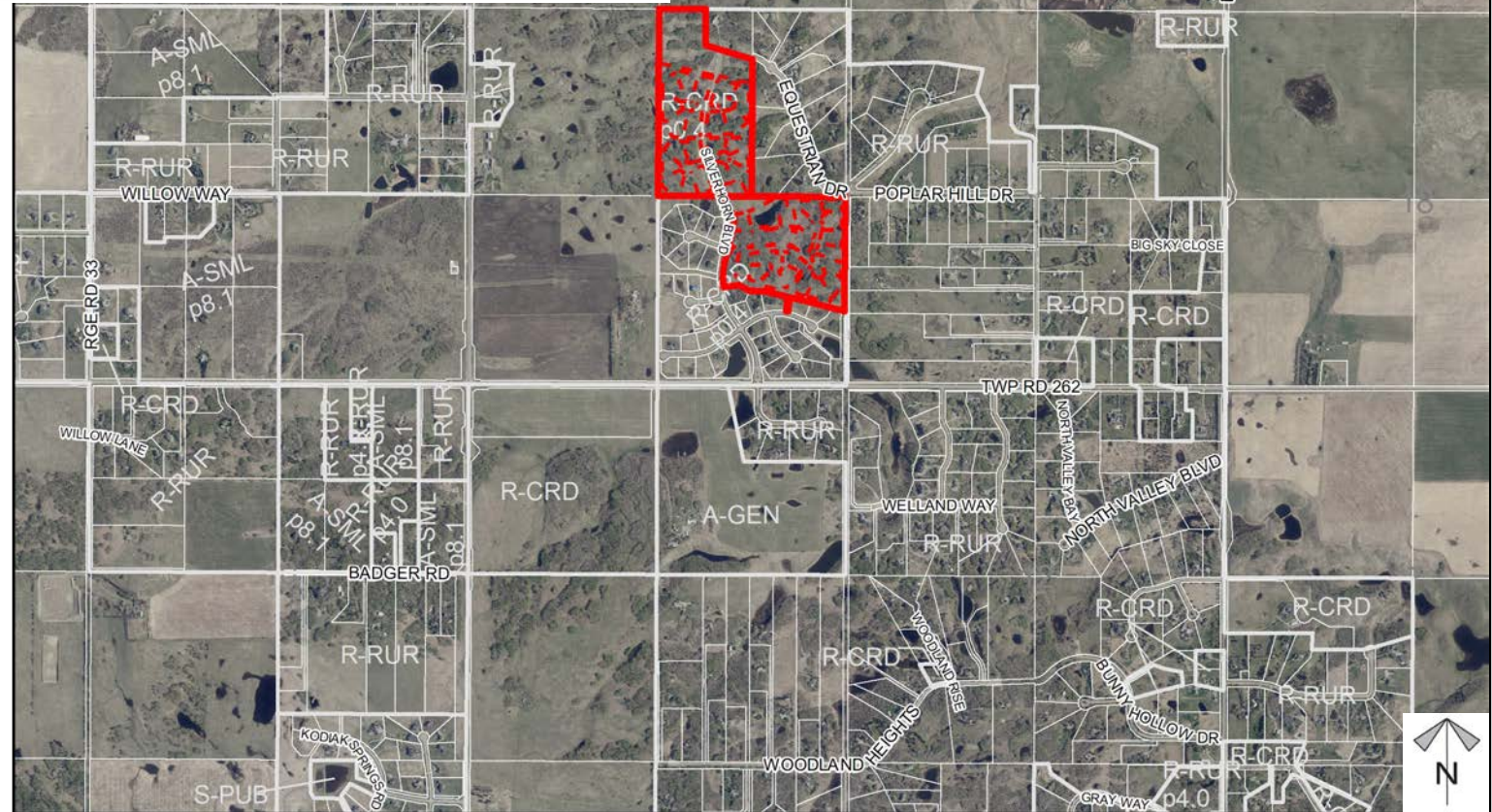
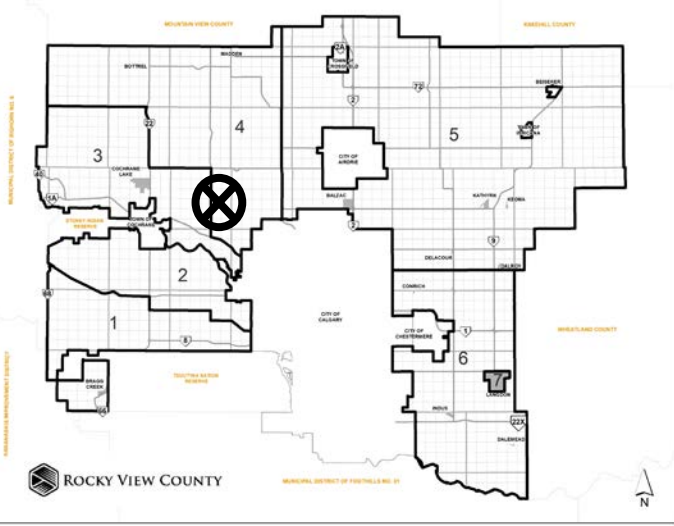
ATTACHMENT 'B': APPLICATION INFORMATION

APPLICANT: IBI Group (Michael Slattery)	OWNER: Silverhorn Inc.
DATE APPLICATION RECEIVED: March 9, 2022	DATE DEEMED COMPLETE: March 24, 2022
GROSS AREA: ± 50.85 hectares (± 125.66 acres)	LEGAL DESCRIPTION: SE-14-26-03-05, NE-14-26-03-05
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: Planning <ul style="list-style-type: none"> • PL20210165 approved on April 21, 2022. Subdivision approval that changed the phases of the Silverhorn subdivision into three different phases: <ul style="list-style-type: none"> ▪ Phase 2: To create 20 residential lots, three public utility lots, and a ± 4.98 hectare (± 12.31 acre) municipal reserve lot; ▪ Phase 3: To create 13 residential lots and a ± 1.30 hectare (± 3.21 acre) municipal reserve lot; ▪ Phase 4: To create 10 residential lots and a ± 2.49 hectare (± 6.17 acre) municipal reserve lot. • PL20150071: approved November 8, 2016. Subdivision Authority approved Silverhorn Phase 2 (to create 43 residential lots, two municipal reserve lots and two public utility lots. The subdivision has not been endorsed. • 2008-RV-105: June 1, 2010: Subdivision Authority approved Silverhorn Phase 1 to create 36 residential lots, five municipal reserve lots, and four public utility lots. The subdivision was registered in Plan 1510793. • 2008-RV-050: September 22, 2009: Council adopted the Silverhorn Residential District (R-S), to provide the appropriate land use District for the subdivision and development of the Silverhorn community. • 2008-RV-104: July 28, 2009: Council adopted the Silverhorn Conceptual Scheme (to provide a policy framework to guide future residential development on the subject lands). Development <ul style="list-style-type: none"> • 2011-DP14522: approved September 11, 2012: stripping and grading of Phase 1. 	

Location & Context

Development Proposal

Stripping, grading, and excavation for Silverhorn Subdivision (Phase 2 & 3)

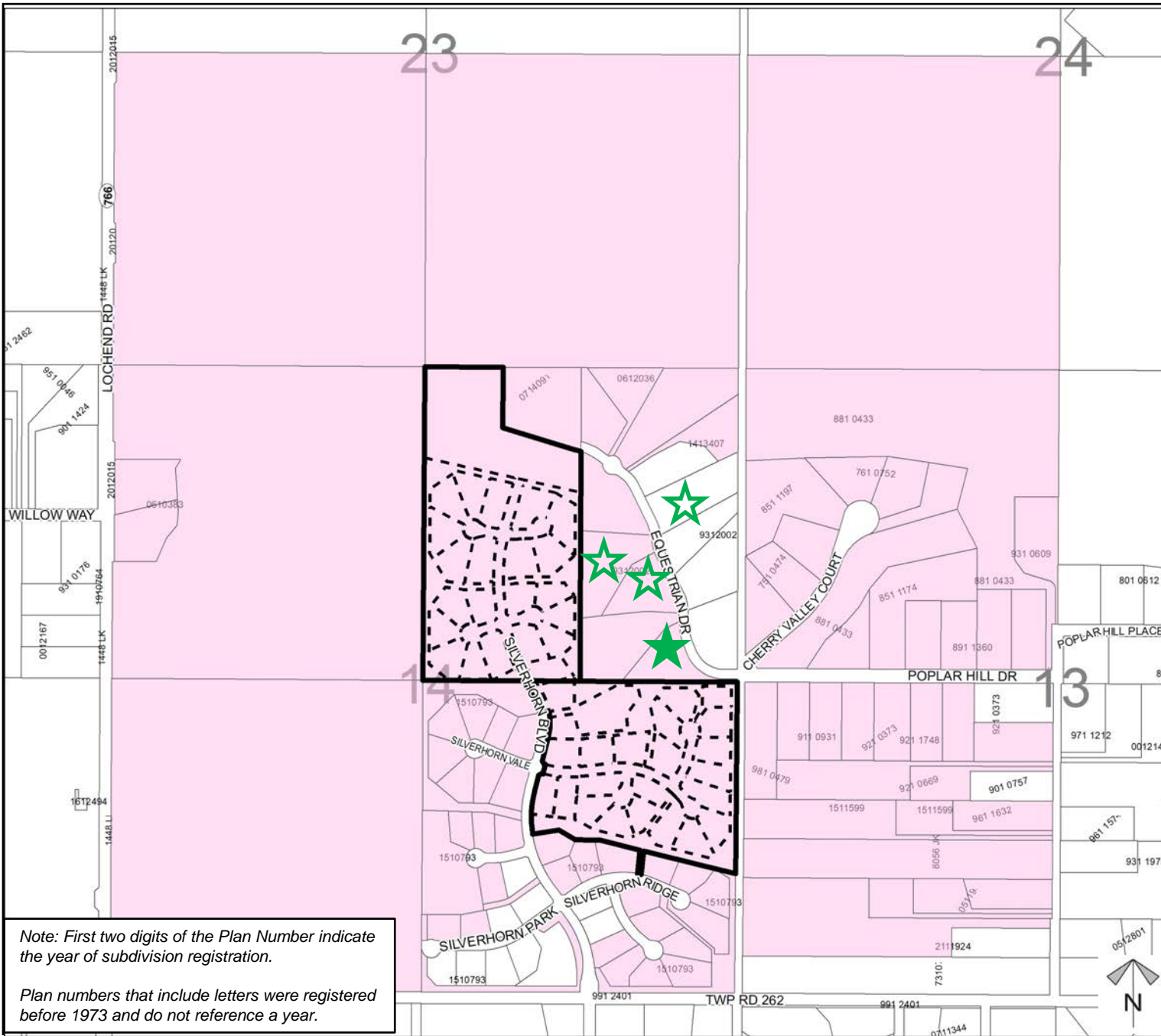


Division: 4
Roll: 06714003 & 06714021
File: PRDP20221194
Printed: June 23 2022
Legal: Portions of NE/SE-14-26-03-W05M




Landowner Circulation Area

Development Proposal

Stripping, grading, and excavation for Silverhorn Subdivision (Phase 2 & 3)



Legend

- Support 
- Not Support 
- Appellant 

Note: First two digits of the Plan Number indicate the year of subdivision registration.

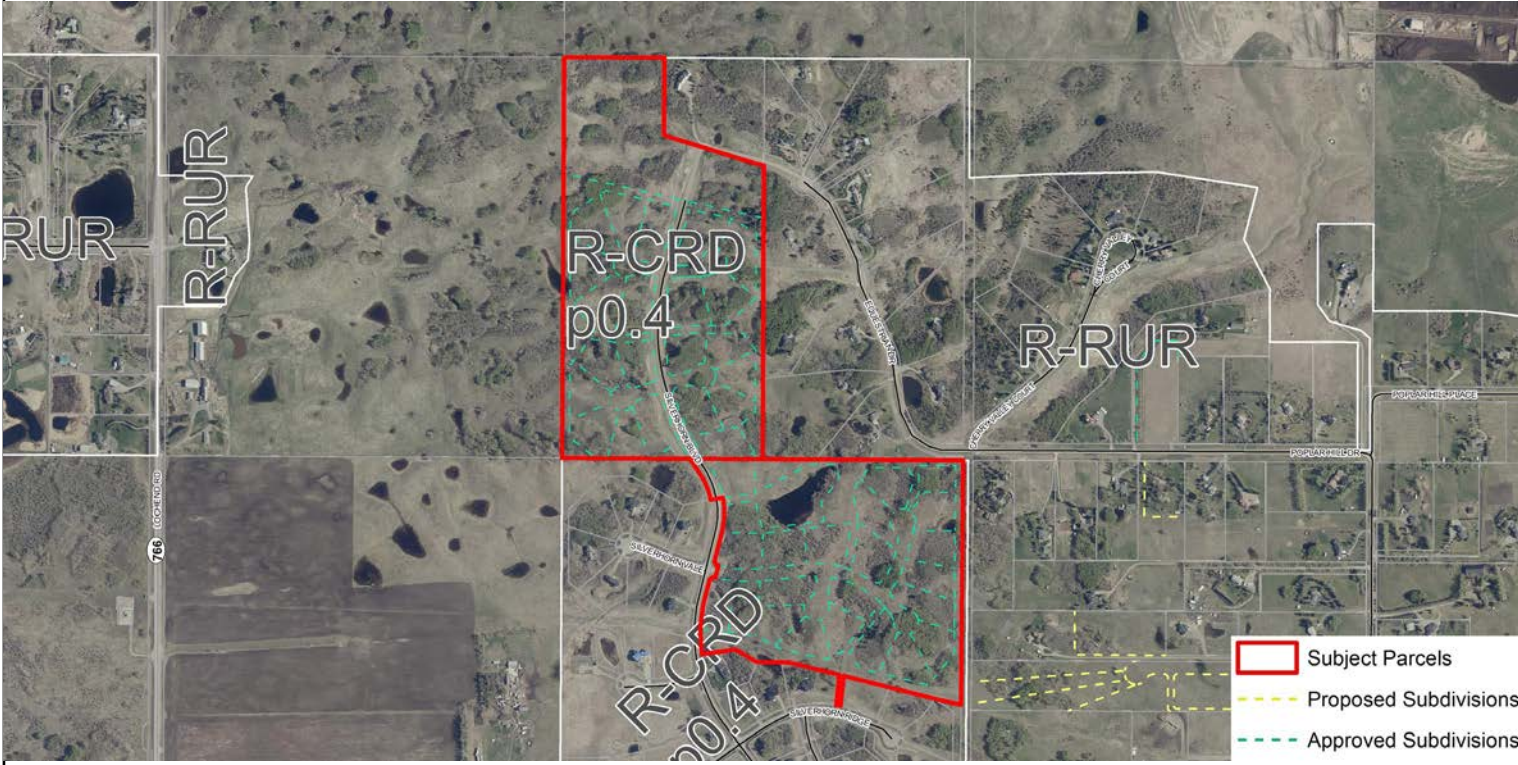
Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 4
 Roll: 06714003 & 06714021
 File: PRDP20221194
 Printed: June 23 2022
 Legal: Portions of NE/SE-14-26-03-W05M

