

**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**

Dobson, Kyle

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Tuesday, June 17, 2025

Roll: 03912035

**RE: Development Permit #PRDP20253000****Lot 25, Block D, Plan 8605GT, NE-12-23-05-W05M; (53 RIVER DRIVER SOUTH)**

The Development Permit application for the construction of an Accessory Dwelling Unit (garden suite), located within the flood fringe; relaxation to the maximum accessory building height requirement and relaxation to the minimum freeboard level requirement has been **conditionally-approved** by the Development Planner subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the construction of an Accessory Dwelling Unit (garden suite), located within the flood fringe, approximately 119.70 sq. m. (1288.18 sq. ft.) in gross floor area may commence on the subject lands, in accordance with the approved site plan, drawings and conditions of approval, as amended, including:
  - i. That the maximum Accessory Building height requirements shall be relaxed from **5.50 m (18.04 ft.) to 7.61 m (24.97 ft.)**;
  - ii. That the minimum freeboard level requirement for the Accessory Dwelling Unit shall be relaxed from 0.50 m (1.64 ft.) in accordance with the approved **application site plans and required technical**; and
  - iii. That the minimum ground floor elevation shall be located at or above the 1:100 year flood elevation level, in accordance with Section 202 of the *County's Land Use Bylaw C-8000-2020* (LUB).

**Prior to Release:**

2. 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 (Bylaw C-8323-2022) and send the information to [roaduse@rockyview.ca](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;



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- 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 *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 a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer. The SSIP must include a grading plan that illustrates the original ground profile; the depth of proposed fill; and an analysis of the pre and post-construction grades considering the driveway, building foundation, site stormwater storage, site releases and offsite drainage to ensure there are no impacts to adjacent properties and the County's public road network, including:
- i. Determination of the 1:100-year flood level at the location of the Accessory Dwelling Unit; and
  - ii. Revised elevation plan indicating the 1:100-year flood elevation and the freeboard on the Accessory Dwelling Unit.

#### Permanent:

4. That if this Development Permit is not issued by **JANUARY 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 or Occupancy condition, shall be implemented and adhered to in perpetuity.
6. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
7. 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.
8. That no topsoil shall be removed from the site. 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.
9. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and



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- 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 of the Development Permit application, or in response to a Prior to Release condition.
10. That the Applicant/ Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Servicing Standards and Policy #C-407.
11. That the Accessory Building shall be similar to, and complement, the existing principal dwelling in exterior material, colour and appearance to the satisfaction of the Development Authority.
12. That all mechanical and electrical equipment within the Accessory Building shall be located at or above the designated flood level as per Section 201 of the LUB.
13. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
14. That the Accessory Dwelling Unit shall not be used for *Vacation Rental* purposes at any time, unless approved by a Development Permit.
15. That the Accessory Building shall not be used for *business* purposes at any time, including the parking of any Vehicle (Commercial) unless approved by a Development Permit.
  - i. "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00m in length.
16. 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 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.
17. That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing/disturbance of any existing trees/vegetation during the course of development.
18. 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 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 during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed accessory building, to help prevent additional disturbance of any onsite trees and vegetation.
- 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.



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- That the Applicant/Owner shall obtain and display a distinct municipal address for the proposed Accessory Dwelling Unit), in accordance with the County's Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate emergency response.
- 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 the Applicant/Owner shall engage in appropriate Fire Smart principles in accordance with Policy 7.2.1(b) of the Greater Bragg Creek Area Structure Plan.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.
- 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, July 8, 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. [unclear]'.

Development Authority

Phone: 403-520-8158

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

**THIS IS NOT A DEVELOPMENT PERMIT**



Monday, June 09, 2025

**Roll Number:** 03912035  
**Application Number:** PRDP20253000  
**Division:** 1

## TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

### Where is the property the development permit has been approved?

53 RIVER DR S, Bragg Creek AB and located approximately 0.41 km (0.25 mile) west of Range Road 50 and on the south side of River Drive South

### What is the development permit proposing?

Construction of an Accessory Dwelling Unit (garden suite), located within the flood fringe; relaxation to the maximum accessory building height requirement and relaxation to the minimum freeboard level requirement.

### How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: [gis.rockyview.ca/planning](https://gis.rockyview.ca/planning).

