



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

VM Designs (Vaughn Makey)

Page 1 of 5

Tuesday, January 20, 2026

Roll: 05632061

RE: Development Permit #PRDP20258503

Lot 2, Block 2, Plan 9210578; SE-32-25-02-05; (24107 MEADOW DRIVE)

The Development Permit application for Single-lot Regrading, Excavation and Placement of Clean Fill, for the construction of a Dwelling, Single Detached, internal driveway and retaining wall; relaxation to the minimum top-of-bank setback requirement [amendment to PRDP20243159] 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, Excavation and Placement of Clean Fill is amended and may continue on the subject land in accordance with the approved drawings, as prepared by VM Designs, Project No.: 25-16-ES-01 (Sheet A1 7 – A7/7), dated December 1, 2025, as amended to meet the conditions of this permit, including:
 - i. That the minimum top-of-bank setback requirement for the Dwelling, Single Detached shall be relaxed in accordance **with the approved application site plans and required technical**;
 - ii. Existing retaining wall up to 2.55 m (8.37 ft.) in height; and
 - iii. That the Single-lot Regrading and Excavation shall be in accordance with the approved application site plan and approved technical submissions including:
 - a. The placement of fill up to 2.42 m (7.94 ft.) in height for the uncovered patio (east);
 - b. The placement of fill up to 1.93 m (6.33 ft.) in height for the internal driveway; and
 - c. The placement of fill up to 1.27 m (4.17 ft.) in height for the Dwelling, Single Detached.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised construction management plan in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation, dust control, weed control, construction best management practices, temporary stormwater management, waste management and all other relevant construction management details, to the satisfaction of the County.



VM Designs (Vaughn Makey) **#PRDP20258503**

Page 2 of 5

3. That prior to release of this permit, the Applicant/Owner shall submit a revised Deep Fills Report, prepared by a qualified professional, for all areas of fill greater than 1.20 m (3.94 ft.) in depth, in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised 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, that supports the bank stability for the proposed Dwelling, Single Detached as the dwelling 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.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the Bearspaw Master Drainage Plan, Bearspaw Drainage Assessment Meadow Drive Site 2009, Nose Creek Watershed Water Management Plan, and the County's Servicing Standards. The SSIP must include:
 - i. Grading plan that illustrates the original ground profile;
 - ii. The depth of proposed fill and the total amount of fill to be imported or exported from the site;
 - iii. Ensure that post-development flows and volumes do not exceed pre-development flows and volumes, and ensure that pre-development on-site storage will not be reduced;
 - iv. The SSIP shall specify whether a stormwater management solution is a conventional conveyance-storage-release system or an engineered Low Impact Development (LID) system and designed accordingly;
 - v. An analysis of the pre- and post-construction grades considering the driveway, building foundation, site stormwater storage, retaining wall, site releases and offsite drainage to ensure there are no impacts to adjacent properties and the County's public road network; and
 - vi. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.
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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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. 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*;



VM Designs (Vaughn Makey) #PRDP20258503

Page 3 of 5

- iii. Written confirmation shall be received from County Road Operations confirming the status of this condition; and
- iv. The Applicant/Owner shall also contact the City of Calgary to determine if any permits or if a Road Use Agreement is required (dependent on the quantity of the fill) during the proposed lot grading and importation of fill if Rocky Ridge Road is used for the site development. Written confirmation has to be received from City of Calgary confirming the status of this condition.

Prior to Site Occupancy/Dwelling Occupancy:

7. That upon completion, 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.
8. 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.

Permanent:

9. That if this Development Permit is not issued by **JULY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. That all conditions of Development Permit #PRDP20243159 shall remain in effect unless otherwise noted in this permit.
11. 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 as amended, including:
 - i. The final onsite SSIP, CMP, SSA and Deep Fills Report as requested in this permit; and
 - ii. Wetland Impact Assessment prepared by Zanshin Environment Networks Inc. (Project No: ZREN0110), dated September 16, 2025.
12. That the maximum building height of the Dwelling, Single Detached, on the Lands shall not exceed **12.06 m (39.57 ft.)**, calculated from the existing grades.
 - i. That the building height of the Dwelling, Single Detached calculated from finished grades is **11.56 m (37.93 ft.)**;
 - ii. 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;
 - iii. Placement of fill authorized by Development Permit PRDP20258503, less placement of fill of up to 1.00 m (3.28 ft.) in height permitted by Section 92 v) of LUB; and
 - iv. In the event that the placement of fill under Development Permit PRDP20258503, as set out in the approved SSIP, is less than 1.27 m (4.17 ft.) in height the maximum building height of any Dwelling, Single Detached, on the Lands shall be increased accordingly to reflect the difference between the maximum height of the placement of fill authorized by Development Permit PRDP20258503 and the actual placement of full set out in the approved SSIP.



VM Designs (Vaughn Makey) **#PRDP20258503**

Page 4 of 5

13. That upon construction completion, 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.
14. 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.
15. 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 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.
16. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
17. That no native topsoil shall be removed from the subject lands.
18. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, within 30 days or otherwise agreed with the County, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
19. That if no future development of the proposed graded area occurs, 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.
20. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
21. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached, in accordance with the County's Serving Standards and Policy #C-407.
22. That the Dwelling, Single Detached shall not be used as a *Vacation Rental* or for *Business* purposes at any time unless approved by a Development Permit.
23. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
24. 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 LUB. 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.



VM Designs (Vaughn Makey) #PRDP20258503

Page 5 of 5

25. 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.

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 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 site, to facilitate accurate emergency response. *The municipal address for the Dwelling, Single Detached is 24107 Meadow Drive.*
- 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 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.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

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. Koury".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca