



## 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

JayWest Construction Ltd (Coulter McManes)

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Tuesday, January 27, 2026

**Roll:** 05725034

**RE: Development Permit #PRDP20258938  
Lot 6, Block 1 Plan 9612313, SE-25-25-03-W05M; (35 TAYLOR BAY)**

The Development Permit application for a construction of a Dwelling, Single Detached, relaxation to the minimum side 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 Dwelling, Single Detached, approximately 589.56 sq. m. (6,346.00 sq. ft.) in footprint may commence on the subject lands, in accordance with the Real Report prepared by JAYWEST Country Homes (file no. JW-153), dated December 3, 2025, and conditions of approval including:
  - i. That the minimum side yard setback requirement shall be relaxed from **15.00 m (49.21 ft.) to 3.00 m (9.84 ft.)**.

**Prior to release:**

2. 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](mailto: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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3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, identifying the proposed site access location off Taylor Bay, including surface structure, dimensions and distance from adjacent approaches. The approach shall be in accordance with Table 400D of the County's Servicing Standards, for a paved residential approach, to the satisfaction of County Engineering and Road Operations. *Once approved, a pre-inspection of the approach shall be completed by County Road Operations.*
4. That prior to release of this permit, the Applicant/Owner shall submit in writing and confirm how the proposed development is to be serviced for sanitary wastewater and for potable water, to the satisfaction of the County.
5. 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, in accordance with the County's Servicing Standards. The SSIP must include:
  - i. A grading plan that illustrates the original ground profile;
  - ii. The depth of proposed fill;
  - iii. The total amount of soil to be imported/exported from the site;
  - iv. Analysis of the pre and post construction grades to determine whether there are any impacts to adjacent properties, and the public road network;
  - v. Pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and,
  - vi. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.
6. That prior to release of this permit, the Applicant/Owner is to provide a detailed Erosion and Sedimentation Control (ESC) Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County. The ESC plan shall also address any stockpiled excavated materials proposed during construction.

#### Prior to Site Occupancy:

7. That prior to building occupancy, the County shall perform a post-construction inspection of the site to verify that the road approach has been completed in accordance with the County's Servicing Standards and approved plans.
  - i. That any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site shall be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County;

#### Permanent:

8. That if this Development Permit is not issued by **AUGUST 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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9. That any plan, technical submission, agreement, matter, recommendation, or understanding submitted and approved as part of the application, shall be implemented and adhered to in perpetuity.
10. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional excavation and/or fill.
11. That the Applicant/Owner shall ensure any excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage. All graded areas undeveloped shall be seeded to grass upon completion of works.
12. That the road approach shall be constructed and maintained in accordance with the County's Servicing Standards.
13. That the Applicant/Owner shall be solely 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 is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Partridge Place.
  - 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 a Prior to Release condition.
14. 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.
15. That the Dwelling Unit shall not be used for commercial or vacation rental purposes at any time, unless approved by a Development Permit.
16. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, and reduce glare and uplight, 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

## Advisory:

- 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.



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- That a building permit and applicable sub-trade permit is required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal dwelling unit located on the subject site, to facilitate accurate emergency response.  
*The municipal address for this site is 24 BEARSPAW TERRACE.*
- 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 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 **Tuesday February 17, 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. McManes".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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