



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

Kingsmith Builders

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Tuesday, September 9, 2025

Roll: 06829007

RE: Development Permit #PRDP20254656

Lot 1, Block 1, Plan 0612970, SE-4-26-29-W5M;

The Development Permit application for construction of a Dwelling, Single Detached, relaxation to the minimum front 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 205.22 sq. m. (2,209.00 sq. ft.) in area, may commence on the subject lands, in accordance with the approved application, site plan, and the Real Property Report prepared by Vista Geomatics LTD. (File No. 24115624) and conditions of approval including:
 - i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **28.21 m (92.55 ft.)**.

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, Single Detached as the building is within 20.00 m (65.61 ft.) of the southern 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 the Applicant/Owner shall construct a new paved/gravel approach off Range Road 44 in accordance with the County's Servicing Standards in order to provide access to the subject parcel.
 - i. The Applicant/Owner shall submit a new approach application to Engineering Services.
4. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. The 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;



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- 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 *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 **FEBRUARY 30, 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, 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.
7. 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.
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owners 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 a Prior to Release condition.
8. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional fill/excavation.
9. That no 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.
10. 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.
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 County's *Land Use Bylaw C-8000-2020* (LUB). All lighting shall be full cutoff (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 if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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.



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Advisory:

- 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 during construction, all construction and building materials shall be maintained onsite, 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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 any other government permits, approvals, 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 30, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Koury".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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