

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 – AMENDED

JayWest Construction Ltd. (Coulter McManes)

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Tuesday, January 20, 2026

Roll: 06714087

RE: Development Permit #PRDP20258861**Lot 40, Block 2, Plan 2411838; SE-14-26-03-05; (10 SILVERHORN TERRACE)**

The Development Permit application for Single-lot Regrading, Placement of Clean Fill, for the construction of a Dwelling, Single Detached and relaxation to the minimum top-of-bank setback requirement 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 commence on the subject land in accordance with the approved drawings, as prepared by JayWest Country Homes (Project No.: JW151), dated January 6, 2026, 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**; and
 - ii. That Single-lot Regrading and Placement of Clean Fill shall be in accordance with the approved application site plan and approved technical submissions:
 - a. The placement of fill up to maximum height of **3.10 m (10.17 ft.) in height**; and
 - b. The placement of fill over approximately 0.20 hectares (0.49 acres) with a total volume of approximately 3,137.70 cubic meters (110,789.00 cubic feet).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit the final engineering drawing package, stamped by a qualified professional, to the satisfaction of the Development Authority in accordance with Section 100 of the *Land Use Bylaw C-8000-2020* (LUB).
3. 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, 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. The plan shall also include additional dust control measures during high winds and placement of fencing in all excavation areas.



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4. That prior to release of this permit, the Applicant/Owner shall submit a Slope Stability Assessment (SSA), prepared by a qualified professional, in accordance with Section 190 of the 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 slope that appears in exceedance of 15%.
 - i. The report shall provide recommendations for slope stability including setbacks from the top-of-bank, registration of any required easements and/or restrictive covenants; and
 - ii. 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 Deep Fills Report, prepared by a qualified professional, for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County's Servicing Standards.
6. 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 engineer. The SSIP shall adhere to the Staged Master Drainage Plan Silverhorn Phases 2, 3, 4 & 5, prepared by IBI Group, dated January 5, 2024, and County's Servicing Standards:
 - i. The SSIP must include 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; and
 - ii. The engineer shall confirm pre- and post-construction conditions associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, as per County Servicing Standards.
7. 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. Any required agreements or a 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.



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Prior to Site Occupancy/Dwelling Occupancy:

8. 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.
9. 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:

10. 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.
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 including the final CMP, SSA, Deep Fills Report, and SSIP, shall be implemented and adhered to in perpetuity.
12. 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; and
 - ii. Existing and finished grades exceeding 1.00 m in height shall be shown on the site plan submission.
13. That a separate Development Permit shall be required if a variance to the maximum building height requirement of "12.00 m (39.37 ft.)" is required, for the future dwelling, single detached.
 - i. 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.
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. That the Applicant/Owner shall have appropriate dust control measures in place to prevent dust generated from any site grading and fill placement activities from impeding traffic movements along Silverhorn Terrace road.
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 Development Permit application, or in response to Prior to Release condition.



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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, 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 there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
23. 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.
24. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, 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.
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 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 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 Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the dwelling, single detached) in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response.
The municipal address for the Dwelling, Single Detached is 10 Silverhorn Terrance.



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- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (EPA) approvals for any impacts to any wetlands area from the proposed development, if applicable.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #241 244 638 (Utility Right of Way), Instrument #241 244 640 (Utility Right of Way), Instrument #241 244 641 (Utility Right of Way), Instrument #241 244 642 (Restrictive Covenant), Instrument #241 244 643 (Restrictive Covenant), Instrument #241 244 644 (Utility Right of Way), Instrument #241 244 645 (Development Agreement) in perpetuity.

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