

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

West Ridge Fine Homes (Marc Lehouillier)

Tuesday, November 25, 2025

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Roll: 05711141

**RE: Development Permit #PRDP20245775
Unit 1, Plan 2210548, NE-11-25-03-05; (100 DEVONIAN RIDGE PLACE)**

The Development Permit application for Single-lot regrading and placement of clean fill for the construction of a Dwelling, Single Detached, relaxation to the top-of-bank setback requirement, relaxation to the maximum building height requirement, and 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, may commence on the subject lands, in accordance with the approved site plan and drawings, as prepared by Reverie Designs, Sheet: 1 – 13, dated November 17, 2023, the approved site plan, and conditions of approval, as amended:
 - i. Single-lot regrading, excavation, and placement of clean fill for the construction of a retaining wall, in accordance with the approved site plan and drawings;
 - ii. That the minimum top-of-bank setback requirement for the Dwelling, Single Detached shall be relaxed in accordance with the approved site plan and required technical studies.
 - iii. That the maximum building height shall be relaxed from **12.00 m. (39.37 ft.)** to **12.19 m. 40.00 ft.)**
 - iv. That the minimum front yard setback requirement shall be relaxed from **45.0 m (147.64 ft.)** to **34.36 m. (112.73 ft.)**

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report including Slope Stability Analysis, 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. The Geotechnical Report shall address:
 - i. Slope stability, sewage disposal, water table levels, construction materials for roads, water servicing, stormwater drainage and any other relevant developmental constraints.
 - ii. Recommendations for slope stability including registration of any required easements and/or restrictive covenants.
3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified professional, in accordance with the County's Servicing Standards, for all placed areas of clean fill greater than 2.00 m (6.56 ft.) in depth.



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4. 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, in accordance with Stormwater Management Plan for Devonian Ridge Estates, prepared by Westhoff Engineering Resources Inc., dated April 1, 2019, and the County's Servicing Standards. The SSIP shall include:
 - i. A grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil to be imported/exported from the site; and analysis of the pre- and post-construction grades to determine whether there are any impacts to adjacent properties or the public road network.
 - ii. Confirmation of pre- and post-construction conditions associated with site stormwater storage, unit area site releases, volume control target, and offsite drainage.
 - iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.
5. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP), in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details.
6. 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;
 - 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:

7. That if the prior to release conditions have not been met by **June 20, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
8. At the time of Development Permit or Building Permit submission, any fill exceeding 1.00 m. (3.28 ft.) in height shall be included within the total building height calculation within the proposed footprint of the Dwelling and extending up to ± 5.00 m (16.40 ft.) of the Single Detached Dwelling.
 - i. The footprint of the building shall include the building foundation, retaining walls and any ancillary components such as covered support structures
 - ii. Existing and finished grades exceeding 1.00 m (3.28 ft.) in height shall be shown on the site plan submission.
 - iii. A Development Permit shall be required, if a variance to the maximum building height requirement of 12.00 m (39.37 ft.) is required.



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- iv. **Note:** Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m (3.28 ft.) in height
9. 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, including the required Geotechnical Report, Deep Fills Report, SSIP, and CMP, shall be implemented, and adhered to in perpetuity.
 - i. That upon request from the County, the Applicant/Owner shall submit an as-built grading drawing, to confirm all grading works are in accordance with the overlying technical accepted by the County.
 - ii. That upon request from the County, the Applicant/Owner shall submit compaction testing, verifying that the fill areas greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
10. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
11. 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.
12. 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.
13. That access to the subject parcel shall be via the existing mutual approach and driveway, as shown on the approved site plan and drawings.
 - i. That the existing Access Easement (Instrument #221 073 967) 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.
14. 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/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.
15. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
16. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
17. 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.



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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 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 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 there shall be adequate water & sanitary sewer servicing provided for the subject dwelling unit.
- 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 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 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, December 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 County's Subdivision and Development Appeal Board.

Regards,

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

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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