



## 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

Stevenson, Jean

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Tuesday, August 12, 2025

Roll: 08802012

**RE: Development Permit #PRDP20253916**

**Lot 2, Block 1, Plan:2410588, SW-02-28-04-W05M; (41042 TWP RD 280A)**

The Development Permit application for Single-lot Regrading and Excavation for site improvements; placement of a Dwelling, Manufactured, relaxation to the minimum top of the bank setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That Single-lot Regrading for site improvements approximately 0.40 hectares (1.00 acres) in area and the placement of a Dwelling, Manufactured, may commence on the subject lands, in accordance with the approved application, site plan, drawings as amended, and conditions of approval, including:
  - i. Excavation and the Placement of Clean Fill in accordance with the final approved grading plan; and
  - ii. That the minimum top-of-bank setback requirement for the Dwelling, Manufactured shall be relaxed ***in accordance with the approved application site plans and required technical.***

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Slope Stability Assessment (SSA), prepared by a qualified professional, in accordance with Section 190 of the County's *Land Use Bylaw C-8000-2020* (LUB) and the County's Servicing Standards. To prove bank stability for the proposed Dwelling, Manufactured as the building is within 20.00 m (65.61 ft.) of the slope that appears in exceedance of 15%.
  - i. That if the SSA concludes any potential slope stability concerns in relation to the proposed development, a full Slope Stability Analysis will be required, in accordance with Section 190 of the LUB and the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised grading plan showing pre and post development grades with Erosion and Sediment Control details prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The grading plan shall also include:
  - i. The depth of proposed fill; and



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- ii. That should the placement of fill exceed 2.00 m (6.56 ft.) in depth, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified professional in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/HeavyHaul/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 (*Bylaw C-8323-2022*) and send the information to [roaduse@rockyview.ca](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
  - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
  - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

#### Permanent:

5. That if the prior to release conditions have not been met by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission approved as part of the application or in response to a prior to release or occupancy condition, including the required final SSA, Deep Fills Report, and grading plan, shall be implemented and adhered to in perpetuity.
7. That no native topsoil shall be removed from the subject lands. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
8. That upon completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m (3.93 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.
9. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
  - i. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
10. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
11. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the



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proposed development. Post-development drainage shall not exceed pre-development drainage.

- i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
  - ii. That upon completion of the development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.
12. That there shall be a minimum of two (2) parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
  13. That Dwelling, Manufactured shall not be used as a Vacation Rental or for Business purposes at any time unless approved by a Development Permit.
  14. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured.
  15. 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.
  16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 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 (Bylaw C-7562-2016)*, for the subject dwelling unit, to facilitate accurate emergency response.
- That the Applicant/Owner may be required to provide an assessment verifying that the proposed Private Sewage Treatment System (PSTS) is sufficiently sized to accommodate the proposed Dwelling, Manufactured.
- 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 garbage bins and disposed of at an approved disposal facility.



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- 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 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, September 2, 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. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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