



## 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

Stealth Homes Ltd.

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Tuesday, November 18, 2025

Roll: 05607200

**RE: Development Permit # PRDP20257274**

**Lot 4, Block 2, Plan 1811748, NW-07-25-02-05; (24 BEARSPAW TERRACE)**

The Development Permit application for construction of a Dwelling, Single Detached (existing), relaxation to the maximum building height requirement [*reactivation of PRDP20240152*] 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 may continue on the subject parcel in general accordance with the site plan and design drawings prepared by Tricor Design Group dated June 18, 2021, Job#: 20-08387 as amended, including:
  - i. That the maximum building height shall be relaxed from **12.00 m (39.37 ft.) to 13.98 m (45.87 ft.)**.

### 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 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 *Road Use Agreement Bylaw C-8323-2022*;
  - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

### Permanent:

3. That if this Development Permit is not issued by **June 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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4. That there shall be no more than 1.00 m (3.28 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 excavation and/or fill.
5. That the Applicant/Owner shall ensure any excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage. All graded areas undeveloped shall be seeded to grass upon completion of works.
6. That the Applicant/Owner shall be solely 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 is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Partridge Place.
  - 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.
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 the Dwelling Unit shall not be used for commercial or vacation rental purposes at any time, unless approved by a Development Permit.
9. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, and reduce glare and 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.
10. 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 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 a building permit and applicable sub-trade permit is 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 principal dwelling unit located on the subject site, to facilitate accurate emergency response. *The municipal address for this site is 24 BEARSPAW TERRACE.*
- That during construction of the building, 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 or Noxious 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 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, December 9, 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. Kowalski".

Development Authority

Phone: 403-520-8158

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

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