



# ROCKY VIEW COUNTY

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

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

## 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

Christopher Hale

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Tuesday, February 10, 2026

Roll: 04225011

**RE: Development Permit #PRDP20247609**

**RY226, SW-25-24-27-04; (270182 INVERLAKE ROAD)**

The Development Permit application for single-lot regrading, excavation and placement of clean fill, for the construction of Dwelling, Single Detached and Accessory Building 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, for the construction of a Dwelling, Single Detached and Accessory Building may commence on the subject land in general accordance with the approved drawings, application package, and the conditions of approval of the permit, as amended and includes:
  - i. Placement of clean fill, approximately  $\pm 2,001.85$  cu. yards ( $\pm 47,000.00$  cu. ft.) of total volume (*235.00 ft long x 20.00 ft. wide x 10.00 ft. deep*);
  - ii. Placement of gravel, approximately  $\pm 1,221.67$  sq. m ( $\pm 13,150.00$  sq. ft.) in total area;
  - iii. Temporary topsoil stockpiling during construction.

#### Prior to Release:

2. 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 and weed control, interim stormwater management measures, construction best management practices, hazardous material containment, waste management and all other relevant construction management details.
3. That prior to release of this permit, the submitted *Stormwater Assessment, as prepared by Stormwater Solutions, SSI Project Number 0474-001, dated November 5, 2025*, shall be reviewed by Administration in accordance with the County's Servicing Standards. The assessment shall 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, the public road network;



Christopher Hale #**PRDP20247609**

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- 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.

4. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, conducted by a professional geotechnical engineer, for all areas of fill greater than 2.00 m (6.56 ft.) in depth, within 15.00 m (49.21 ft.) from the proposed dwelling and accessory building footprints, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for all proposed 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 proposed residential gravel road approach off Inverlake Road. The approach shall be proposed in accordance with Table 400-D of the County's Servicing Standards, including minimum surface width, turning radius, sideslope and surface structure. *A pre-inspection of the approach is required to be completed by County Road Operations, prior to commencement.*
  - 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](mailto: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 *Road Use Agreement Bylaw C-8323-2022*.
  - v. Written confirmation shall be received from County Road Operations confirming the status of this condition.

#### **Prior to Occupancy:**

6. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall construct the proposed gravel approach in accordance with the County Servicing Standards.
  - i. Once constructed, the Applicant/Owner shall contact County Road Operations to arrange a post-construction inspection for final acceptance. Written confirmation shall be received from County Road Operations, confirming the status of this condition.
7. That prior to occupancy of the Dwelling, Single Detached and upon completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.0 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.

#### **Permanent:**

8. That if this Development Permit is not issued by **September 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. 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.



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10. 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.
11. That all site development construction traffic parking is restricted to onsite only. No overflow parking is permitted within any road right-of-way.
12. That at the time of Development Permit or Building Permit submission, any fill exceeding 1.00 m (3.93 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 of the Single Detached Dwelling foundation.
  - 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 (3.93 ft.) in height shall be shown on the site plan submission.
13. That a separate Development Permit shall be required if the maximum building height of the Dwelling, Single Detached exceeds 12.00 m (39.37 ft.)
14. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m (3.93 ft.) in height.
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.
16. That no native topsoil shall be removed from the subject lands.
17. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metals.
18. That temporary 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 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.



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21. 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 Building Permit(s) and all applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place onsite. Compliance with the *National Energy Code* is also required.
- 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 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 subject site, to facilitate accurate emergency response. The future municipal address for the Dwelling, Single Detached is 270182 INVERLAKE ROAD.*
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds 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 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 issuance. 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, appearing to read "D. Hale".

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



# ROCKY VIEW COUNTY

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

403-230-1401  
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Tuesday, February 10, 2026

**Roll Number:** 04225011  
**Application Number:** PRDP20247609  
**Division:** 6

## **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?**

270182 INVERLAKE ROAD, Rocky View County AB and located approximately 1.21 km (0.75 mile) west of Range Road 270 and 1.61 km (1.00 mile) south of Township Road 250.

### **What is the development permit proposing?**

Single-lot regrading, excavation and placement of clean fill, for the construction of Dwelling, Single Detached and Accessory Building.

### **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](http://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](http://www.rockyview.ca/subdivision-development-appeal-board).