Aerial Imagery

Development Proposal

Stripping, grading, and excavation for Silverhorn Subdivision (Phase 2 & 3)

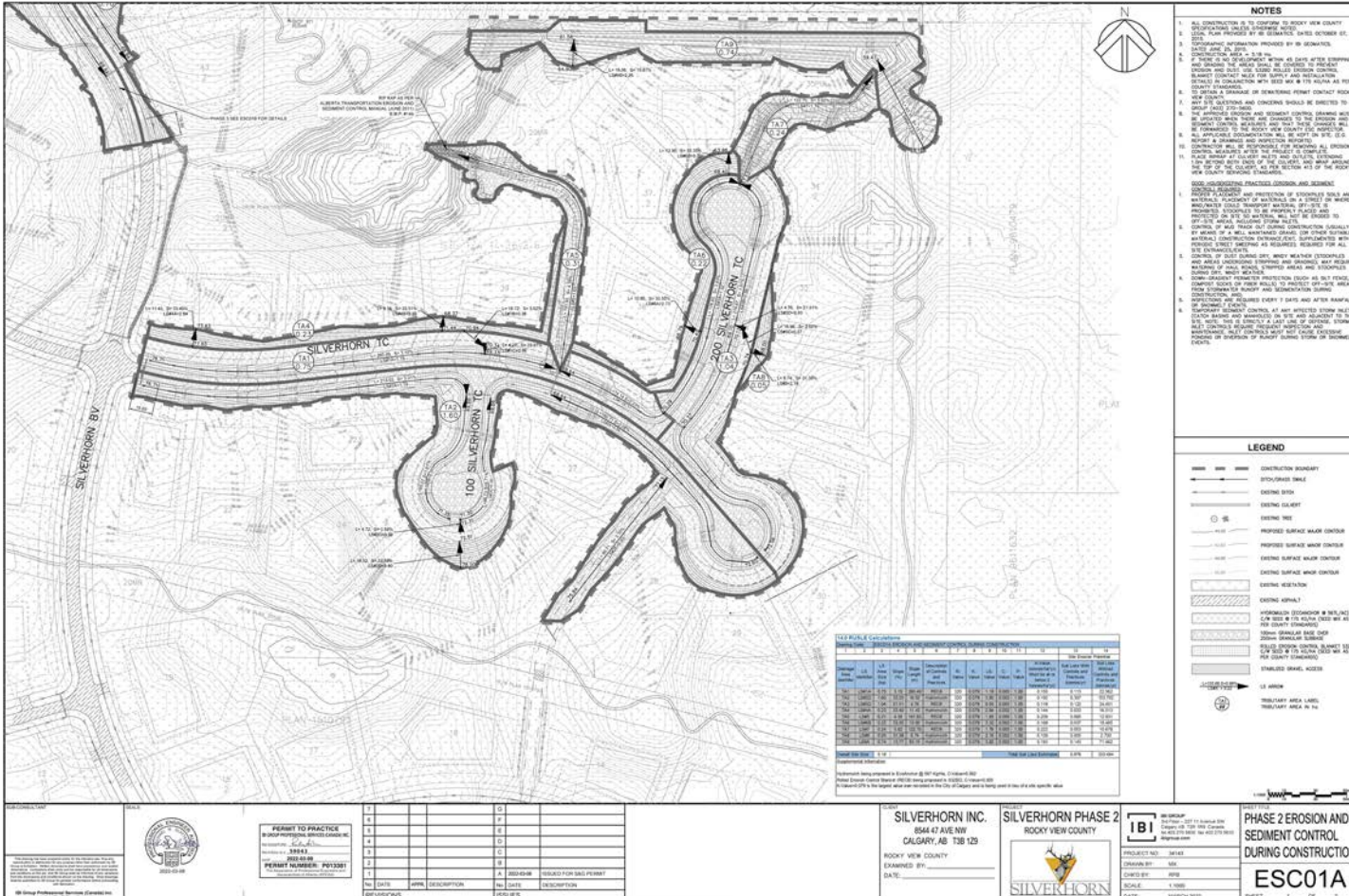


Division: 4
Roll: 06714003 & 06714021
File: PRDP20221194
Printed: June 23 2022
Legal: Portions of NE/SE-14-26-03-W05M

Site Plan

Development Proposal

Stripping, grading, and excavation for Silverhorn Subdivision (Phase 2 & 3)



NOTES

1. ALL CONSTRUCTION IS TO COMPLY TO ROCKY VIEW COUNTY SPECIFICATIONS AND APPROVED AS PER SPECIFICATIONS AND REQUIREMENTS.
2. CONSTRUCTION SHALL BE 3-5 M.
3. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
4. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
5. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
11. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
12. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
13. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
14. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
15. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
16. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
17. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
18. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
19. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
20. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
21. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
22. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
23. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
24. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
25. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
26. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
27. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
28. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
29. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
30. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
31. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
32. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
33. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
34. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
35. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
36. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
37. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
38. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
39. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
40. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
41. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
42. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
43. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
44. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
45. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
46. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
47. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
48. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
49. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
50. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
51. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
52. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
53. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
54. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
55. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
56. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
57. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
58. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
59. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
60. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
61. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
62. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
63. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
64. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
65. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
66. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
67. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
68. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
69. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
70. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
71. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
72. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
73. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
74. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
75. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
76. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
77. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
78. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
79. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
80. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
81. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
82. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
83. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
84. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
85. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
86. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
87. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
88. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
89. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
90. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
91. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
92. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
93. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
94. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
95. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
96. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
97. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
98. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
99. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.
100. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS AFTER STARTING.

LEGEND

- CONSTRUCTION BOUNDARY
- EXISTING DRAINAGE
- EXISTING DITCH
- EXISTING DRAINAGE
- PROPOSED SURFACE WATER CONTOUR
- EXISTING SURFACE WATER CONTOUR
- EXISTING SURFACE WATER CONTOUR
- EXISTING SURFACE WATER CONTOUR
- EXISTING VEGETATION
- EXISTING ASPHALT
- HYDROLOGICAL (CONTOUR & INFLUENCE) LOW FLOOD (1% CHANCE FLOOD) AS PER COUNTY SPECIFICATIONS
- 100mm GRANULAR BASE COURSE
- 150mm GRANULAR BASE COURSE
- STABLE DRAINAGE CONTROL (SLOTTED) PER COUNTY SPECIFICATIONS
- STABILIZED SOILS (SLOTTED)
- 10% ASPHALT
- TRIBUTARY AREA LABEL
- TRIBUTARY AREA IN %



PERMIT TO PRACTICE
Professional Development
No. 12345
PERMIT NUMBER: P20221194

No.	DATE	BY	DESCRIPTION	No.	DATE	DESCRIPTION
1				1		
2				2		
3				3		
4				4		
5				5		
6				6		
7				7		
8				8		
9				9		
10				10		

SILVERHORN INC.
8544 47 AVE NW
CALGARY, AB T2B 1Z3

ROCKY VIEW COUNTY
EXAMINED BY: _____
DATE: _____

SILVERHORN PHASE 2
ROCKY VIEW COUNTY

IBI GROUP
1000 15th Avenue SW
Calgary, AB T2M 0K6
Tel: 403.243.8888
www.ibigroup.com

PROJECT NO.: 2022-01
DRAWN BY: _____
CHECKED BY: _____
SCALE: 1:1000
DATE: MARCH 2022

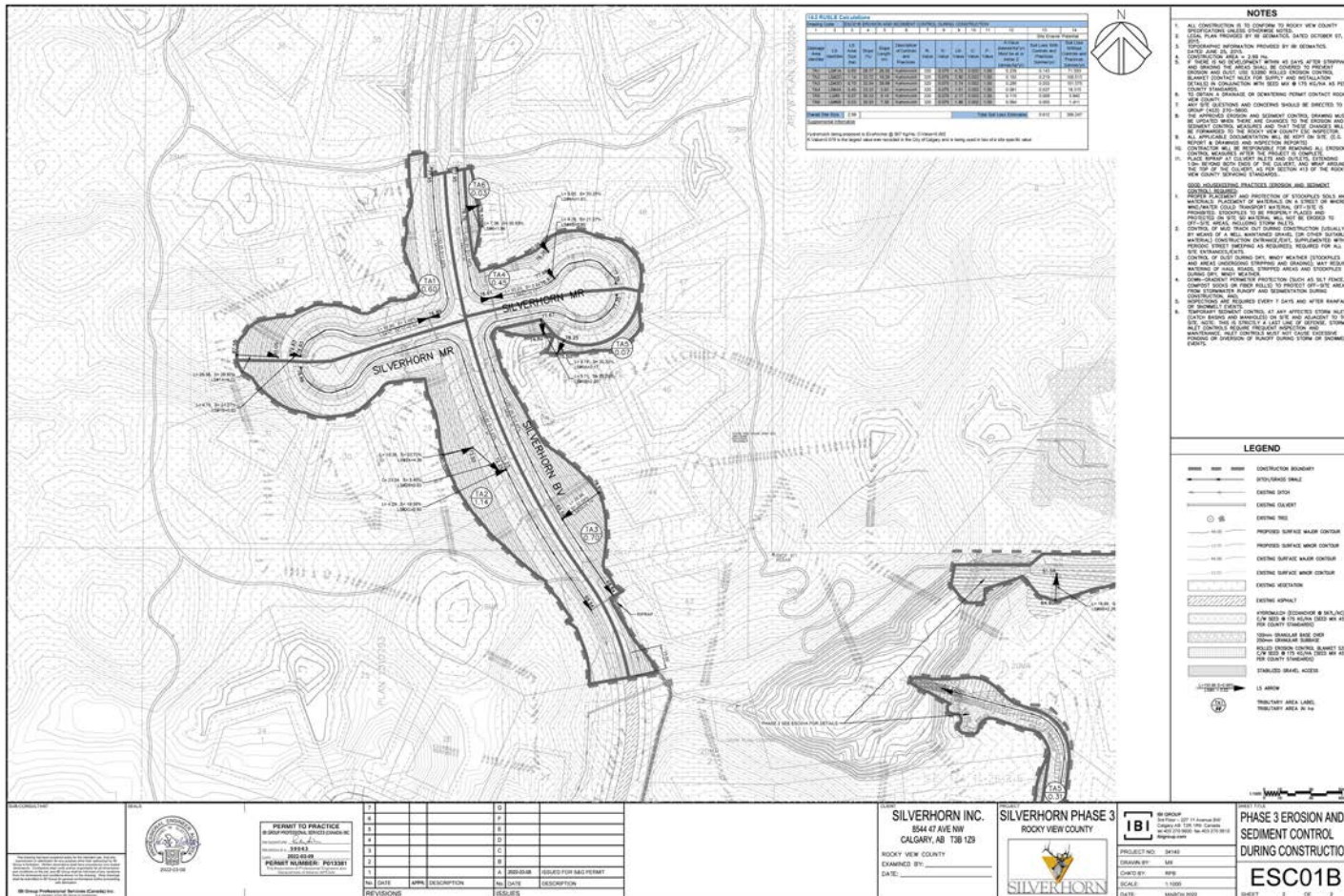
PHASE 2 EROSION AND
SEDIMENT CONTROL
DURING CONSTRUCTION
ESC01A

Division: 4
Roll: 06714003 & 06714021
File: PRDP20221194
Printed: June 23 2022
Legal: Portions of NE/SE-14-26-03-W05M

Site Plan

Development Proposal

Stripping, grading, and excavation for Silverhorn Subdivision (Phase 2 & 3)



Division: 4
Roll: 06714003 & 06714021
File: PRDP20221194
Printed: June 23 2022
Legal: Portions of NE/SE-14-26-03-W05M



Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Shauna Hansen			
Mailing Address 19 Equestrian Drive	Municipality Rocky View	Province alberta	Postal Code T3R1C9

Site Information	
Municipal Address unavailable	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) SE 14-26-03-05, NE 14-26-03-05
Property Roll # 06714003,06714021	Development Permit, Subdivision Application, or Enforcement Order # PRDP20221194

I am appealing: (check one box only)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>See attached document</p> <div style="text-align: center;"> </div>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FCIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

July 15, 2022
 Date

Appellant's Signature

REASONS FOR APPEAL

OVERVIEW:

The original Silverhorn Design Plans provided in connection with the Applicant's development permit application differ significantly from the currently-proposed design plans¹. The original plans for the area adjacent to my property and the Equestrian Trail riding trail (which is utilized by 12 acreages in Equestrian Estates along with the neighboring community) ALWAYS showed a large buffer of trees retained against the property lines.

See Attachment A.

My Request: The County's analysis of the Applicant's application should take into account the importance of the buffer and if the application is to proceed, the County should (i) impose a condition on the Applicant to ensure that a suitable buffer is in-place as well as any additional mitigation to prevent reoccurring flooding and (ii) ensure that the Applicant adequately addresses flood mitigation.

Current Situation: As of early May 2022, the land has been altered and all the trees and brush at the entrance to the Equestrian Estates community, along Equestrian Trail and my property have been stripped and removed. Hundreds of trees have been removed right up to my property line. I understand that many residents contacted the Rocky View County (the "County" or "RVC"), and nothing was done to stop this stripping and large amount of earth moving. Previous these concerns were discussed in more detail with management at Silverhorn on more than one occasion prior to the activity and then itemized in a letter sent to RVC with Silverhorn in copy.

See Attachment B.

I tried to further contact Silverhorn to discuss my concerns when the tree removal started, but my email was never returned.

An engineer, Steve Altena from RVC came to my property on May 6th, 2022 and met with me and a group of neighbors. He could not tell us what the plans were for the area stripped or why it was stripped. As of date, we still have not received any clarity as to the reason for the removal of trees.

See Attachment pictures 1, 2, 3, 4.

