



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

Tricor Design Group (Ahmed Gouda)

Page 1 of 4

Tuesday, February 10, 2026

Roll: 04725075

RE: Development Permit #PRDP20258138

Lot 8, Block E, Plan 1212275; SE-25-24-03-W05M (244119 PARTRIDGE PLACE)

The Development Permit application for Single-lot Regrading, placement of clean fill over 1.00 m (3.28 ft.) in height, excavation, for the construction of a Dwelling, Single Detached, relaxation to the maximum building height and construction of a retaining wall has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of a Dwelling, Single Detached, relaxation to the maximum height requirement; Single-lot Regrading, Placement of clean Fill over 1.00 m ((3.28 ft.) in height and Excavation for the construction of a Dwelling, Single Detached may commence on the subject parcel, in general accordance with the approved application, site plan, drawings prepared by Tricor Design Group, Project No.: 20-08390 (Page SP1-4 – WD1.1-6.0), dated November 28, 2025, as amended, including:
 - i. That the maximum height requirement for the dwelling, single detached shall be relaxed from **12.00 m (39.37 ft.) to 12.11 m (39.73 ft.)**;
 - ii. Placement of clean fill, of up to a **maximum of 1.60 m (5.25 ft.)** in height;
 - iii. Excavation of up to a **maximum of 1.25 m (4.10 ft.)** in depth outside of the 15.00 m (49.21 ft.) radius of a Dwelling, Single Detached; and
 - iv. Construction of a retaining wall, **up to 1.95 m (6.39 ft.)** in height.

Prior to Release:

2. 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, in accordance with the Partridge View Subdivision Stormwater Management Report, prepared by Scheffer Andrew Ltd., dated July 28, 2011 and the County's Servicing Standards to the satisfaction of the County. The SSIP shall include:
 - i. 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;
 - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
 - iii. Recommendations for Erosion and Sediment control mitigation measures.



3. That prior to release of this permit, the Applicant/Owner shall submit a Slope Stability Assessment (SSA) for any proposed Retaining Walls with an exposed wall height greater than 1.20m (3.93 ft.). prepared by a qualified Geotechnical/Structural Engineer, in accordance with County's Servicing Standards.
 - i. That SSA for the noted Retaining Walls shall include Fs against failure, including sliding, overturning, bearing, and global stability; and
 - ii. That the Retaining Wall should be designed in accordance with the current version of the Alberta Building Code.
4. 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 noise mitigation measures, traffic accommodation, sedimentation and dust control, erosion, weed control, construction practices, waste management, interim onsite stormwater mitigation measures, hazardous material containment and all other relevant construction management details.
5. 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 also discuss the site approach off Partridge Place and ensure that the paved residential approach is compliant to Section 400-D of the County's Servicing Standards, including surface width, turning radius, side slope and surface structure. *A pre-inspection of the approach shall be completed by County Road Operations, prior to any alterations commencing on the approach;*
 - ii. 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;
 - iii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iv. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - v. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

6. That if the prior to release conditions have not been met by **AUGUST 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. 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 as otherwise agreed with the County), all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
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 any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the required final SSIP and SSA shall be implemented onsite and adhered to in perpetuity.



10. 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 Dwelling, Single Detached.
 - 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 (3.28 ft.) in height shall be shown on the site plan submission.
11. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
12. That the Applicant/Owner shall ensure any fill has been placed, and excavation has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on stormwater drainage in accordance with the Partridge View Subdivision Stormwater Management Report, prepared by Scheffer Andrew Ltd., dated July 28, 2011, required final SSIP and the County's Servicing Standards.
13. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
14. 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 drainage nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owners 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.
15. That no topsoil shall be removed from the subject lands.
16. That any future stripping, grading, and/or placement of fill activities outside the scope of this Development Permit shall require a separate Development Permit approval.
17. 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 and/or within 30 days of the issuance of building occupancy, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
18. That a minimum of two (2) dedicated on-site parking stalls shall always be provided and maintained for the dwelling unit.
19. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached, in accordance with the County's Servicing Standards and Policy #C-407.
20. That the site approach shall be constructed/altered in accordance with the County's Servicing Standards. Upon completion of the approach construction, the Applicant/Owner shall contact County Road Operation for a final inspection and post construction approval.
21. 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.