### **Other application details and notes:**

**Applicant(s):** Christopher Hale  
**Owner(s):** Christopher Hale  
**Legal:** Plan RY226, SW-25-24-27-04

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto: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.**

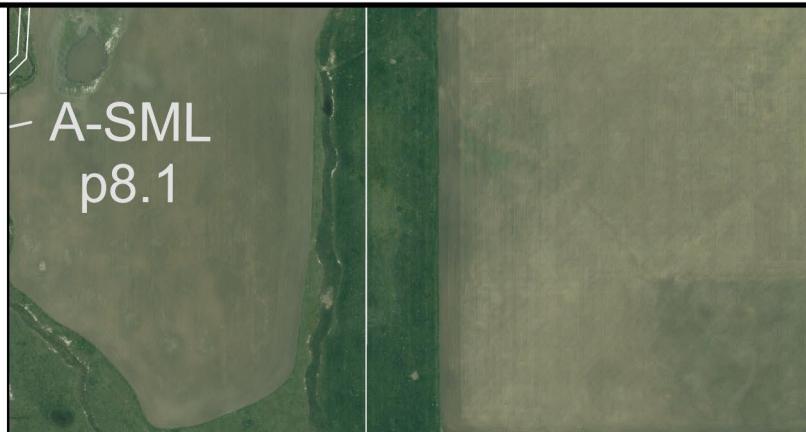
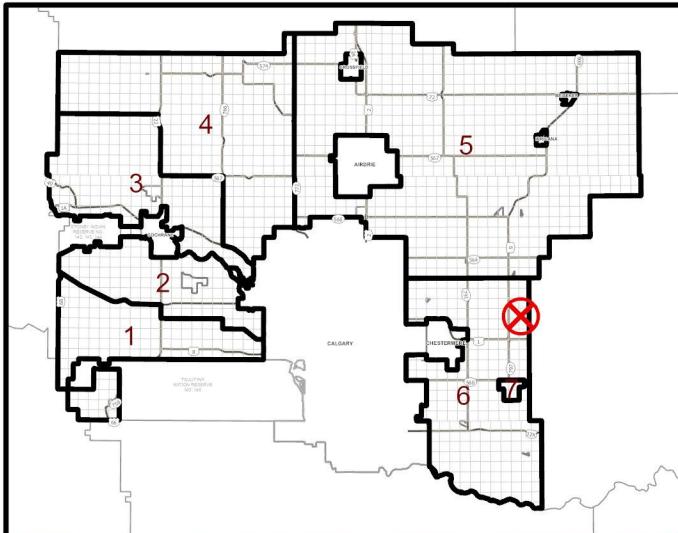


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Single-lot regrading, excavation and placement of clean fill, for the construction of Dwelling, Single Detached and Accessory Building.



Division: 6  
Roll: 04225011  
File: PRDP20247609  
Printed: 7/16/2025  
Legal: A portion of SW-25-24-27-W04M

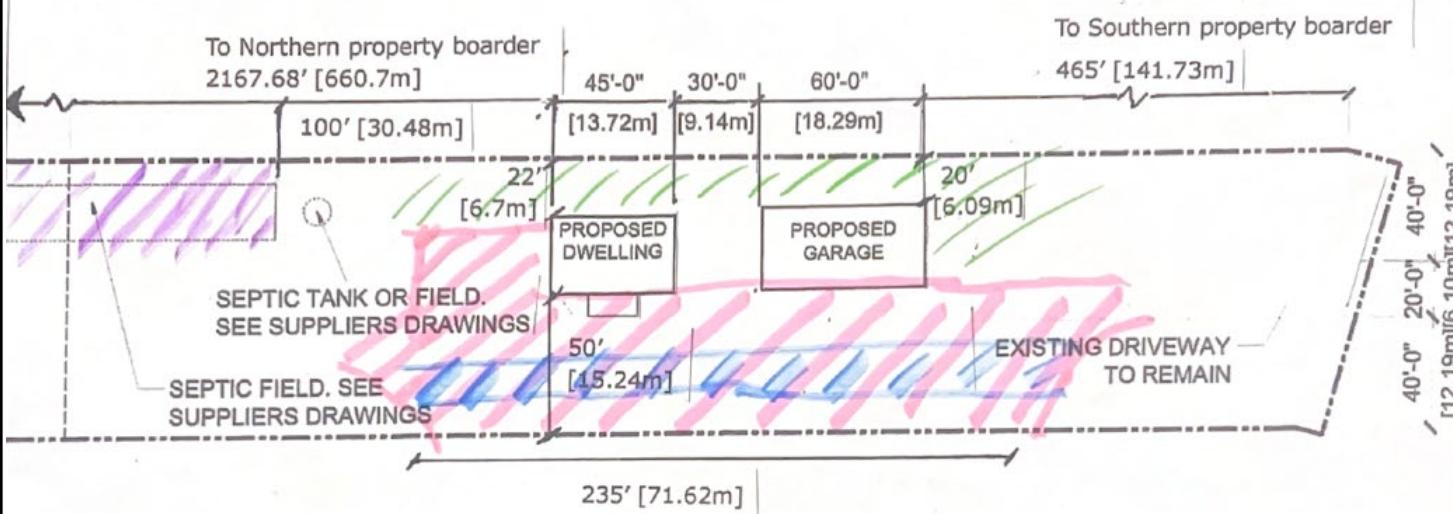


ROCKY VIEW COUNTY

## Site Plan

### Development Proposal

Single-lot regrading, excavation and placement of clean fill, for the construction of Dwelling, Single Detached and Accessory Building.



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