

**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**

Method Residential Design (Phil Mateshaytis)

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Tuesday, October 21, 2025

Roll: 03912095

**RE: Development Permit #PRDP20256399****Lot 8 (East Pt.), Plan 8556 CI, NW-12-23-05-05; (47 BRACKEN ROAD)**

The Development Permit application for a Dwelling, Single Detached (existing), construction of an addition (deck) located within the flood fringe, relaxation of the minimum rear 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 Dwelling, Single Detached (existing), construction of an addition (deck) located within the flood fringe, approximately 26.75 sq. m. (288.00 sq. ft.) in area may commence on the subject lands, in accordance with the approved site plan and drawings prepared by Method Residential Design (Drawing No.: S1.1- A3.1), dated September 10, 2025 and conditions of approval, as amended, including:
  - i. That the minimum rear yard setback requirement shall be relaxed from **8.00 m (26.25 ft.)** to **4.36 m (14.30 ft.)**; and

**Permanent:**

2. 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.
3. 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.
4. 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.
5. 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.
6. That the deck shall be similar to, and complement, the existing principal dwelling in exterior material, colour and appearance to the satisfaction of the Development Authority.
7. That all mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation shall be above the designated flood level.
8. That the first floor of the building shall be located at or above the 1:100 year flood level plus 0.50 m (1.64 ft.) freeboard.
9. That there shall be a minimum of two (2) parking stalls maintained on-site at all times dedicated to the Dwelling, Single Detached.
10. That the Dwelling, Single Detached shall not be used for *Vacation Rental* or business purposes at any time, unless approved by a Development Permit.
11. 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.
12. That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing/disturbance of any existing trees/vegetation during the course of development.
13. 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 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 the Applicant/Owner shall obtain and display a distinct municipal address for the Dwelling, Single Detached, 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.



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- That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing/disturbance of any existing trees/vegetation occurs during development and construction. The Applicant/Owner shall engage in Fire Smart principles in accordance with Policy 7.4.1 a) 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, November 11, 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)

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