Importance of Buffer: The retained buffer is important for three reasons: (1) it reduces the risk of overland flooding; (2) it helps to ensure safety of horse and riders by preventing horses from being spooked by increased traffic and activity; (3) it helps to preserve the property value and aesthetics of Equestrian Trail and the neighboring properties (including those within the Silverhorn development). Each of these concerns is discussed further below.

MY CONCERNS

1. Concerns for RE-flooding.

My property was flooded out as a result of Silverhorn's actions on two occasions:

¹ As seen on the Silverhorn website: <http://ibiengage.com/silverhorn/>.

- In 2013, my property was flooded due to water being pumped and diverted towards me; and
- In 2020, my property was flooded due to a berm built and installed by Silverhorn that failed.

Each of these flooding events resulted in countless hours spent around the clock for weeks pumping water off my property, time away from work and significant dollars in damages. I have summarized some further details below.

See pictures of 2013 flooding.

In 2020 the berm constructed by Silverhorn (at the request of RVC Counselor Al Sacuta after he witnessed the flooding devastation at my property) started to leak water which then subsequently flooded my property.

- The flooding was so severe the Equestrian Trail adjacent to my property had to be closed-off to access for walking and riding for the ENTIRE Summer and Fall of 2020 due to the high risk of injury/drowning.
- I had to pump around the clock in order to remove water from my property to try to minimize long-term damage. Nonetheless, I lost approximately 25 % of my pastureland due to standing water on it for several months. My horses had to be transferred to and maintained in another area to avoid injury from the mud and floodwaters.
- Although many complaints were sent into the County by residents, no remediation or restorative action was taken.

See Attachment of Flood pictures 2020 (pictures of entrance and trail closed, flooded field, leaking berm).

The County would not assist me in dealing with the flooding or dealing with the developer on their nonfunctioning water management plan. At my own expense, I hired Richard Jones, a lawyer specializing in environmental law dealing with land development, irrigation, and water rights. He guided me through dealing with all parties and involving the provincial government. When Ken Nowosiad of Alberta Environment and Parks (Dam Safety) saw the pictures of the failed berm and flow of water to my property, he drove to my property from Edmonton the same day. He was concerned given how significant of a body of water was being held against my property.

Within days, Randy Sweeney, a Government of Alberta Environment Protection Officer surveyed the situation on two occasions and to my knowledge, provided his report to the County and Silverhorn. The entire situation was found to be unacceptable and the berm had to be rebuilt at taxpayers' expense. I expect that it was over \$40,000.00. Until the provincial government was involved, the County failed to act or assist me.

I do not trust that I will not be flooded again if more grading and stripping continues and I have no assurances that the proposed water management plan is the most suitable one for our area. In particular, I note that the "Stormwater Management Plan" provided on the Silverhorn website² indicates that the stormwater escape routes and overland flooding paths will be directed towards Equestrian Drive and the Equestrian Trail – potentially risking future flooding of my property, neighboring properties, and these transportation areas. It is also unclear who developed the plan, how it was

² As seen on the Silverhorn website: <http://ibiengage.com/silverhorn/maps.php?m=5>

developed, and whether the plan was informed by stormwater best practices or techniques, as recognized by the Government of Alberta and industry.

2. Safety of Horses and Riders.

The safety of Equestrian Trail was compromised in 2013 and 2020 because of flooding. Now all the trees have been stripped. In places, the barbed wire fence lining the trail has been damaged because of the trees being plowed down. The implications of this are set out below:

- The foundation of Equestrian Estates is as a riding and walking community where private land is shared for each other's benefit and enjoyment. The equestrian community is why I purchased my property and why I always have two horse living on the property. Everyone in the community has similar interest in the equestrian and outdoor lifestyle.
- Horses are powerful animals and are subject to quick and unexpected movements, particularly when spooked by neighboring traffic, construction activity or other unexpected sounds or stimuli. Not having a buffer of trees creates high likelihood of injury – both to horse and rider, but also anyone else in the vicinity, including pedestrians, other animals, and vehicle traffic. Further grading could make it even more dangerous.
- In addition, my horses graze on the portion of the Equestrian Trail which is on my property, but this is no longer safe with the fence broken in parts, as they could escape or be injured.

3. Property Value and Beauty.

The neighborhood has been de-valued because of the flooding and tree-removal, as set out below:

- In June 2020 when the flooding started again, I contacted the RVC tax assessment office. Assessor Byron Halbersma visited my property. He saw the flooding and immediately asked if Al Hogan had been contacted. I said I was trying to make head way with the County but had been unsuccessful to that date. He said he felt my property was un-sellable. My taxes since then have been reduced from nearly \$5000 per year to \$3200.
- The aesthetics of the front entrance of our community are in peril. All residents take great pride in their properties, both for their own enjoyment, that of visitors and guests. Our entrance has always been well-maintained and is a key feature to driving onto Equestrian Drive.

CONCLUSION

Since 2013, I have had to fight a battle to protect my property, my home, my neighborhood and to ensure the safety of my horses. I have been let down repeatedly by a system that should be in place to protect taxpayers, the community and home owners. The grading and tree removal activity has severely and negatively impacted the landscape and compromised the buffer. This was a beautiful area that was never to be touched according to the original plans presented and promised by Silverhorn. If the Country approves the Applicant's application for additional stripping and grading, it should ensure that conditions are imposed to ensure that a suitable buffer is in-place and that flood mitigation is addressed. While I recognize that it will be difficult to restore the land to represent what the area has stood for going on 30 years, there must be some rehabilitation and flood mitigation planning to address the concerns I have raised above.

Thank you for considering my concerns.

~~XX~~
Plan always presented



S. Hansen Lot

Trees to be retained
- ALL gone
May/2022

March 2, 2009

Municipal District of Rocky View
Planning Services
(Stephen Pearce)
911 – 32nd Avenue N.E.
Calgary, Alberta T2E6X6

**Re: Application number 2008 – RV104 (Conceptual Scheme)
2008 – RV050 (Redesignation)**

File # 06714001/003/21

'Silverhorn' development by McKinley Masters

cc. Mark Kwasnicki, Ken Hubert.

Dear Mr. Pearce,

Thank you for your notification requesting feedback on the above land development proposal.

My property, and that of several other individuals could be adversely affected by this proposed development if some changes are not instigated.

I have four concerns at this time that I require your feedback and response on:


- 1) *Storm water management*
- 2) *Restrictive Covenant requirements*
- 3) *Safety of riders and horses along with preservation of the unique 'Equestrian Trail' that surrounds the Equestrian Estates development*
- 4) *Plans to offset increased potential for residential and grass fires. (Not a direct responsibility of the Silverhorn development).*

1) **Storm Water Management (Pond 'A')**

The current topographical maps indicate minimal elevation difference between pond A and our property. The potential for damaging flooding to our property is very real. Suggested development plans would exacerbate this further if not modified properly while maintaining the integrity of the area.

Solutions as per discussions with Mark Kwasnicki and Ken Hubert on March 2, 2009 are as follows:

There are two-storm water management ponds proposed that would border right on the edge of Equestrian Estates. The expectation is to use the existing natural water basins. The larger pond would be restrained by a rock/soil earthen berm paralleling the North border of the development. It would need to be only six or eight feet high and



would be covered over by natural grasses and shrubs to become almost invisible. The second catch basin is located in the North East corner of the development and is predicated on a second naturally occurring water basin. These two bodies of water are now separated by a tree-covered hill approximately fifty feet high. In order to conjoin these two water basins and still retain the integrity of the tree-covered hill, Mark Kwasnicki promptly suggested '*directional drilling*' as the most benign method to achieve the joining without having to channel a fifty foot deep trench and ditch through the hill surface. The hill, which now comprises fully half of my view from my yard, can remain untouched. We appreciate this creative solution, which allows the hard-scape and trees to remain unmolested and protects the raw beauty of the land.

2) Restrictive Covenant Requirements

It is in the best interests of the residents of Equestrian Estates as well as the residents of Silverhorn to protect the ecology of this area and the environment that is home to a multitude of wild life and plant species. Without suitable preservation of wild life and plant life, the value and aesthetics of the area is severely compromised for both parties.

In order to retain existing aspen growths and as much 'natural' landscape as possible between the Silverhorn proposal and the existing Equestrian Estates, Mark, Ken and I agreed on a provision that would see a minimum 200 foot 'restrictive covenant' placed on the back areas of the Silverhorn properties. Where possible, I would expect that this could be increased to 250 feet if necessary to save more of the treed landscape – in order to protect current wild life habitats and ecologically sensitive areas. Building envelopes could be adjusted on each of the Silverhorn lots to accommodate this need.

3) Safety of riders and horses along with preservation of the *UNIQUE* Equestrian Trail that forms the cornerstone of the Equestrian Estates development.

This is a critical concern of every horse rider in Equestrian Estates and area. We bought our property here because of this horse-trail feature surrounding all of the Equestrian Estates development. It is the defining feature of Equestrian Estates and is highly valued. This trail alone is what separates our equine-themed living from every other average acreage development in the surrounding area.

As people move into Silverhorn with their children and dogs, there naturally exists the potential of people thinking the horse trail is a nature walk or a path for use with quads, bikes, toboggans, etc. Children or dogs making a sudden noise or appearance on the trail could lead to disastrous results for themselves and/or the horse rider.

It is of critical importance that everyone involved with Silverhorn understand a basic behaviorism of horses. They spook easily. A spooked horse can quickly rear up, spin sideways and even end up on it's back as it attempts to evade any sudden disruption in its

path. This could easily cause severe injury or even death to the rider and the person who created the disruption.

The Equestrian Trail is a 'private use' facility and we must, at all costs, prevent stray dogs and children from sudden appearances on the trail.

The best way to prevent a disastrous event of a 'spooked' horse by a person or animal is to fence off the back of the Silverhorn lots that border on the Equestrian Trail.

When I discussed this crucial issue with Mark Kwasnicki and Ken Hubert (March 2, 2009) they promptly agreed to an effective fence that would keep out children and dogs while allowing deer to continue migrating through the area. The fencing would be low height, low visibility and offer minimal esthetic intrusion.

4) Plan for installation of a Fire Hall given the increasing density of the Bearspaw area and increased potential for residential and grass fires.

I would very much appreciate reviewing the current plans for dealing with fire issues in the Bearspaw developmental area. I feel there is a real need for an improved Fire Response capability to combat potential disaster due to long wait times for emergency services.

These are the current and most important concerns I have with the Silverhorn development. I want to add that I appreciate the fact that it will be McKinley Masters that will develop this property. I have high expectations of the excellent quality and design integrity that they are capable of incorporating into the Silverhorn residences.

On a final note – Mr Kwasnicki and Mr. Hubert are both to be commended for their openness and understanding toward my concerns as well as their willingness to make adjustments to the issues outlined in this letter.

I look forward to hearing from you and McKinley Masters as soon as possible.

Sincerely,

Gary Hansen,

19 Equestrian Drive, Calgary, T3R 1C9

Picture from my front window of stripping next to my property line



Stripping right to the property line



Front entrance to Equestrian Estates that use to be all treed.



Picture of my horse paddock and riding trail adjacent to Silverhorn stripped of trees



S. Hansen Property

Still Flooded on entire side

Figure 1.

Silverhorn Property

Page1



FIGURE 2 FACING SILVERHORN
DAM FROM HANSEN'S LAND
FLOODED AREA ON HANSEN
PROPERTY SINCE APRIL. WATER
CONTINUES TO FLOW IN OCTOBER
NO RAIN IN 8 WEEKS

ALL OTHER AREAS IN THE DISTRICT
ARE DRY

Pond across the street, several feet lower than spring

figure 3

Page 2



Hansen Pond Oct 8th

Water remains at an all-time high for October, Usually 4 feet lower on water at this time of year



Entrance to my property having to be closed for safety reasons front and back for over 8 months.



Background information

Trail entrance (west side)



Figure 1. Entrance to the trail, looking west on Equestrian Estate Drive

Issues:

1. SW access to Equestrian Estate Recreational Trail blocked and not passable due to flooding by storm water flowing from Silverhorn to Equestrian Estates.
2. 19 Equestrian Drive and 28 Equestrian drive flooded for the same reason as point 1 above.
3. The developer started construction, including massive terrain modification back in the fall of 2012, without securing a downstream conveyance channel through Equestrian Estates and Cherry Valley. So far, most of the efforts in attempting to resolving these issues are being done by a few residents whose properties are directly impacted by this. Despite ongoing communications with Silverhorn and the M.D. since 2011, the solution proposed (such as installing a water pump in Silverhorn to redirect the water away from the trail and affected residents) and other mitigation efforts have not be made by Silverhorn to resolve the flooding hazard and situation. This has been a problem and safety hazard since 2012.
4. In addition to preventing residents from enjoying the recreational trails they should have access to, the fooding of the Equestrian Estate trail by Silverhorn represent a hazard to the residents and public, including drowning (especially for the youth of our community who explore these trails) and horseback riders falling due to their horses slipping.



Figure 2. Photo taken on **June 18 2013**, showing a drain installed by Silverhorn that channels storm water flow directly towards Equestrian Estate. This photo also highlights the level of erosion created by Silverhorn when they removed an extensive amount of trees and vegetation.



Figure 3. Photo taken on **May 3, 2014**, showing storm water coming from Silverhorn and causing flooding of one of the residents on 28 Equestrian Drive, completely immersing their fence line and flooding their basement. This increases the risk of flooding the M.D. road. Note that this fence line had never been flooded in such a manner before Silverhorn started construction in 2008, and we have not experienced the heavy spring rain yet. The situation is expected to get worse if Silverhorn does not take action to fix the problem they have created.