### I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **ERROR**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** Dobson, Kyle  
**Owner(s):** Davies, Leanna Dobson, Kyle  
**Legal:** Lot 25 Block D Plan 8605 GT, NE-12-23-05-05

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number listed above.

Regards,  
ROCKY VIEW COUNTY

**Note:** Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.





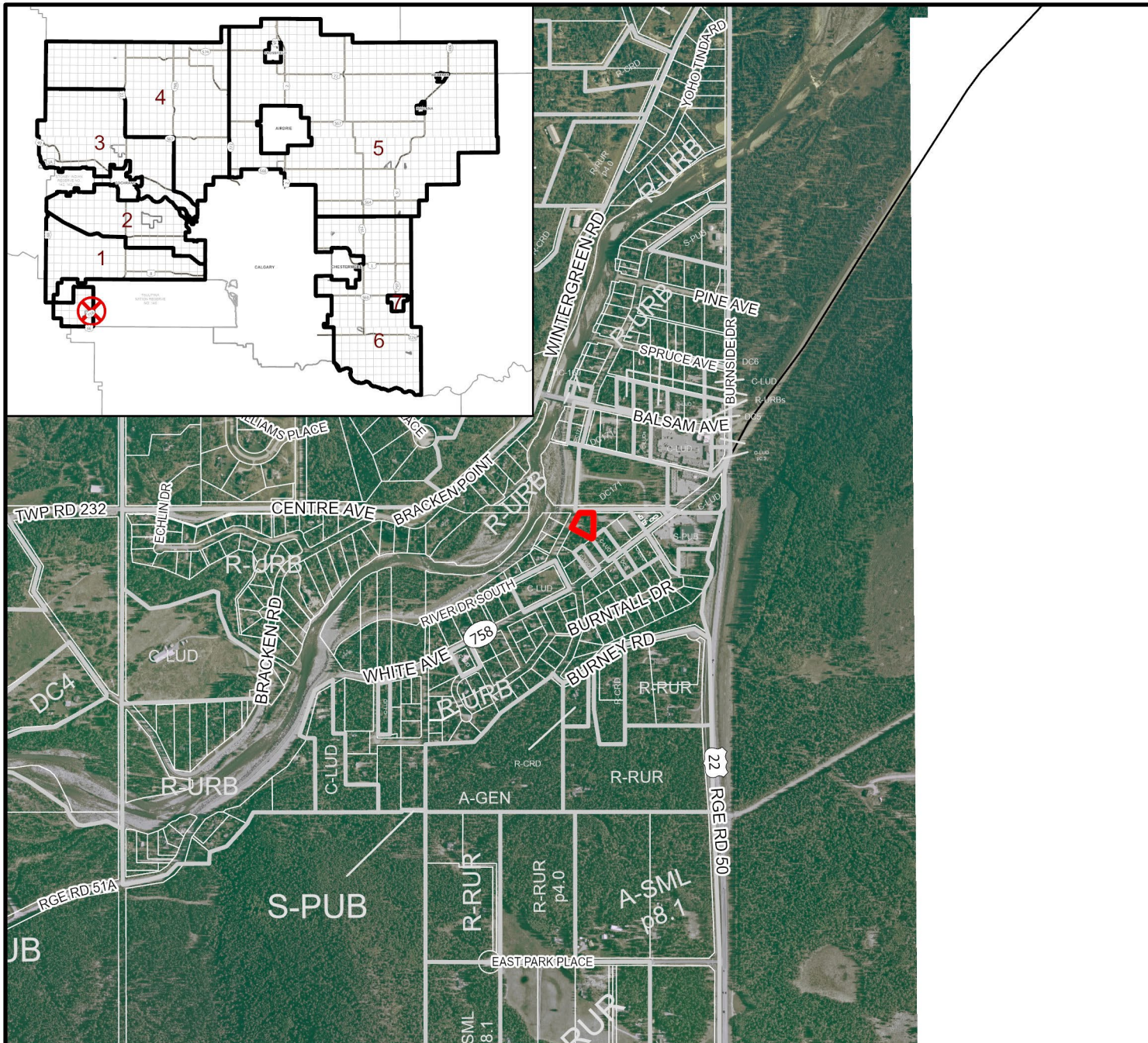
ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Construction of an Accessory Dwelling Unit (garden suite), located within the flood fringe; relaxation to the maximum accessory building height requirement and relaxation to the minimum freeboard level requirement.

