



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

Rockwood Custom Homes (Trevor Hadden)

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Tuesday, January 20, 2026

Roll: 04724177

RE: Development Permit #PRDP20257945

Lot UNIT 1, Plan 1912209; NW-24-24-03-05; (140 ALANDALE PLACE SW)

The Development Permit application for Single-lot Regrading and the Placement of Clean Fill [*commenced without permits*] 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 and Placement of Clean Fill may remain on the subject land in accordance with the approved drawings, as prepared by Global Raymac, File No.: 23CC0206, dated September 5, 2025, as amended to meet the conditions of this permit, including the placement of clean fill up to 1.60 m (5.25 ft.) in height.

Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
3. 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.
4. 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 nor negatively impact existing drainage patterns in any County road right-of-way; and
 - ii. That upon completion, 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 Development Permit application, as accepted by the County.
5. That the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.



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6. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
7. That no native topsoil shall be removed from the subject lands.
8. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread on-site and seeded to native vegetation or landscaped, to the satisfaction of the County.
9. That the proposed graded area shall have a minimum of six inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
10. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.

Advisory:

- 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.
- 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 site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds in accordance with the approved onsite Weed Management Plan and 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.
 - That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetlands area from the proposed development, if applicable.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 10, 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. K. Hadden".

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