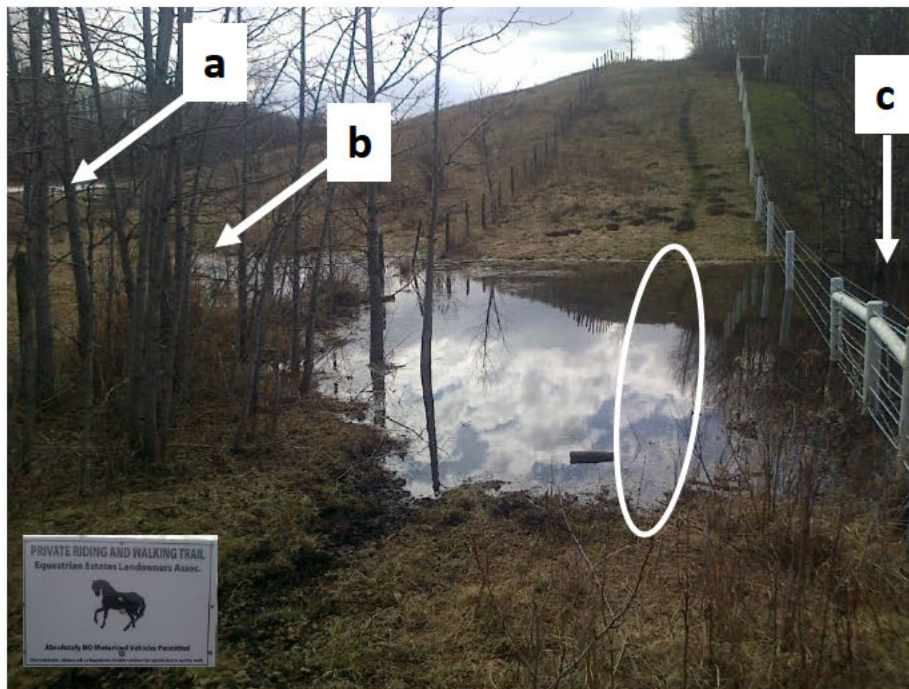


Figure 4. Photo taken on **May 1, 2014**, showing storm water flowing from Silverhorn (points a and b) towards a nearby Equestrian Estate resident (point c), completely immersing their fence line, and accumulating over 4 feet of water in the lower point of the trails (oval), blocking the southwest access of the trail. This trail is enjoyed by many residents of this neighborhood as a hiking and equestrian trail. **The same observation was made in May and June 2013, during snow melts (before the June 21 major flooding event).** Such flooding of the trail had never been experienced by the residents before Silverhorn started construction. Note that this photo is taken in May 1, 2014, before significant spring rain, as occurred. The situation got worse in late May and June 2014, during the high rain season.

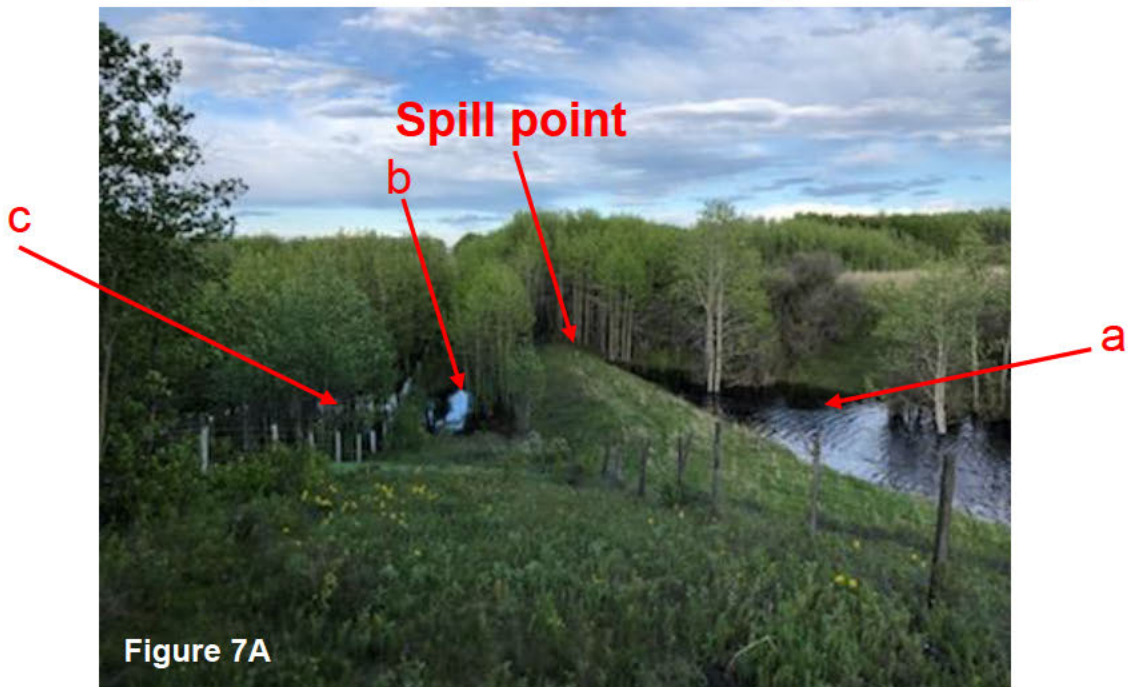


Figure 5. Photo taken on June 1, 2020, showing storm water flowing from Silverhorn (point a in Silverhorn to point b on Equestrian trail) towards a nearby Equestrian Estate resident (point c on Figure 6.), completely immersing their fence line, and accumulating over 4 feet of water in the lower point of the trails (oval), blocking the southwest access of the trail. This is evidence that the issues caused by Silverhorn due to the change in landscape has not been addressed properly yet, and is still an issue affecting all residents on Equestrian Estate and Poplar Hill Drive in 2020 (7 years after this problem was raised with the MD of Rockyview.)



Figure 6. Photo taken on June 1, 2020

June 2020 photo. SW access of the trail, photo looking east



June 2020 photo. SW access of the trail, photo looking south



Figure 7A and 7B. Photo taken on June 1, 2020, showing storm water flowing from Silverhorn (point a in Silverhorn to point b on Equestrian trail) towards a nearby Equestrian Estate resident at 19 Equestrian Estates (point c). This view shows the large body of water coming from Silverhorn. All long term residents living in this area can attest to the fact that prior to Silverhorn starting this development in 2009, this water body was a quarter of the size it is since after Silverhorn disrupted the landscape of their quarter section.



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 Issuance conditions (if listed) *must* be completed.**

NOTICE OF DECISION

IBI Group (Michael Slattery)
3rd Floor - 227 11 Ave SW
Calgary, AB T2R 1R9

Page 1 of 3

Tuesday, June 28, 2022

Roll: 06714003 and 06714021

RE: Development Permit #PRDP20221194

SE-14-26-03-W05M and NE-14-26-03-W05M

The Development Permit application for Stripping & Grading, for Silverhorn Subdivision (Phase 2 & 3) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the stripping and grading, (rough grading) may commence on the subject parcel, in accordance with the submitted application and drawings [Drawing Number CF 3.1, CF3.2, Sections Sheets 1, 2 & 3, CF3.0 dated May 2022; ESC01A, ESC01B dated March 2022]
 - i. Total area of approximately 9.76 hectares (20.60 acres),

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measure, construction practices, waste management, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.
3. 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, addressing the necessary improvements to be implemented on the subject land to support the proposed stripping and grading and to address the potential for adverse impacts to the neighboring properties, in accordance with the County's Servicing Standards
4. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) Report, prepared by a qualified professional, in accordance with Section 1200 of the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
6. That prior to release of this permit, the Applicant/Owner shall submit proof of liability insurance, in the amount of \$5,000,000 with the County named as additional insured, as per County Servicing Standards.



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

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

DEVELOPMENT PERMIT (Page 2 of 3) PRDP20221194

IBI Group (Michael Slattery)

7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if permits or Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

8. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
9. That the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.94 ft.) in depth were placed in accordance with the Cut-Fill Plan, dated May 2022, as accepted by the County.
10. That no native topsoil shall be removed from the site and that the Applicant/Owner shall not screen and sell the excess topsoil without written consent from the County.
11. That the fill shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
12. That upon completion of the proposed development or request of the County, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
13. That the Applicant/Owner shall ensure that all material 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.
14. That for any graded area that remains undeveloped or for any stockpiles, the proposed graded areas shall have a minimum of six inches of topsoil placed on top, which shall then be seeded to native vegetation or landscaped, in accordance with the County's Servicing Standards.
15. 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 if at any time the removal/placement of the fill creates a visible dust problem, the handling of the fill shall cease immediately until remedial measures are taken.
16. That the Applicant/Owner shall ensure that water trucks be available at all times to control dust blowing from the site onto adjacent properties and roadways.
17. That no stormwater, from the subject lands, shall be released offsite or towards County Infrastructure without an offsite pumping permit from the County.
18. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
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.



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

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

DEVELOPMENT PERMIT (Page 3 of 3) PRDP20221194

IBI Group (Michael Slattery)

20. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
21. That if the development authorized by this Development Permit is not completed within 12 months of the permit issue date, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
22. That if this Development Permit is not issued by **December 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) and Road Use Agreement Bylaw (C-8065-2020) at all times.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the approved Weed Management Plan and with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining all required Alberta Environment and Parks (AEP) approvals should the proposed development have a direct impact on any wetlands.
 - ii. That the Applicant/Owner is not permitted to disturb any wetland areas until *Water Act* approvals are received.
 - iii. That the Applicant/Owner shall submit the County with copies of the *Water Act* approvals from Alberta Environment and Parks, once issued.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 19, 2022**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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 Development Appeal Committee.

Regards,

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

THIS IS NOT A DEVELOPMENT PERMIT



DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221194
ROLL NO.	06714003, 06714021
RENEWAL OF	-
FEES PAID	
DATE OF RECEIPT	March 9, 2022

APPLICANT/OWNER

Applicant Name: Michael Slattery Email: michael.slattery@ibigroup.com

Business/Organization Name (if applicable): IBI Group on behalf of Silverhorn Inc.

Mailing Address: 3rd Floor - 227 11 Avenue SW, Calgary AB Postal Code: T2R 1R9

Telephone (Primary): 587-664-2347 Alternative:

Landowner Name(s) per title (if not the Applicant): Silverhorn Inc.

Business/Organization Name (if applicable):

Mailing Address: 8544 47 Ave NW, Calgary, AB Postal Code: T3B 1Z9

Telephone (Primary): 403-239-0602 Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: SE 1/4 Section: 14 Township: 26 Range: 03 West of: 5 Meridian Division: 4

All parts of : Block: Plan: Parcel Area (ac/ha):

Municipal Address: Land Use District: R-CRD (Residential, Country Residential)

APPLICATION FOR - List use and scope of work

Development Permit for Stripping and Grading for Country Residential Development.

Variance Rationale included: YES NO N/A DP Checklist Included: YES NO Name of RVC Staff Member Assisted:

SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) YES NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) YES NO
- c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>) YES NO
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) YES NO

AUTHORIZATION

I, MICHAEL SLATTERY (Full name in Block Capitals), hereby certify (initial below):

That I am the registered owner OR That I am authorized to act on the owner's behalf.

That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act.

Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature Michael Slattery

Landowner Signature _____

Date 08-Mar-2022

Date _____



STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221194
ROLL NO.	06714003, 06714021
DISTRICT	R-CRD (Residential, Country Residential)

DETAILS		APPLICATION FOR:
Total area of work (m ² / ft ² / ac.)	20.6 ac.	<input checked="" type="checkbox"/> Site Stripping <input type="checkbox"/> Fill
Length (m / ft.)	1600 m.	<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Re-contouring
Width (m / ft.)	45 m.	<input type="checkbox"/> Excavation (cut-to-fill) <input type="checkbox"/> Excavation (borrow areas)
Height (m / ft.)		<input type="checkbox"/> Construction of artificial waterbody (not including dugouts)
Volume (m ³ / ft ³ .)		<input checked="" type="checkbox"/> Stockpiling
Number of truckloads (approx.)	Volumes and areas provided on attached cut-fill plans.	<input type="checkbox"/> Other:
Slope factor (if applicable)		

DESCRIPTION OF WORK

Describe the purpose and intent of the work proposed (include cover letter for detailed description):
 Development Permit for Stripping and Grading for Country Residential Development.

Indicate the timing/duration of work (which shall not coincide with bird nesting seasons, as determined):
 June 1st start, August completion.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, other waterbodies etc.) if applicable:
 All stripping and grading activities will be carried out in accordance with the attached cut-fill plans, ESC plans and Staged Master Drainage Plan (SMDP). As described in the SMDP, the stormwater management system for this development has been designed as a low impact system that integrates with the natural drainage patterns as much as possible.

Confirm if proposed fill contains any rubble or hazardous substances:
 Proposed fill does not contain rubble or hazardous substances.

ADDITIONAL REQUIREMENTS, in addition to DP Checklist - General requirements

The following must be included with the application (select if provided):

- Pre-development and Post-development grading plans
- Other documents: Stormwater Management Plan, Fill Management Plan, Soil Quality Report may be required
- Cover letter shall address ALL of the following:**
 - Soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition (include this information on the Site/Grading Plan as necessary)
 - Traffic control plan
 - Weed Management Plan
 - Costs (anticipated) to reclaim the site
 - Methods to dust and erosion resulting from ongoing work

On the Site/Grading Plans:

- Dimensions and area(s) of excavation, fill, and/or grading
- Location of wetlands and watercourses and any ecologically sensitive features
- Location where the excavation, stripping, or grading is to be taking place
- Proposed access, haul routes, and haul activities

Applicant Signature Michael Slattery

Date 8/3/22



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - Digital copy of non-financial instruments/caveats registered on title
- LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- COVER LETTER, shall include:**
 - Proposed land use(s) and scope of work on the subject property
 - Detailed rationale for any variances requested
 - For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- SITE PLAN, shall include:**
 - Legal description and municipal address
 - North arrow
 - Property dimensions (all sides)
 - Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - Dimensions of all buildings/structures
 - Location and labels for existing/proposed approach(s)/access to property
 - Identify names of adjacent internal/municipal roads and highways
 - Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - Identify site slopes greater than 15% and distances from structures
 - Location and labels for easements and/or rights-of-way on title
- FLOOR PLANS/ELEVATIONS, shall include:**
 - Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - Indicate type of building/structure on floor plans and elevations
- COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): Stripping, Grading, and Excavation for subdivision | Land Use District: R-CRD (Residential, Country Residential)

Applicable ASP/CS/IDP/MSDP: Bears paw ASP, Silverhorn CS

Included within file: Information Sheet Parcel Summary Site Aerial Land Use Map Aerial Site Plan

NOTES:

Staff Signature: Jeevan Wareh



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0036 614 543	5;3;26;14;SE	151 082 225 +45

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 26
SECTION 14
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	9912401	0.416	1.03	
SUBDIVISION	1510793	42.114	104.07	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 121 111 946

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 082 225	25/03/2015	SUBDIVISION PLAN		

OWNERS

SILVERHORN INC.
OF 8544 47 AVE NW
CALGARY
ALBERTA T3B 1Z9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
3702IW	.	31/01/1964	PUBLIC UTILITIES BOARD ORDER IN FAVOUR OF - THE ALBERTA GAS TRUNK LINE CO LTD. AFFECTED PLAN: 355JK "4.64 ACRES, IN FAVOUR OF 26405"