Division: 1  
Roll: 03912035  
File: PRDP20253000  
Printed: 6/6/2025  
Legal: A portion of  
NE-12-23-05-W05M



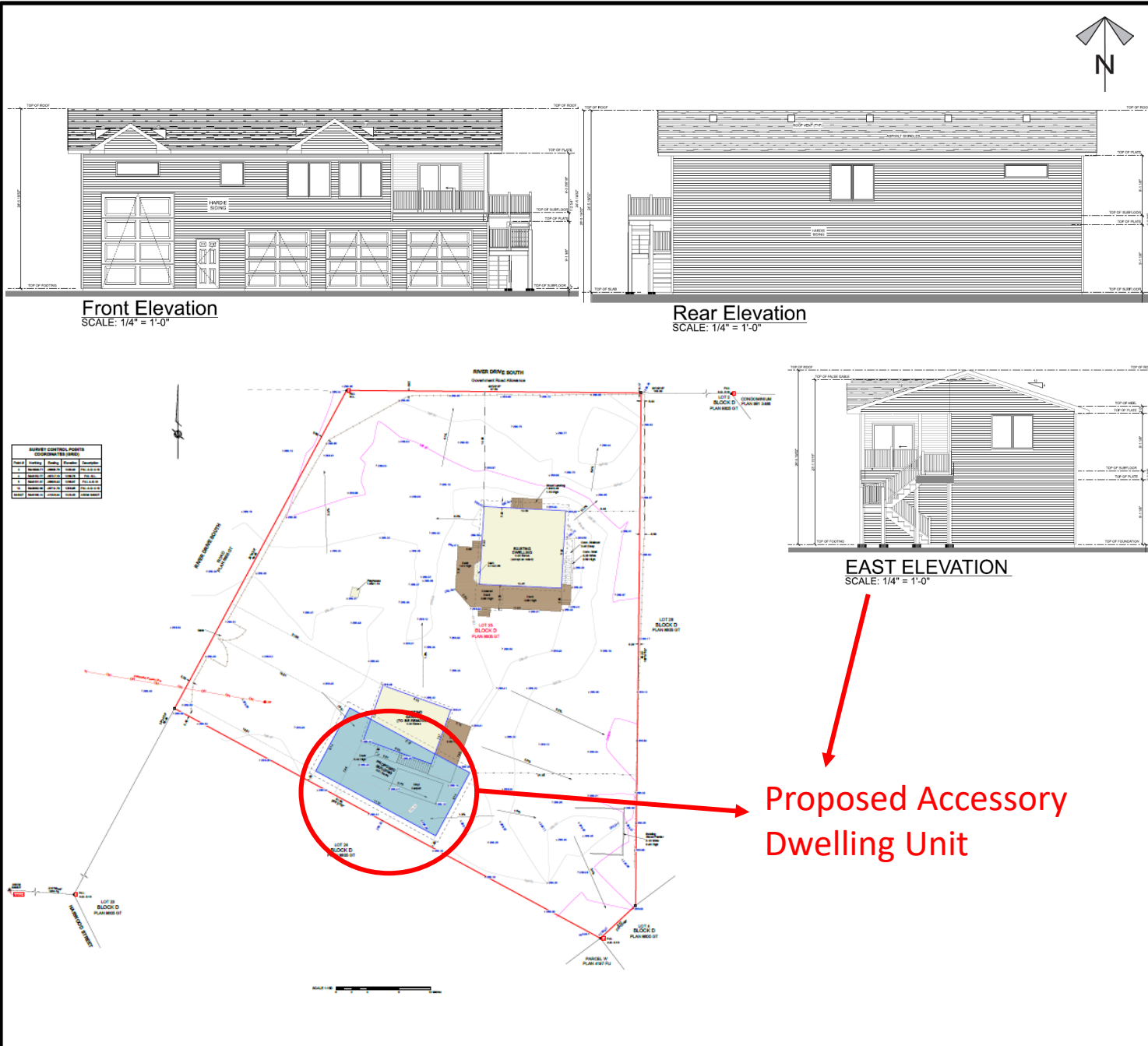


ROCKY VIEW COUNTY

## Site Plan

### Development Proposal

Construction of an Accessory Dwelling Unit (garden suite), located within the flood fringe; relaxation to the maximum accessory building height requirement and relaxation to the minimum freeboard level requirement.



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