



## 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 5

Tuesday, August 26, 2025

Roll: 04618044

**RE: Development Permit #PRDP20253298**

**Lot 4, Block 2, Plan 1512150, NE-18-24-02-05; (242253 WESTBLUFF ROAD)**

The Development Permit application for Single-lot Regrading and Excavation, for the construction of a Dwelling, Single Detached and an Accessory Building greater than 190.00 sq. m. (2,045.14 sq. ft.) (detached garage); relaxation to the minimum top-of-bank setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the Single-lot Regrading and Excavation, for the construction of a Dwelling, Single Detached, may commence on the subject lands, in accordance with the approved site plan and drawings, as prepared by Dean Thomas Design Group (Sheet No.: A0.1 – A6.5) dated June 18, 2025, as amended, and conditions of approval including:
  - i. Construction of an Accessory Building greater than 190.00 sq. m. (2,045.14 sq. ft.) (detached garage), approximately 225.21 sq. m. (2,424.14 sq. ft.) in footprint;
  - ii. Excavation to a maximum depth of 3.50 m (11.48 ft.) and placement of fill to a maximum height of 1.30 m (4.27 ft.) in accordance approved site plans and drawings; and
  - iii. That the minimum top-of-bank setback requirement for the Dwelling, Single Detached, attached pool area, attached garage, and Accessory Building (detached garage) shall be relaxed ***in accordance with the approved site plan and Slope Stability Assessment prepared by Factor Geotechnical, Project No.: 304-001, dated June 25, 2025.***

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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);



Dean Thomas Design Group (Ryland Cook) #PRDP20253298

Page 2 of 5

- ii. Any required agreements or Roaddata/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.
3. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of capacity availability from Westridge Water Utilities for piped water services for the subject development, in accordance with the approved subdivision Transmittal of Decision 2009-RV-061, Policy 21.06 of the *Springbank Area Structure Plan (ASP)*, and the County's Servicing Standards.
  - i. That if capacity remains available via Westridge Water Utilities, the subject lands shall connect to the piped water supply with confirmation/documentation provided to the satisfaction of the Development Authority; and
  - ii. That if capacity is not available via Westridge Water Utilities, the Applicant/Owner shall propose an acceptable alternative water supply for the subject development, to the satisfaction of the Development Authority.

## Permanent:

4. 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.
5. 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, shall be implemented, and adhered to in perpetuity and includes:
  - i. The Development Agreement for *Site Improvements/Services Agreement (SISA)*, as registered on title, Instrument No. 151 190 262, as agreed upon between the landowner(s) and Rocky View County;
  - ii. *Slope Stability Assessment prepared by Factor Geotechnical, Project No.: 304-001, dated June 25, 2025*;
  - iii. *Deep Fills Report prepared by Factor Geotechnical, Project No.: 304-001, dated July 7, 2025*; and
  - iv. *Site Specific Stormwater Implementation Plan (SSIP) prepared by Osprey Engineering Inc., File No.: 240927, dated July 22, 2025*.
6. That access to the subject parcel shall be via the existing mutual approach and driveway, as shown on the approved site plan and drawings.
7. That the existing Access Easement (Instrument #151 190 264) shall remain registered on title, and shall not be discharged from title, unless an alternative physical and legal access acceptable to the County, has been approved for the subject parcel.



Dean Thomas Design Group (Ryland Cook) #PRDP20253298

Page 3 of 5

8. That the Accessory Building (detached garage) on a parcel in residential district shall be similar to and complement, the Principal Building in exterior material, colour, and appearance.
9. That this approval does not include any *Accessory Dwelling Unit*.
10. That the dwelling unit shall not be used as a *Vacation Rental* purposes at any time, unless approved by a Development Permit.
11. That the Accessory Building shall not be used as a *Dwelling Unit* or for *Business* purposes, including the parking of any *Vehicle (Commercial)* at any time, unless approved by a Development Permit,
  - i. That "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
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 this approval is limited solely to site stripping and grading activities and the construction of Dwelling, Single Detached, and Accessory Building on the subject parcel.
14. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
15. That the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m. (3.93 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
16. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any County Road right-of-way; and
  - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to Prior to Release condition.
17. That any material entering or leaving the site shall be hauled in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
18. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.



Dean Thomas Design Group (Ryland Cook) # **PRDP20253298**

Page 4 of 5

19. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
20. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
21. 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*. 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.
22. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

#### **Advisory:**

- That the 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 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.
- That there shall be adequate water & sanitary sewer servicing provided for the subject dwelling unit.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- 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 (Bylaw C-7562-2016)*, for the subject dwelling unit, to facilitate accurate emergency response.
- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (EPA) approvals for any impact to any wetlands area from the proposed development, if applicable.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



Dean Thomas Design Group (Ryland Cook) # **PRDP20253298**

Page 5 of 5

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 16, 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,

Development Authority

Phone: 403-520-8158

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

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