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

151 082 225 +45

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
081 034 571	25/01/2008	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
121 228 430	04/09/2012	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 6606 MACLEOD TRAIL SW CALGARY ALBERTA T2H0K6 ORIGINAL PRINCIPAL AMOUNT: \$12,000,000
121 228 431	04/09/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. C/O MILLER THOMSON LLP 3000, 700-9 AVENUE SW CALGARY ALBERTA T2P3V4 AGENT - GLEN T PETERSON
121 228 432	04/09/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. C/O MILLER THOMSON LLP 3000, 700 - 9 AVE SW CALGARY ALBERTA AGENT - GLEN T PETERSON
131 145 457	20/06/2013	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
131 281 302	31/10/2013	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - 1674356 ALBERTA LTD. CAVEATOR - 1674358 ALBERTA LTD. CAVEATOR - 1771951 ALBERTA LTD. CAVEATOR - 1674831 ALBERTA LTD. CAVEATOR - 1674880 ALBERTA LTD. CAVEATOR - 1132755 ALBERTA LTD. ALL OF : C/O JUSTIN M O'CONNELL #406,501-18 AVE SW CALGARY ALBERTA T2S0C7 AGENT - JUSTIN M O'CONNELL
141 065 391	17/03/2014	ENCUMBRANCE ENCUMBRANCEE - SILVERHORN RESIDENTS HOMEOWNERS ASSOCIATION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

151 082 225 +45

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

8544-47 AVE NW
 CALGARY
 ALBERTA T3B1Z9

151 082 227 25/03/2015 UTILITY RIGHT OF WAY
 GRANTEE - FORTISALBERTA INC.
 GRANTEE - TELUS COMMUNICATIONS INC.
 GRANTEE - ATCO GAS AND PIPELINES LTD.
 GRANTEE - ROCKY VIEW COUNTY.
 GRANTEE - SILVERHORN RESIDENTS HOMEOWNERS
 ASSOCIATION.
 GRANTEE - SHAW CABLESYSTEMS LIMITED.
 AS TO PORTION OR PLAN:1510794

151 082 229 25/03/2015 UTILITY RIGHT OF WAY
 GRANTEE - ROCKY VIEW COUNTY.
 AS TO PORTION OR PLAN:1510795

151 082 232 25/03/2015 EASEMENT
 AS TO PORTION OR PLAN:1510796
 OVER AND FOR BENEFIT OF -
 SEE INSTRUMENT

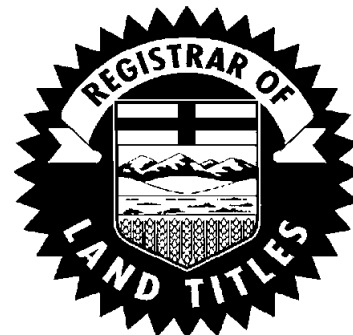
151 082 235 25/03/2015 UTILITY RIGHT OF WAY
 GRANTEE - ROCKY VIEW WATER CO-OP LTD.
 GRANTEE - FORTISALBERTA INC.
 GRANTEE - TELUS COMMUNICATIONS INC.
 GRANTEE - ATCO GAS AND PIPELINES LTD.
 GRANTEE - ROCKY VIEW COUNTY.
 GRANTEE - SILVERHORN RESIDENTS HOMEOWNERS
 ASSOCIATION.
 GRANTEE - SHAW CABLESYSTEMS LIMITED.
 AS TO PORTION OR PLAN:1510797

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF
 TITLE REPRESENTED HEREIN THIS 10 DAY OF
 FEBRUARY, 2022 AT 04:12 P.M.

ORDER NUMBER: 43672346

CUSTOMER FILE NUMBER: 37547



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0032 618 787	5;3;26;14;NE	121 111 946 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 26
SECTION 14
WEST HALF OF NORTH EAST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	0714091	3.74	9.24	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 071 472 516

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
121 111 946	10/05/2012	TRANSFER OF LAND		\$10,000,000

OWNERS

SILVERHORN INC.
OF 8544 47 AVE NW
CALGARY
ALBERTA T3B 1Z9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
971 082 401	25/03/1997	CAVEAT RE : EASEMENT
071 409 063	15/08/2007	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

121 111 946 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		44. AS TO PORTION OR PLAN:0714092
081 034 281	24/01/2008	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
121 228 430	04/09/2012	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 6606 MACLEOD TRAIL SW CALGARY ALBERTA T2H0K6 ORIGINAL PRINCIPAL AMOUNT: \$12,000,000
121 228 431	04/09/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. C/O MILLER THOMSON LLP 3000, 700-9 AVENUE SW CALGARY ALBERTA T2P3V4 AGENT - GLEN T PETERSON
121 228 432	04/09/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. C/O MILLER THOMSON LLP 3000, 700 - 9 AVE SW CALGARY ALBERTA AGENT - GLEN T PETERSON
131 145 457	20/06/2013	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
131 281 302	31/10/2013	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - 1674356 ALBERTA LTD. CAVEATOR - 1674358 ALBERTA LTD. CAVEATOR - 1771951 ALBERTA LTD. CAVEATOR - 1674831 ALBERTA LTD. CAVEATOR - 1674880 ALBERTA LTD. CAVEATOR - 1132755 ALBERTA LTD. ALL OF : C/O JUSTIN M O'CONNELL #406,501-18 AVE SW CALGARY ALBERTA T2S0C7 AGENT - JUSTIN M O'CONNELL
141 065 391	17/03/2014	ENCUMBRANCE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

121 111 946 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

ENCUMBRANCEE - SILVERHORN RESIDENTS HOMEOWNERS
ASSOCIATION.
8544-47 AVE NW
CALGARY
ALBERTA T3B1Z9

151 082 232	25/03/2015	EASEMENT AS TO PORTION OR PLAN:1510796 OVER AND FOR BENEFIT OF - SEE INSTRUMENT
-------------	------------	--

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 10 DAY OF FEBRUARY, 2022 AT 04:12 P.M.

ORDER NUMBER: 43672346

CUSTOMER FILE NUMBER: 37547



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



IBI GROUP
3rd Floor – 227 11 Avenue SW
Calgary AB T2R 1R9 Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

March 8, 2022

Milan Patel, P.Eng.
Municipal Engineer, Planning and Development Services
Rocky View County
Planning & Development Services
262075 Rocky View Point
Rocky View County AB T4A 0X2

Dear Mr. Patel:

**SILVERHORN PHASES 2 & 3
DEVELOPMENT PERMIT APPLICATION FOR STRIPPING AND GRADING**

On behalf of Silverhorn Inc., please find enclosed stripping and grading Development Permit application for Silverhorn Phases 2 & 3 for your review. Silverhorn Phase 2 & 3 will be developed as Country Residential subdivisions comprising 20 lots (Phase 2) and 13 lots (Phase 3). It is intended that Phase 2 will proceed to construction in 2022 and that Phase 3 will be developed subsequently. Stripping and Grading of Phase 2 & 3 is being applied for in this application to provide an earthworks balance across the site.

A completed Development Permit Complete Application Requirement List checklist is included with this application. Please note the following comments on the checklist items as listed below:

- **Pre-development and Post-development grading plans** – The attached cut-fill plans and ESC plans indicate the Pre-development and Post-development conditions.
- **Other documents** – The Silverhorn Phase 2 Staged Master Drainage Plan that was submitted to Rocky View County on May 15, 2016 is attached for reference. Please note that the Phase 2 referred to in that document has since been split into four phases (Phase 2-5). This stripping and grading permit application is for Phases 2 & 3 as indicated on the attached plans.
- **Soil handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition** – The attached cut-fill plans indicate the movement of fill on the site. All Quality Control requirements listed in the Rocky View County Servicing Standards will be adhered to in order to ensure that soil will only be transported when it is in a favourable condition.
- **Traffic Control Plan** - Construction traffic will be managed in accordance with standard traffic control protocol once construction commences.

It will be ensured that no access roadways, fire hydrants, or other emergency facilities will be obstructed at any time by equipment or site activities. In accordance with Occupational Health and Safety legislation, only trained or certified personnel will be utilized in obtaining, placing, and maintaining the required temporary traffic control devices and safety barricades. Signs shall conform to the Transportation Association of Canada's "Manual of Uniform Traffic Control Devices."

Milan Patel, P.Eng. – March 8, 2022

The use of flag persons shall be mandatory when equipment is intermittently blocking or regularly entering a traffic lane where one lane is being used for two-way-traffic or work is being done at intersections used by the general public.

The General Contractor shall adopt the following measures in the Traffic Management Plan:

- Access for emergency vehicles shall be maintained at all times
 - Temporary traffic control devices must be maintained and be in an effective state at all times
 - No material storage shall be permitted on active roadways outside the work zone
 - No parking of construction equipment shall be permitted outside the work zone
 - Use of only rubber tire vehicles on paved roadways
 - Parking of private vehicles in designated areas
- **Weed Management Plan** - The Contractor will control all noxious and restricted weeds by spraying prior to them going to seed. This will be repeated as required throughout the growing season. All herbicide applications must be carried out by certified applicators following Alberta Environment's "Environmental Code of Practice for Pesticides".
 - **Costs (anticipated) to reclaim the site** – A cost estimate to reclaim the site based on the disturbed area being re-loamed, mulched and seeded is attached. An estimate of the anticipated stripping and grading permit security requirement based on the Rocky View County Servicing Standards is also included for reference.
 - **Methods to reduce dust and erosion resulting from ongoing work** – Erosion and Sediment Control (ESC) during the stripping and grading operation will be managed in accordance with the attached ESC plans ESC01A and ESC01B.

Please review and provide any comments as required. If you have any questions, please feel free to contact the undersigned.

Yours truly,

IBI GROUP

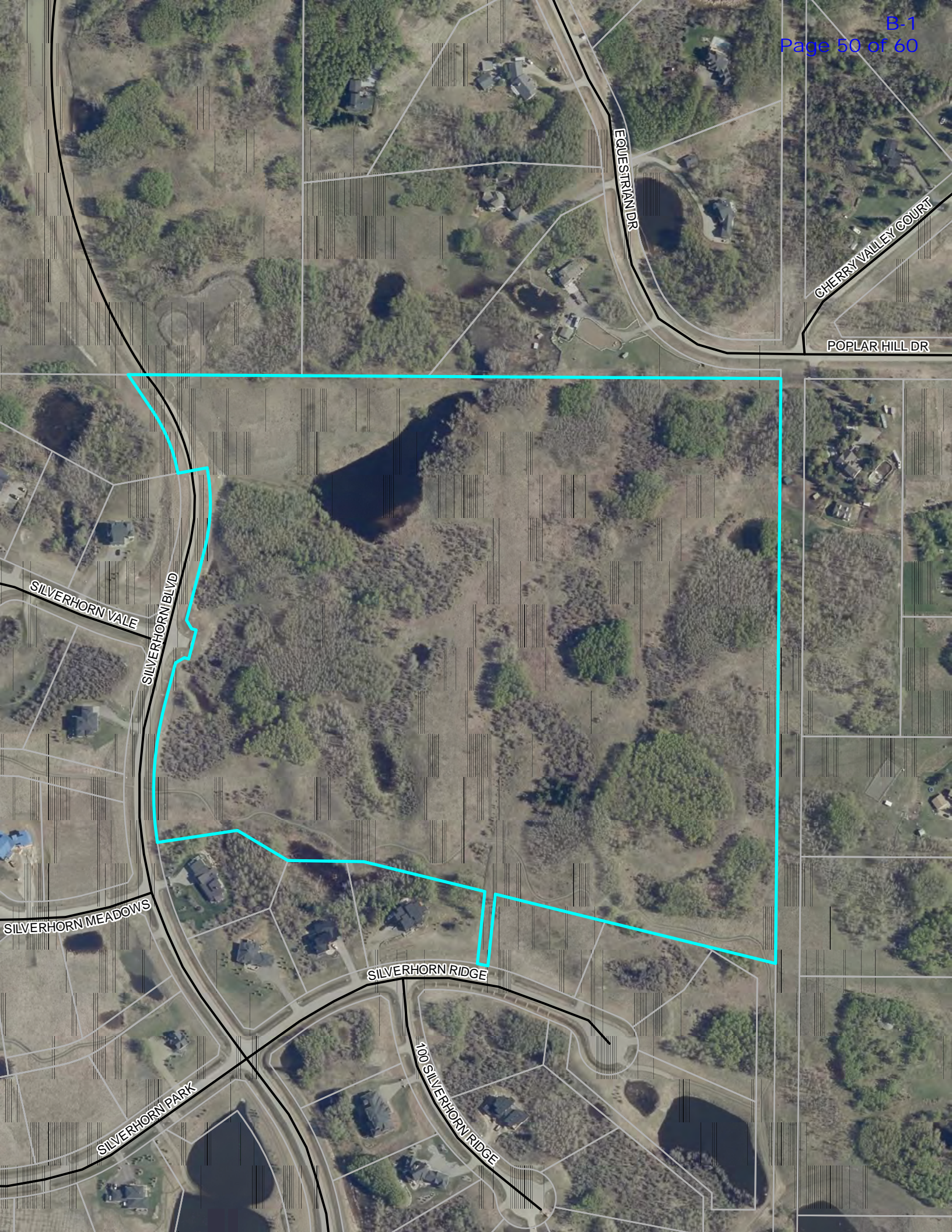


Michael Slattery, P.Eng.
Project Engineer

MMS

Encl.

cc: Silverhorn Inc., Mark Kwasnicki
IBI Group, Mark Wyllie, Rod Sieker
File No. 34143.5.4.3



