



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

Riverview Custom Homes (Roberts, Arlene)

Page 1 of 4

Tuesday, January 13, 2026

Roll: 04702078

RE: Development Permit #PRDP20250782

Lot 2, Block 9, Plan 0011678, SE-02-24-03-05; (35 BRAEMAR GLEN ROAD)

The Development Permit application for single-lot regrading and placement of clean fill, for the construction of a driveway and general site maintenance has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the single-lot regrading, placement of clean fill may remain on the subject land in accordance with the approved drawings, as prepared by Arc Surveys Ltd., File No.: 245113, dated September 4, 2025, as amended to meet the conditions of this permit, including:
 - i. The placement of fill up to 0.95 m (3.12 ft.) in height; and
 - ii. Placement of clean fill over approximately 0.81 hectares (1.99 acres) with a total volume of approximately 360.00 cubic meters (12,713.30 cubic feet).

Prior to Release:

2. That prior to release of this permit, the applicant/owner shall submit a revised site/landscaping plan that includes revisions in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB). The revisions shall include:
 - i. Additional landscaping on the eastern boundary of the parcel, to the satisfaction of the development authority.
 - a. That the proposed plantings shall be a combination of coniferous trees and shrubs.
 - b. Coniferous trees shall be 2.5 m (8.20 ft.) in height.
 - ii. Confirmation of proposed landscaping plantings including species types and sizes.
 - a. The location and dimensions of the existing (eastern) swale.
 - b. The location and dimensions of the proposed (western) swale.



Riverview Custom Homes (Roberts, Arlene) **#PRDP20250782**

Page 2 of 4

3. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, in accordance with the County's Servicing Standards. The plan shall address:
 - i. noise mitigation measures;
 - ii. traffic accommodation;
 - iii. sedimentation and dust control;
 - iv. erosion and weed control;
 - v. construction practices;
 - vi. waste management;
 - vii. hazardous material containment;
 - viii. interim measures to maintain and improve the existing (eastern) swale;
 - ix. measures to construct and maintain the proposed (western) swale; and
 - x. all other relevant construction management details.
4. 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; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy

5. That prior to occupancy of the Dwelling, Single Detached, the applicant/landowner shall demonstrate that landscaping has been completed in accordance with the revised landscaping/site plan, to the satisfaction of the County.
6. That prior to occupancy of the Dwelling, Single Detached, the applicant/landowner shall demonstrate that the measures to construct and improve the proposed and existing swales have been completed in accordance with the Site-Specific Stormwater Implementation Plan, to the satisfaction of the County.



Riverview Custom Homes (Roberts, Arlene) #PRDP20250782

Page 3 of 4

Permanent:

7. That if this Development Permit is not issued by **May 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
8. That if the development authorized by this Development Permit is not completed by **Sept 30, 2026**, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
9. That the existing eastern swale shall be cleared of all existing debris by **February 15, 2026**.
 - i. That the existing eastern swale shall remain free of debris at all times, in perpetuity.
10. That upon permit issuance, all measures to construct and maintain the proposed western swale, identified within the approved Construction Management Plan, shall be fully implemented within **one (1) year** of permit issuance.
11. 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.
12. That any plan, technical submission, agreement, or other matter, submitted and approved as part of the Development Permit application, shall be implemented and adhered to in perpetuity including:
 - i. The Site-Specific Stormwater Implementation Plan, prepared by Osprey Engineering Inc., File No: 251113, dated October 27, 2025;
 - ii. The Construction Management Plan; and
 - iii. The revised Landscaping/Site Plan.
13. That the edge of all swales shall maintain a minimum setback of **1.00 m. (3.28 ft.)** from all property lines.
 - i. That the swale shall maintain a minimum 3 to 1 slope and a depth of **0.50 m. (1.64 ft.)**.
14. That the edge of all swales shall maintain a minimum setback of **1.00 m. (3.28 ft.)** from all landscaping, vegetation, and land works.
15. That both swales shall be maintained in perpetuity, to the satisfaction of the County
 - i. That no structures and/or buildings shall be erected within the swales;
 - ii. That the swales should be clear of debris at all times; and
 - iii. That the landowners shall be solely financially responsible for maintaining the swale in perpetuity.
16. That if any onsite stormwater is directed to adjacent properties due to non-compliance with the approved Site-Specific Stormwater Implementation Plan, the development permit will be considered null and void



Riverview Custom Homes (Roberts, Arlene) #PRDP20250782

Page 4 of 4

17. 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, in perpetuity.
 - i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any County road right-of-way; and neighboring properties;
 - ii. the Applicant/Owner submit an as-built survey, confirming the post-development drainage 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.
18. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
19. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & the County's *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Network error
- Plan 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 **February 3, 2026**, 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. [unclear]'.

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

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