Tricor Design Group (Ahmed Gouda) #PRDP20258138
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22. 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 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.
23. 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 *Nuisance and Unsightly Property Bylaw C-7690-2017*, *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- 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 the Applicant/Owner shall obtain and display a distinct municipal address for the dwelling unit located on the subject site (the proposed Dwelling, Single Detached), in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. That the address for the Dwelling, Single Detached is *24419 Partridge Place*.
- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That during construction, 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 any other federal, provincial, or County permits, approvals, and/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, March 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, likely belonging to the Development Authority.

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



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, February 10, 2026

Roll Number: 04725075
Application Number: PRDP20258138
Division: 2

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

244119 PARTRIDGE PL, Rocky View County AB and located approximately 0.81 km (0.50 mile) north of Springbank Road and 0.81 km (0.50 mile) east of Range Road 31.

What is the development permit proposing?

Single-lot Regrading, placement of clean fill over 1.00 m (3.28 ft.) in height, excavation, for the construction of a Dwelling, Single Detached, relaxation to the maximum building height and construction of a retaining wall.

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, March 3, 2026**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Tricor Design Group Inc. (Ahmed Gouda)
Owner(s): Jaswal, Mohinder & Giurdeep K
Legal: Lot 8 Block E Plan 1212275, SE-25-24-03-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,
ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.