EQUESTRIAN DR

CHERRY VALLEY COURT

POPLAR HILL DR

SILVERHORN BLVD

SILVERHORN VALE

SILVERHORN MEADOWS

SILVERHORN RIDGE

100 SILVERHORN RIDGE

SILVERHORN PARK

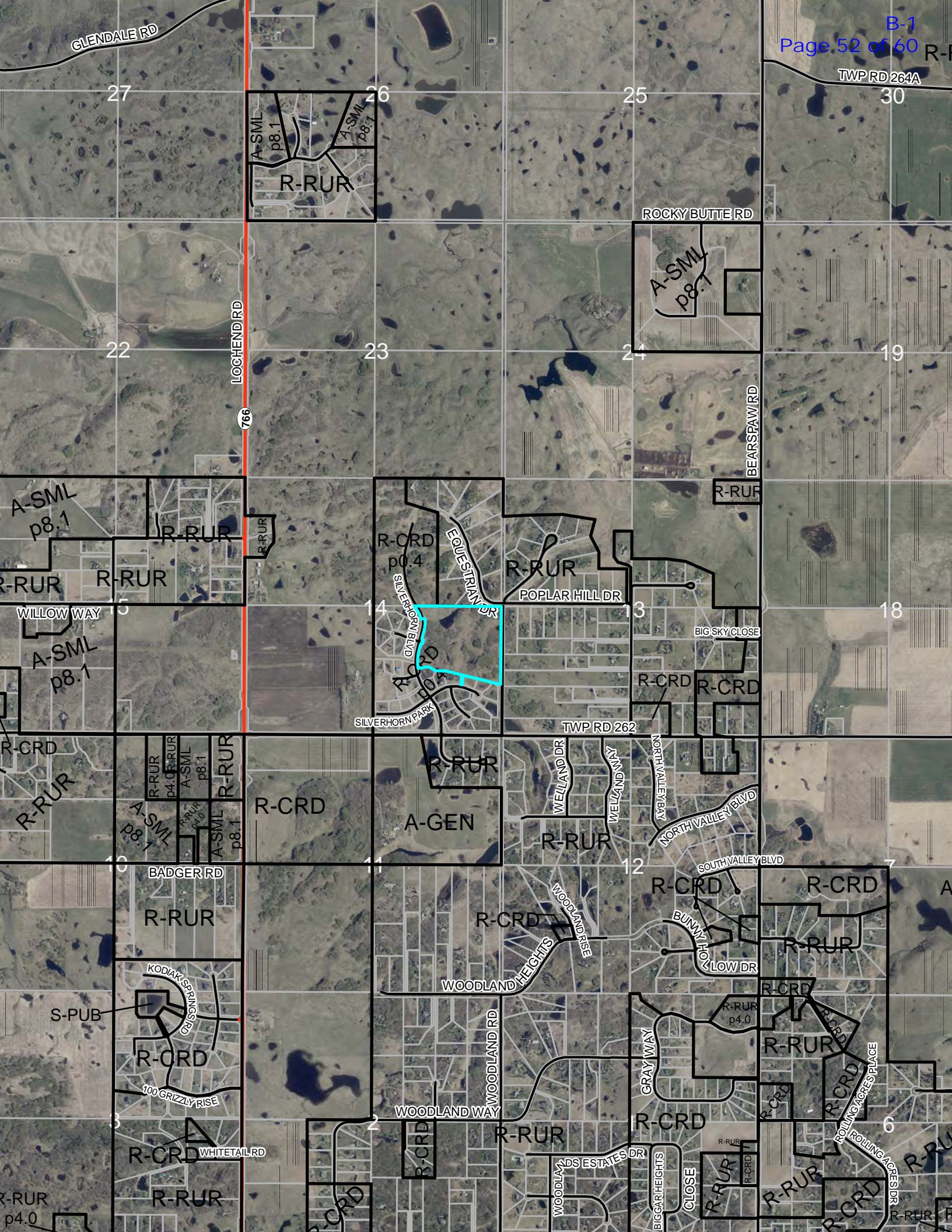


14

SILVERHORN BLVD

EQUESTRIAN DR

TWP RD 264A



GLENDAL RD

27

26

25

30

A-SML p8.1
R-RUR
A-SML p8.1

ROCKY BUTTE RD

A-SML p8.1

22

23

24

19

LOCHEND RD
766

BEARSPAW RD

R-RUR

A-SML p8.1

R-RUR

R-CRD p0.4

EQUESTRIAN DR

R-RUR

POPLAR HILL DR

R-RUR

R-RUR

WILLOW WAY

SILVERHORN BLVD

SILVERHORN PARK

BIG SKY CLOSE

18

A-SML p8.1

R-CRD

R-RUR

R-RUR p4.0

A-SML p8.1

R-RUR p4.0

A-SML p8.1

R-CRD

A-GEN

TWP RD 262

WELLAND DR

WELLAND WAY

NORTH VALLEY BLVD

NORTH VALLEY BLVD

R-CRD

R-RUR

BADGER RD

R-RUR

11

R-RUR

R-CRD

WOODLAND RISE

WOODLAND HEIGHTS

WOODLAND HEIGHTS

12

R-CRD

BUNNY HOLE DR

R-CRD

R-RUR

S-PUB

R-CRD

100 GRIZZLY RISE

R-CRD

R-RUR

R-RUR p4.0

WOODLAND WAY

WOODLAND RD

R-RUR

WOODLANDS ESTATES DR

R-CRD

BIGGAR HEIGHTS

CLOSE

R-RUR

R-CRD

R-RUR

R-CRD

R-RUR

R-CRD

R-RUR

R-RUR

5

WHITETAIL RD

2

R-CRD

R-CRD

R-RUR

R-CRD

R-RUR

R-CRD

R-CRD

R-RUR

R-CRD

R-RUR

6

ROLLING ACRES PLACE

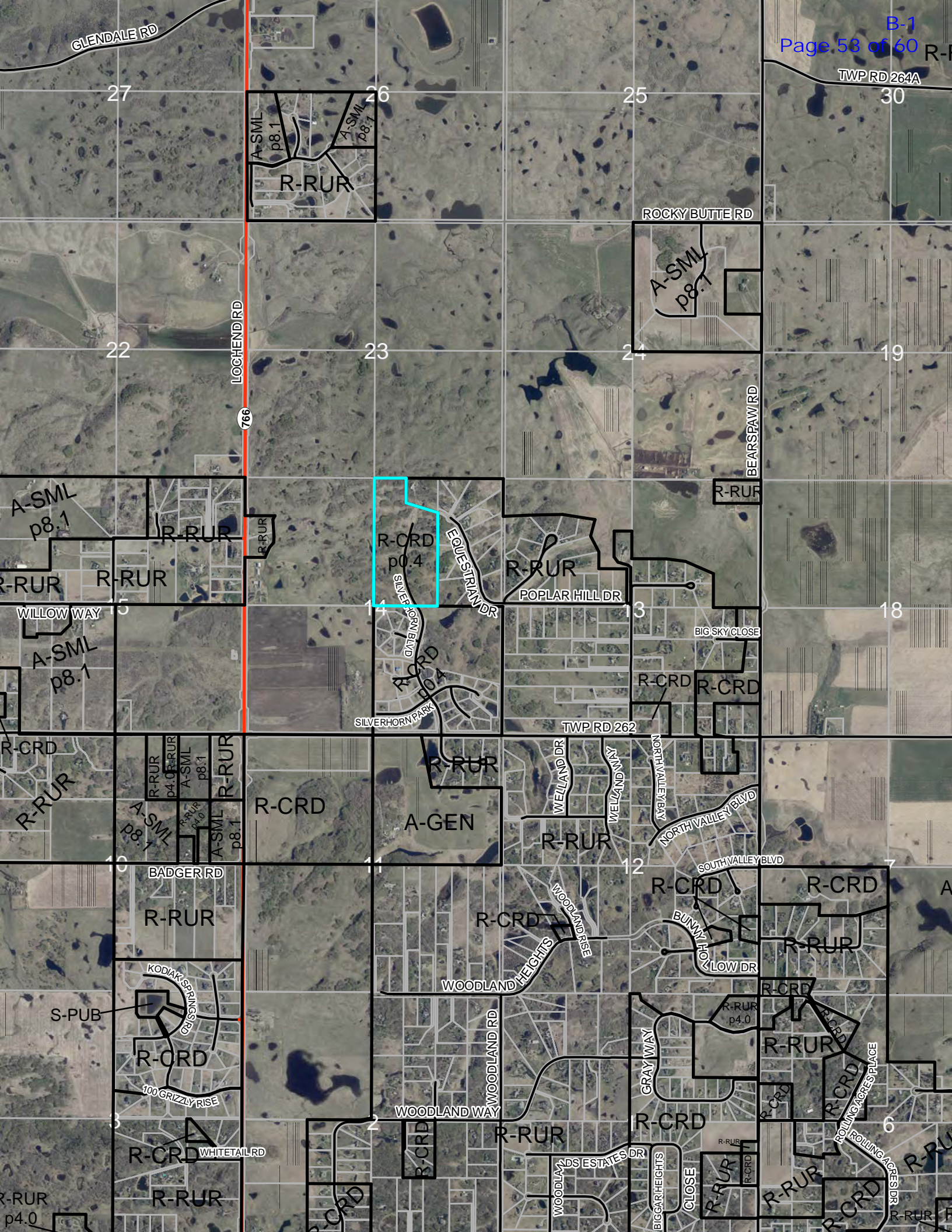
ROLLING ACRES DR

R-RUR

R-RUR

R-RUR

TWP RD 264A





Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 2/8/2022

Date Date (if applicable)

Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere





Silverhorn Inc.

Dated: March 08, 2022

Silverhorn Ph 2 & 3 - DP Stripping & Grading

File No.: 34143.5.4.3

Order of Magnitude Estimate - Cost to Reclaim Site

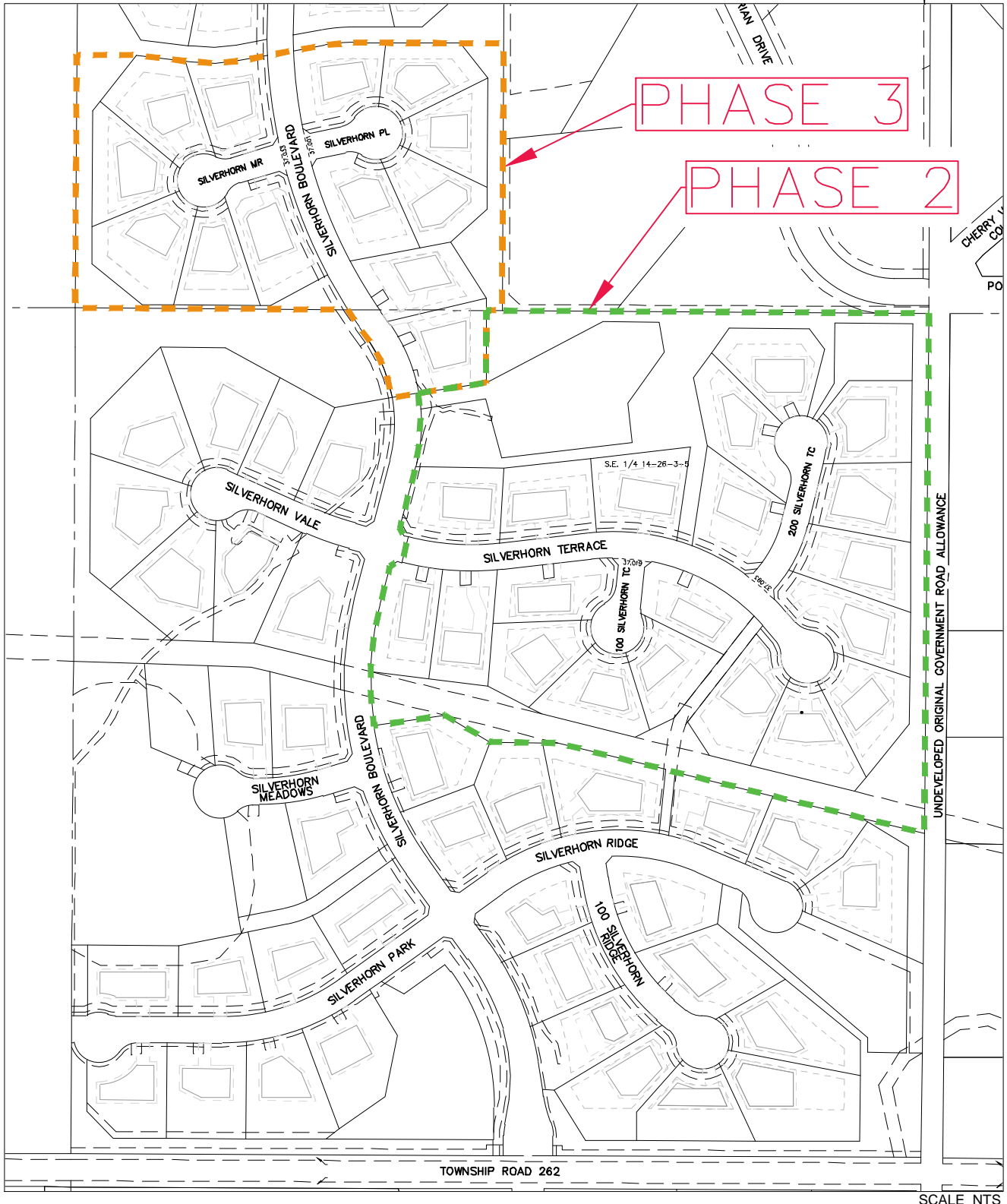
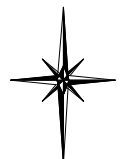
Item	Quantity	Units	Rate	Estimated Amount
Loam Subdivision (150mm)	12,480	m ³	\$2.00	\$24,960
Hydro-mulch and seed	83,200	m ²	\$0.75	\$62,400
ESC	8.32	ha	\$1,000.00	\$8,320
Total				\$95,680

