



THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any
Prior to Release conditions (if listed) *must* be completed.

NOTICE OF DECISION

Dean Thomas Design Group (Ryland Cook)

Page 1 of 4

Tuesday, April 8, 2025

Roll: 04618012

RE: Development Permit #PRDP20250834

Lot 2, Block F, Plan 1235 LK, NE-18-24-02-05; (242233 WESTBLUFF ROAD)

The Development Permit application for construction of a dwelling, single detached, single-lot regrading & excavation, relaxation to the minimum top-of-bank setback requirement, and relaxation to the minimum side yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of a dwelling, single detached, approximately 1,016.27 sq. m (10,939.00 sq. ft.) in gross floor area, may commence on the subject lands, in accordance with the approved application, site plan and drawings, as prepared by Dean Thomas Design Group, Project Name: *242233 WESTBLUFF RD, Rocky View County, AB*, Dwgs: A0.1 – A9.5, dated February 6, 2025, as amended, the approved Slope Stability Assessment (SSA), as prepared by Geo-Slope Stability Services, File No: 24-218, dated July 16, 2024, as amended, and conditions of approval including:
 - i. Single-lot regrading and excavation, for the Dwelling, Single Detached, attached pool house and attached garages, in accordance with the approved site plan and drawings;
 - ii. Single-lot regrading and excavation, for the personal use tennis court, in accordance with the approved site plan and drawings;
 - iii. That the minimum top-of-bank setback requirement for the Dwelling, Single Detached, attached pool house and attached garages shall be relaxed ***in accordance with the approved site plan and Slope Stability Assessment.***
 - iv. That the minimum side yard setback requirement for the Dwelling, Single Detached, attached pool house and attached garages shall be relaxed from **15.00 m (49.21 ft.) to 10.57 m (34.68 ft.)**.



Dean Thomas Design Group (Ryland Cook) #PRDP20250834

Page 2 of 4

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP) addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details.
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, in accordance with Springbank Master Drainage Plan 2016 and the County's Servicing Standards. The SSIP shall include:
 - i. A grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of material to be exported from the site; and analysis of the pre- and post-construction grades to determine whether there are any impacts to adjacent properties or the public road network;
 - ii. Confirmation of pre- and post-construction conditions associated with site stormwater storage, unit area site releases, volume control target, and offsite drainage;
 - iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.
4. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of potable water services for the subject development, in accordance with the County's Servicing Standards.
5. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire and send the information to roaduse@rockyview.ca;
 - i. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - ii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

6. That if the prior to release conditions have not been met by **October 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



Dean Thomas Design Group (Ryland Cook) **#PRDP20250834**

Page 3 of 4

7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the SSA, SSIP, and CMP, shall be implemented, and adhered to in perpetuity.
8. That the dwelling unit shall not be used as a *Vacation Rental* or for commercial purposes at any time, unless approved by a Development Permit.
9. That the pool house and tennis court shall not be used for commercial purposes at any time, unless approved by a Development Permit.
10. That this approval does not include an *Accessory Dwelling Unit*.
11. That this approval does not include the importation of any offsite fill or topsoil.
12. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
13. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
14. That no native topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands and access/driveway area from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and placement of clean fill shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Westbluff Road.
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner to submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.
16. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded and moved onsite has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
17. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
18. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB). All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.



Dean Thomas Design Group (Ryland Cook) #PRDP20250834

Page 4 of 4

19. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB). All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
20. That if the development authorized by this Development Permit is not commenced with reasonable diligence within **twelve (12) months** from the date of issue and completed within **twenty-four (24) months** of the date of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That there shall be adequate water and wastewater servicing provided for the subject dwelling.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, for the subject dwelling unit, to facilitate accurate emergency response. The municipal address for the subject dwelling unit is **242233 WESTBLUFF ROAD**.
- That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in weatherproof and animal-proof garbage bins and disposed of at an approved disposal facility.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 29, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. Kozar'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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