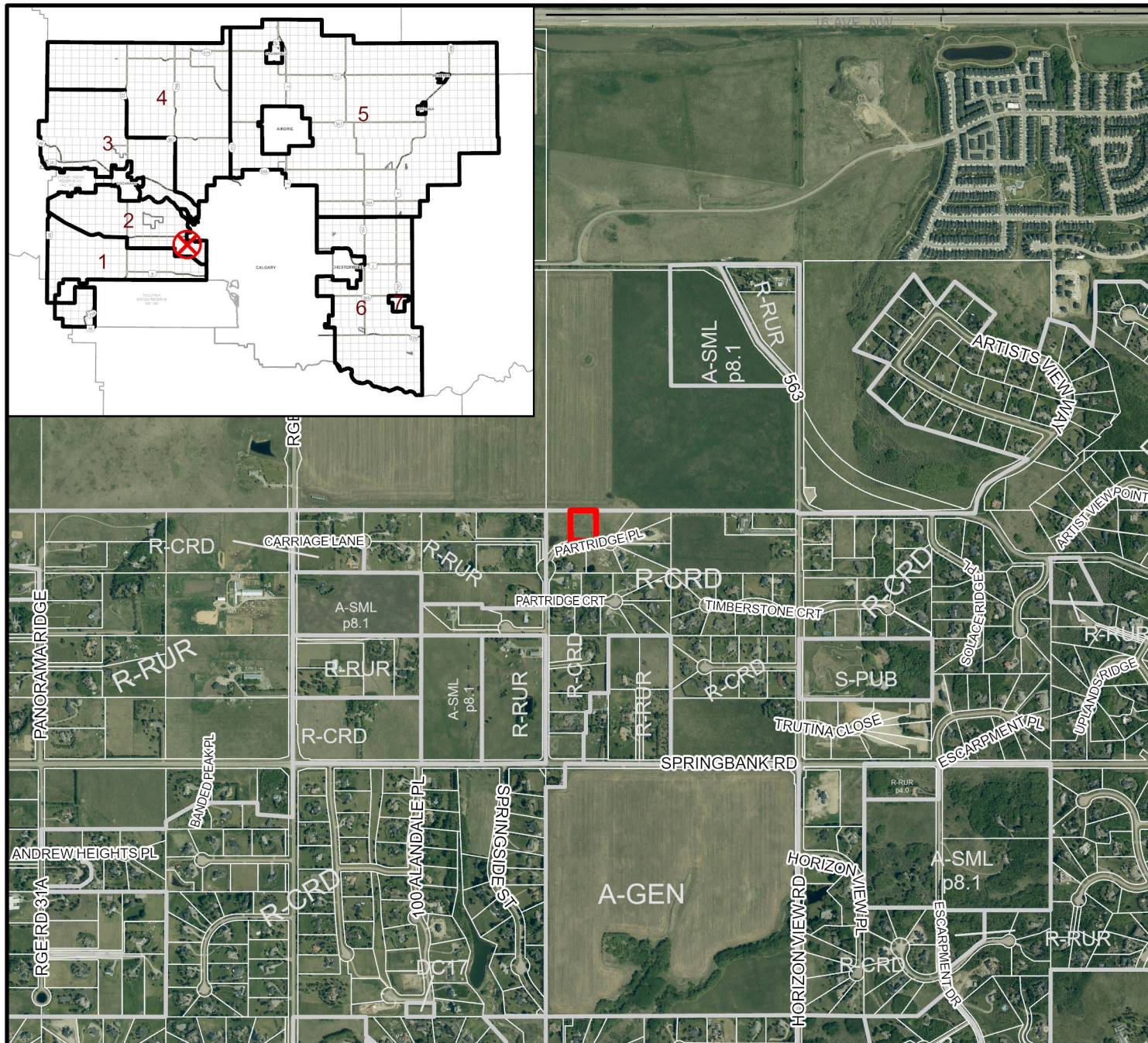
ROCKY VIEW COUNTY

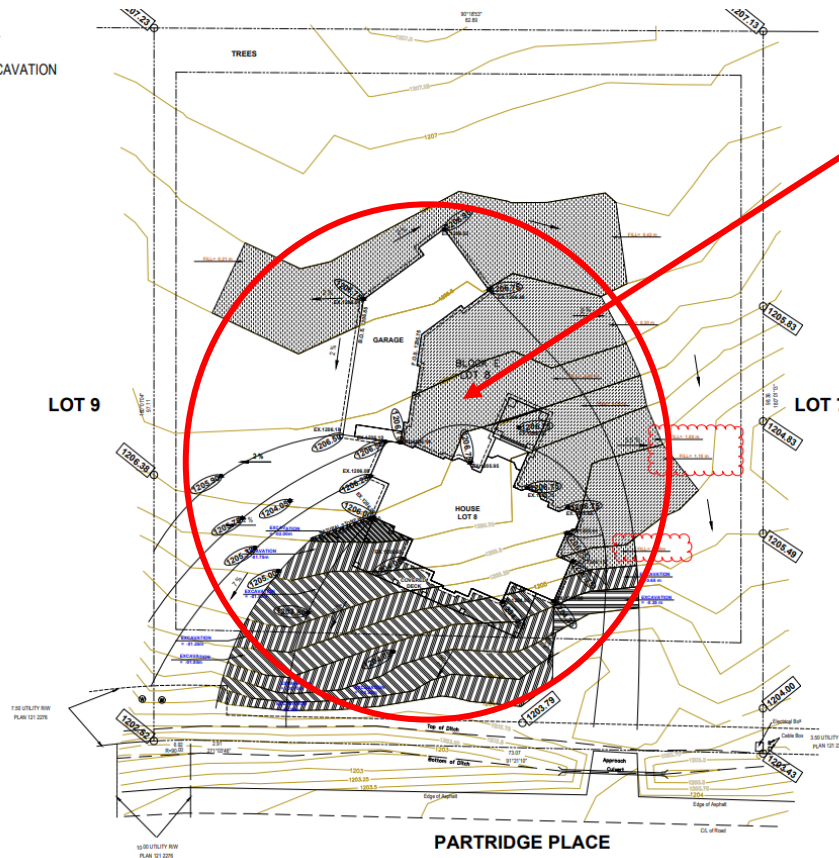
Location & Context

Development Proposal

Single-lot Regrading, placement of clean fill over 1.00 m (3.28 ft.) in height, excavation, for the construction of a Dwelling, Single Detached, relaxation to the maximum building height and construction of a retaining wall

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Roll: 04725075
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Printed: 2/3/2026
Legal: A portion of
SE-25-24-03-W05M





Site Regrading Area



Site Plan

Development Proposal

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