Stripping and Grading Permit Securities

As per Rocky View County Servicing Standards Table 1000.B, Option 3

Disturbed Acres as per Cut-Fill Plan = 20.56 Acres

Security Requirement (\$5,000/disturbed acre) = \$102,794

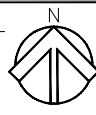
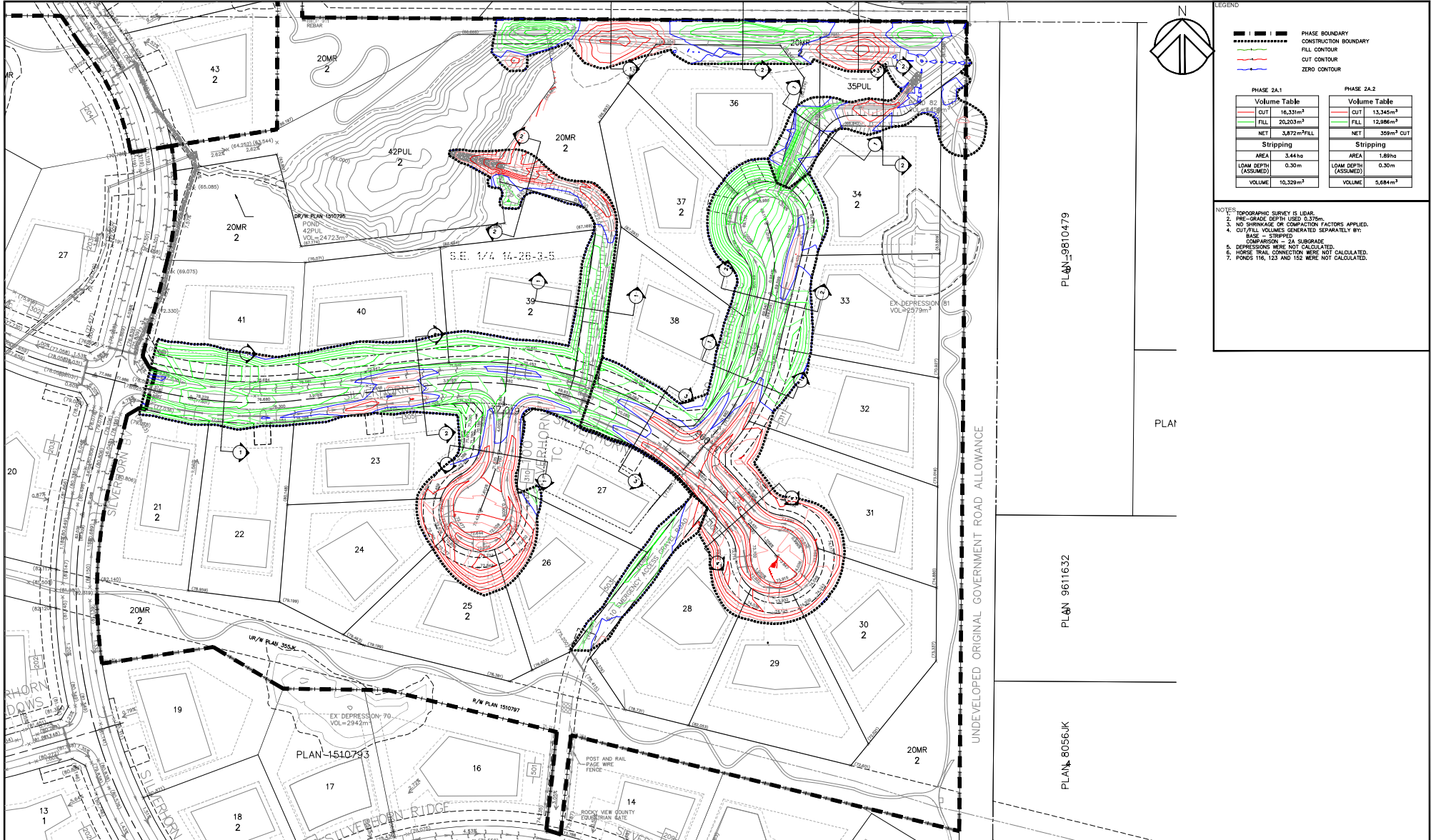


IBI
 IBI GROUP
 3rd Floor - 227 11 Avenue SW,
 Calgary AB T2E 2W5 Canada
 tel 403 270 5600 fax 403 270 5610

Silverhorn Phase 2 & 3
Stripping and Grading Permit
 Rocky View County, AB

34143-SITE PLAN
 FIGURE 1

J:\34143_SilverhornPh2&3 Drawings\59civil\Layout\Figures\34143 - SITE PLAN.dwg
 Last Saved: March 8, 2022, by michael.slattery Plotted: March 8, 2022, by Michael Slattery



LEGEND

- PHASE BOUNDARY
- - - CONSTRUCTION BOUNDARY
- FILL CONTOUR
- CUT CONTOUR
- ZERO CONTOUR

PHASE 2A.1		PHASE 2A.2	
Volume Table			
CUT	16,331m ³	CUT	13,345m ³
FILL	20,203m ³	FILL	12,986m ³
NET	3,872m ³ FILL	NET	359m ³ CUT
Stripping			
AREA	3,444ha	AREA	1,889ha
LOAM DEPTH (ASSUMED)	0.30m	LOAM DEPTH (ASSUMED)	0.30m
VOLUME	10,329m ³	VOLUME	5,684m ³

- NOTES:**
1. TOPOGRAPHIC SURVEY IS LIDAR.
 2. PRE-GRADE DEPTH USED: 0.375m.
 3. NO SHRINKAGE OR COMPACTION FACTORS APPLIED.
 4. CUT/FILL VOLUMES GENERATED SEPARATELY BY: BASE - STRIPPED COMPARISON - DA SUBGRADE.
 5. DEPRESSIONS WERE NOT CALCULATED.
 6. HORSE TRAIL CONNECTION WERE NOT CALCULATED.
 7. PONDS 116, 123 AND 152 WERE NOT CALCULATED.

PLAN 9810479

PLAN 9611632

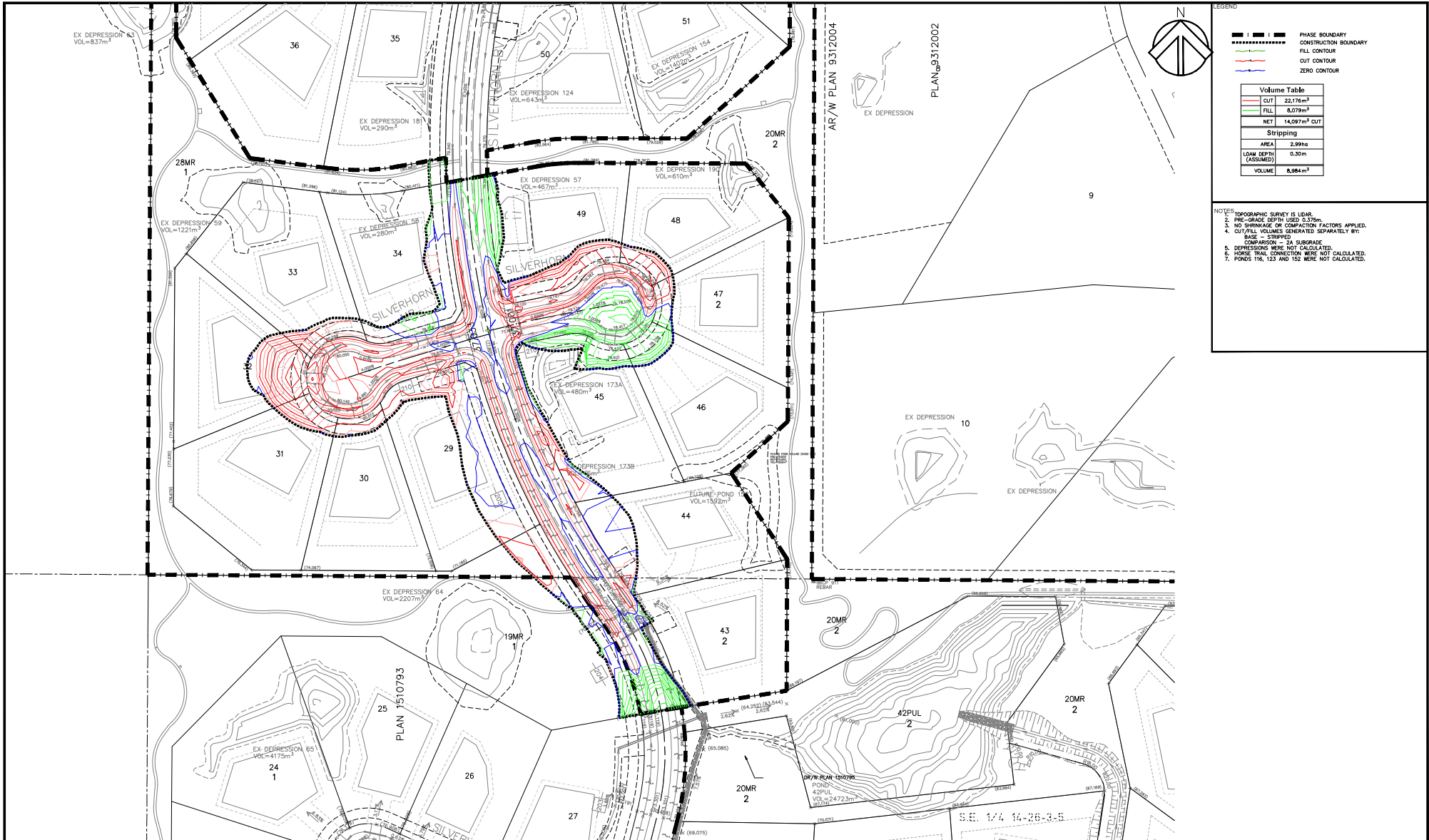
PLAN 8056JK

UNDEVELOPED ORIGINAL GOVERNMENT ROAD ALLOWANCE

PLAT

<p>PERMIT TO PRACTICE R. G. G. GROUP PROFESSIONAL SERVICES (CANADA) INC. REG. NO. 59943 DATE: 2023-03-09 PERMIT NUMBER: P013381 The Association of Professional Engineers and Geoscientists of Alberta (APEGA)</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>APPR.</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>7</td> <td></td> <td></td> <td></td> <td>D</td> <td></td> <td>As-built Linen Submission</td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> <td>P</td> <td></td> <td>Surface Construction</td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> <td>E</td> <td></td> <td>Underground Construction</td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td>D</td> <td></td> <td>Issued for Tender</td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td>C</td> <td></td> <td>Third Submission</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td>B</td> <td></td> <td>Second Submission</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td>A</td> <td></td> <td>First Submission</td> </tr> </tbody> </table>	NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION	7				D		As-built Linen Submission	6				P		Surface Construction	5				E		Underground Construction	4				D		Issued for Tender	3				C		Third Submission	2				B		Second Submission	1				A		First Submission	<p>SILVERHORN INC. 8544 47 AVE NW CALGARY, AB T3B 1Z9</p> <p>ROCKY VIEW COUNTY EXAMINED BY: _____ DATE: _____</p>	<p>SILVERHORN PHASE 2 ROCKY VIEW COUNTY</p>	<p>IBI Group 510 900-227 11 Avenue SW Calgary AB T2R 1S9, Canada 403 270 5605 fax 403 270 5610 ibigroup.com</p> <p>PROJECT NO: 34143 DRAWN BY: DM CHKD BY: RS SCALE: 1:500 DATE: OCTOBER 2021</p>	<p>PHASE 2 CUT-FILL PLAN</p> <p>CF 3.0</p> <p>SHEET # OF 48</p>
		NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION																																																					
7				D		As-built Linen Submission																																																							
6				P		Surface Construction																																																							
5				E		Underground Construction																																																							
4				D		Issued for Tender																																																							
3				C		Third Submission																																																							
2				B		Second Submission																																																							
1				A		First Submission																																																							
<p>CONSULTANT</p>	<p>CLIENT</p>	<p>PROJECT</p>	<p>SHEET TITLE</p>																																																										

The location of the plan is shown on the site plan. The plan is a plan of a portion of the site. The plan is a plan of a portion of the site. The plan is a plan of a portion of the site.



LEGEND

- PHASE BOUNDARY
- CONSTRUCTION BOUNDARY
- FILL CONTOUR
- CUT CONTOUR
- ZERO CONTOUR

Volume Table	
CUT	22,176m ³
FILL	8,079m ³
NET	14,097m³ CUT
Stripping	
AREA	2.99ha
LOAM DEPTH (ASSUMED)	0.30m
VOLUME	8,984m³

- NOTES:**
1. TOPOGRAPHIC SURVEY IS LIDAR.
 2. PRE-GRADE DEPTH USED: 0.375m.
 3. NO SHRINKAGE OR COMPACTION FACTORS APPLIED.
 4. CUT/FILL VOLUMES GENERATED SEPARATELY BY:
 - BASE - STRIPPED
 - COMPARISON - DA SUBGRADE
 5. DEPRESSIONS WERE NOT CALCULATED.
 6. HORSE SHOE CONNECTIONS WERE NOT CALCULATED.
 7. PONDS 116, 123 AND 152 WERE NOT CALCULATED.

<p>CONSULTANT</p> <p>2022-03-08</p>	<p>PERMIT TO PRACTICE IBI GROUP PROFESSIONAL SERVICES (CANADA) INC. REGISTRATION NO. 52424 ADDRESS: 500-10000 DATE: 2022-03-08 PERMIT NUMBER: P013381 The Association of Professional Engineers and Geoscientists of Alberta (APGA)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>7</td> <td>D</td> <td>As-Built Linen Submission</td> </tr> <tr> <td>6</td> <td>F</td> <td>Surface Construction</td> </tr> <tr> <td>5</td> <td>E</td> <td>Underground Construction</td> </tr> <tr> <td>4</td> <td>D</td> <td>Issued for Tender</td> </tr> <tr> <td>3</td> <td>C</td> <td>Third Submission</td> </tr> <tr> <td>2</td> <td>B</td> <td>Second Submission</td> </tr> <tr> <td>1</td> <td>A</td> <td>First Submission</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>APPR.</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="7" style="text-align: center;">ISSUES</td> </tr> </tbody> </table>	7	D	As-Built Linen Submission	6	F	Surface Construction	5	E	Underground Construction	4	D	Issued for Tender	3	C	Third Submission	2	B	Second Submission	1	A	First Submission	NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION	REVISIONS							ISSUES							<p>CLIENT SILVERHORN INC. 8544 47 AVE NW CALGARY, AB T3B 1Z9</p> <p>ROCKY VIEW COUNTY EXAMINED BY: _____ DATE: _____</p>	<p>PROJECT SILVERHORN PHASE 2 ROCKY VIEW COUNTY</p>	<p>IBI Group 5010-100-227 11 Avenue SW Calgary AB T2H 1R9 Canada 403-270-5600 Fax 403-270-5810 ibigroup.com</p> <p>PROJECT NO: 34143 DRAWN BY: DM CHKD BY: RS SCALE: 1:500 DATE: OCTOBER 2021</p>	<p>SHEET TITLE PHASE 3 CUT-FILL PLAN</p> <p style="font-size: 2em; font-weight: bold;">CF 3.1</p> <p>SHEET # OF 48</p>
7	D	As-Built Linen Submission																																														
6	F	Surface Construction																																														
5	E	Underground Construction																																														
4	D	Issued for Tender																																														
3	C	Third Submission																																														
2	B	Second Submission																																														
1	A	First Submission																																														
NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION																																										
REVISIONS																																																
ISSUES																																																

I:\Projects\2021\Silverhorn\PHASE 2\IBI\Drawings\PHASE 2\CF 3.1.dwg, 10/14/2021 10:54:27 AM, User: jgibson, Title: Silverhorn Phase 2, 2021-10-14 10:54:27 AM



NOTES

1. ALL CONSTRUCTION IS TO CONFORM TO ROCKY VIEW COUNTY SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. LEGAL PLAN PROVIDED BY IBi GEOMATICS, DATED OCTOBER 07, 2015.
3. TOPOGRAPHIC INFORMATION PROVIDED BY IBi GEOMATICS.
4. CONSTRUCTION AREA = 518 Hq.
5. IF THERE IS NO DEVELOPMENT WITHIN 45 DAYS AFTER STRIPPING AND GRADING THE AREAS SHALL BE COVERED TO PREVENT EROSION AND MUST USE STORM DRAINAGE EROSION CONTROL BLANKET (CONTACT INLET FOR SUPPLY AND INSTALLATION DETAILS) IN CONJUNCTION WITH SEED MIX @ 175 KG/HA AS PER COUNTY STANDARDS.
6. TO OBTAIN A DRAINAGE OR DEWATERING PERMIT CONTACT ROCKY VIEW COUNTY.
7. ANY SITE QUESTIONS AND CONCERNS SHOULD BE DIRECTED TO IBi GROUP (403) 270-5600.
8. THE APPROVED EROSION AND SEDIMENT CONTROL DRAWING MUST BE UPDATED WHEN THERE ARE CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES AND THAT THESE CHANGES WILL BE FORWARDED TO THE ROCKY VIEW COUNTY ESC INSPECTOR.
9. ALL APPLICABLE DOCUMENTATION WILL BE KEPT ON SITE. (I.E. REPORT & DRAWINGS AND INSPECTION REPORTS)
10. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL MEASURES AFTER THE PROJECT IS COMPLETE.
11. PLACE BERM AT CULVERT INLETS AND WRAP EXTERIOR 1.0m BEYOND BOTH ENDS OF THE CULVERT, AND WRAP AROUND THE TOP OF THE CULVERT AS PER SECTION 413 OF THE ROCKY VIEW COUNTY SERVING STANDARDS.

GOOD HOUSEKEEPING PRACTICES (EROSION AND SEDIMENT CONTROL) REQUIRED:

1. PROPER PLACEMENT AND PROTECTION OF STOCKPILES SOILS AND MATERIALS. PLACEMENT OF MATERIALS ON A STREET OR WHERE WIND/WATER COULD TRANSPORT MATERIAL OFF-SITE IS PROHIBITED. STOCKPILES TO BE PROPERLY PLACED AND PROTECTED ON SITE. SO MATERIAL WILL NOT BE ERODED TO OFF-SITE AREAS, INCLUDING STORM INLETS.
2. CONTROL OF MUD TRACK OUT DURING CONSTRUCTION (USUALLY BY MEANS OF A WELL MAINTAINED GRAVEL OR OTHER SUITABLE MATERIAL) CONSTRUCTION ENTRANCE/EXIT, SUPPLEMENTED WITH PERIODIC STREET SWEEPING AS REQUIRED) REQUIRED FOR ALL SITE ENTRANCES/EXITS.
3. CONTROL OF DUST DURING DRY, WINDY WEATHER (STODPILES AND AREAS UNDERGOING STRIPPING AND GRADING) MAY REQUIRE WATERING OF ROAD, ROAD, STRIPPED AREAS AND STOCKPILES DURING DRY, WINDY WEATHER.
4. DOWN-DRAINER FENCING PROTECTION (SUCH AS SALT FENCE, COMPOST SOCKS OR FIBER ROLLS) TO PROTECT OFF-SITE AREAS FROM STORMWATER RUNOFF AND SEDIMENTATION DURING CONSTRUCTION AND.
5. PROTECTION OF SEDIMENT EVERY 7 DAYS AND AFTER RAINFALL OR SNOWMELT EVENTS.
6. PROTECTION OF SEDIMENT CONTROL AT ANY AFFECTED STORM INLETS (CATCH BASINS AND MANHOLE) ON SITE AND ADJACENT TO THE SITE. NOTE THIS IS SUBJECT TO A LATEST LINE OF DRAINAGE STORM INLET CONTROLS REQUIRE PRESENT INSPECTION AND MAINTENANCE INLET CONTROLS MUST NOT BE EXCEEDED. PONDING OR DIVERSION OF RUNOFF DURING STORM OR SNOWMELT EVENTS.

LEGEND

- CONSTRUCTION BOUNDARY
- DITCH/GRASS SWALE
- EXISTING CULVERT
- EXISTING DITCH
- EXISTING TREE
- PROPOSED SURFACE MAJOR CONTOUR
- PROPOSED SURFACE MINOR CONTOUR
- EXISTING SURFACE MAJOR CONTOUR
- EXISTING SURFACE MINOR CONTOUR
- EXISTING VEGETATION
- EXISTING ASPHALT
- HYDROMULCH (ECONOMOR @ 567L/AC) C/W SEED @ 175 KG/HA (SEED MIX AS PER COUNTY STANDARDS)
- 100mm GRANULAR BASE OVER 200mm GRANULAR SUBBASE
- ROLLED EROSION CONTROL BLANKET E5290 C/W SEED @ 175 KG/HA (SEED MIX AS PER COUNTY STANDARDS)
- STABILIZED GRAVEL ACCESS
- 15% SLOPE
- LS ARROW
- TRIBUTARY AREA LABEL
- TRIBUTARY AREA IN No

100 MILLIMETER CALCULATIONS

STORM DRAIN - DETAILS EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

Area (m ²)	Flow (L/s)	Flow (m ³ /s)	Flow (m ³ /min)	Flow (m ³ /hr)	Flow (m ³ /day)	Flow (m ³ /week)	Flow (m ³ /month)	Flow (m ³ /year)
100	0.0003	0.0003	0.018	0.0003	0.0027	0.0189	0.0567	0.6804
200	0.0006	0.0006	0.036	0.0006	0.0054	0.0378	0.1134	1.3608
300	0.0009	0.0009	0.054	0.0009	0.0081	0.0567	0.1701	2.0412
400	0.0012	0.0012	0.072	0.0012	0.0108	0.0756	0.2268	2.7216
500	0.0015	0.0015	0.090	0.0015	0.0135	0.0945	0.2835	3.4020
600	0.0018	0.0018	0.108	0.0018	0.0162	0.1134	0.3402	4.0824
700	0.0021	0.0021	0.126	0.0021	0.0189	0.1323	0.3969	4.7628
800	0.0024	0.0024	0.144	0.0024	0.0216	0.1512	0.4536	5.4432
900	0.0027	0.0027	0.162	0.0027	0.0243	0.1701	0.5103	6.1236
1000	0.0030	0.0030	0.180	0.0030	0.0270	0.1890	0.5670	6.8040

CONSULTANT

2022-03-08

PERMIT TO PRACTICE
IBi GROUP PROFESSIONAL SERVICES (CANADA) INC.
IBi GROUP PROFESSIONAL SERVICES (CANADA) INC.
PROFESSIONAL REGISTRATION NO. 59043
DATE: 2022-03-09
PERMIT NUMBER: P015381
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION
1		A	2022-03-08	ISSUED FOR S&B PERMIT		
2		B				
3		C				
4		D				
5		E				
6		F				
7		G				

SILVERHORN INC.
8544 47 AVE NW
CALGARY, AB T3B 1Z9

ROCKY VIEW COUNTY
EXAMINED BY: _____
DATE: _____

SILVERHORN PHASE 2
ROCKY VIEW COUNTY

PROJECT NO: 34143
DRAWN BY: MX
CHKD BY: RPB
SCALE: 1:1000
DATE: MARCH 2022

IBi Group
210 River Street
Calgary AB T2R 1R5, Canada
403-270-5600 Fax 403-270-5610
ibigroup.com

PHASE 2 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

ESC01A

SHEET 1 OF 2



14.0 RUSLE Calculations

Drainage Area Identifier	LS Area Size (ha)	Slope Length (m)	Description of Controls and Practices	K _f Value	LS _f Value	C _f Value	D _f Value	A _f Value (tonnes/ha/yr)	Soil Loss With Controls per Practices (tonnes/ha/yr)	Soil Loss Without Controls and Practices (tonnes/ha/yr)			
TA1	LSA1A	0.50	23.37	36.58	HydroMulch	300	6079	4.72	E002	1.00	3.229	0.143	71.952
TA2	LSA2D	1.14	33.72	39.26	HydroMulch	300	6079	3.80	E002	1.00	0.192	0.219	109.513
TA3	LSA3D	0.76	32.04	38.60	HydroMulch	300	6079	3.74	E002	1.00	0.260	0.203	101.576
TA4	LSA4A	0.43	33.33	3.65	HydroMulch	300	6079	1.81	E002	1.00	0.081	0.037	18.315
TA5	LSA5	0.31	30.33	9.14	HydroMulch	300	6079	2.71	E002	1.00	0.110	0.008	3.860
TA6	LSA6B	0.31	30.93	7.36	HydroMulch	300	6079	1.98	E002	1.00	0.064	0.003	1.411
Overall Site Size: 2.98									Total Soil Loss Estimates:	0.612	308.247		

HydroMulch being proposed is EcoAnchor @ 567 Kg/ha, C_fValue=0.02
K_fValue=0.075 is the largest value ever recorded in the City of Calgary and is being used in lieu of a site specific value



- NOTES**
- ALL CONSTRUCTION IS TO CONFORM TO ROCKY VIEW COUNTY SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - LEGAL PLAN PROVIDED BY IBi GEOMATICS, DATED OCTOBER 07, 2015.
 - TOPOGRAPHIC INFORMATION PROVIDED BY IBi GEOMATICS.
 - CONSTRUCTION AREA = 2.98 HA. IF THERE IS NO DEVELOPMENT WITHIN 45 DAYS AFTER STRIPPING AND GRADING THE AREAS SHALL BE COVERED TO PREVENT EROSION AND DUST. USE S3500 HYDROMULCH CONTROL BLANKET (CONTACT NEXUS FOR SUPPLY AND INSTALLATION DETAILS) IN CONJUNCTION WITH SEED MIX @ 175 KG/HA AS PER COUNTY STANDARDS.
 - TO OBTAIN A DRAINAGE OR DRAINAGE PERMIT CONTACT ROCKY VIEW COUNTY.
 - ANY SITE QUESTIONS AND CONCERNS SHOULD BE DIRECTED TO IBi GROUP (403) 270-5600.
 - THE APPROVED EROSION AND SEDIMENT CONTROL DRAWING MUST BE UPDATED WHEN THERE ARE CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES AND THAT THESE CHANGES WILL BE FORWARDED TO THE ROCKY VIEW COUNTY ESC INSPECTOR.
 - ALL APPLICABLE DOCUMENTATION WILL BE KEPT ON SITE. (I.E. REPORT & DRAWINGS AND INSPECTION REPORTS)
 - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL MEASURES AFTER THE PROJECT IS COMPLETE.
 - PLACE BARRIERS AT CULVERT ENDS AND WRAP AROUND 1.0m BEYOND BOTH ENDS OF THE CULVERT, AND WRAP AROUND THE TOP OF THE CULVERT, AS PER SECTION 413 OF THE ROCKY VIEW COUNTY SERVING STANDARDS.
 - GOOD HOUSEKEEPING PRACTICES (EROSION AND SEDIMENT CONTROL) REQUIRED:
 - PROPER PLACEMENT AND PROTECTION OF STOCKPILES OF SOILS AND MATERIALS. PLACEMENT OF MATERIALS ON A STREET OR WHERE WIND/WATER COULD TRANSPORT MATERIAL OFF-SITE IS PROHIBITED. STOCKPILES TO BE PROPERLY PLACED AND PROTECTED ON OFF-SITE AREAS, INCLUDING STORM INLETS.
 - CONTROL OF MUD TRACK OUT DURING CONSTRUCTION (USUALLY BY MEANS OF A WELL MAINTAINED GRAVEL OR OTHER SUITABLE MATERIAL) CONSTRUCTION ENTRANCE/EXIT, SUPPLEMENTED WITH PERIODIC STREET SWEEPING AS REQUIRED FOR ALL SITE ENTRANCES/EXITS.
 - CONTROL OF DUST DURING DRY, WINDY WEATHER (STODPILES AND AREAS UNDERGOING STRIPPING AND GRADING) MAY REQUIRE WATERING OF WINDY STRIPPING AREAS AND STODPILES DURING DRY, WINDY WEATHER.
 - DRAIN-GRADIENT PAVEMENT PROTECTION (SUCH AS SALT FENCE, COMPOST SOCKS OR FIBER ROLLS) TO PROTECT OFF-SITE AREAS FROM STORMWATER RUNOFF AND SEDIMENTATION DURING CONSTRUCTION AND.
 - INSPECTOR SHALL MONITOR EVERY 7 DAYS AND AFTER RAINFALL OR SNOWMELT EVENTS.

- LEGEND**
- CONSTRUCTION BOUNDARY
 - DITCH/GRASS SWALE
 - EXISTING DITCH
 - EXISTING CULVERT
 - EXISTING TREE
 - PROPOSED SURFACE MAJOR CONTOUR
 - PROPOSED SURFACE MINOR CONTOUR
 - EXISTING SURFACE MAJOR CONTOUR
 - EXISTING SURFACE MINOR CONTOUR
 - EXISTING VEGETATION
 - EXISTING ASPHALT
 - HYDROMULCH (EcoAnchor @ 567/AC) C/W SEED @ 175 KG/HA (SEED MIX AS PER COUNTY STANDARDS)
 - 100mm GRANULAR BASE OVER 250mm GRANULAR SUBBASE
 - ROLLED EROSION CONTROL BLANKET S3500 C/W SEED @ 175 KG/HA (SEED MIX AS PER COUNTY STANDARDS)
 - STABILIZED GRAVEL ACCESS
 - LS ARROW
 - TREBURY AREA LABEL
 - TREBURY AREA IN h₀

CONSULTANT
IBi Group Professional Services (Canada) Inc.
2022-03-08

PERMIT TO PRACTICE
IBi GROUP PROFESSIONAL SERVICES (CANADA) INC.
REGISTRATION NO. 59043
DATE: 2022-03-08
PERMIT NUMBER: P013081
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION
1		A	2022-03-08	ISSUED FOR S&B PERMIT		
REVISIONS						
ISSUES						

CLIENT
SILVERHORN INC.
8544 47 AVE NW
CALGARY, AB T3B 1Z9

PROJECT
SILVERHORN PHASE 3
ROCKY VIEW COUNTY

ROCKY VIEW COUNTY
EXAMINED BY:
DATE:

IBi Group
2018-06-27 11 Avenue SW
Calgary AB T2H 1R3 Canada
403-270-5600 fax 403-270-5610
ibigroup.com

PROJECT NO: 34143
DRAWN BY: MX
CHKD BY: RRB
SCALE: 1:1000
DATE: MARCH 2022

PHASE 3 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

ESC01B

SHEET 2 OF 2