

**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 Issuance conditions (if listed) *must* be completed.**

**NOTICE OF DECISION**

Amaya Design (Chanelle Rodriguez)

Page 1 of 4

Tuesday, February 24, 2026

**Roll:** 05305010

**RE: Development Permit #PRDP20258417**

**Lot 12, Plan 9312093, NE-05-25-28-W04M; (8 PLEASANT RANGE PLACE)**

The Development Permit application for construction of a Dwelling, Single Detached and an Accessory Dwelling Unit (secondary suite), relaxation to the minimum side yard setback requirement, relaxation to the maximum building height and Single-lot regrading and placement of clean fill over 1.00 m (3.28 ft.) in height for the construction of Dwelling, Single Detached and a driveway has been **conditionally approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. The construction of a Dwelling, Single Detached and Accessory Dwelling Unit (secondary suite) may commence on the subject lands, in accordance with the approved application and drawings, as prepared by AMAYA Design, Project No.: S553 and conditions of approval as amended including:
  - i. That the minimum side yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **27.62 m (90.61 ft.)**;
  - ii. That the maximum height requirement for the dwelling, single detached shall be relaxed from **12.00 m (39.37 ft.)** to **12.40 m (40.68 ft.)**;
  - iii. Construction of an Accessory Dwelling Unit (secondary suite) within the dwelling, single detached;
  - iv. Single-lot regrading and the placement of clean fill, including:
    - a. Placement of clean fill of, up to a maximum of 2.15 m (7.05 ft.) in height for the construction of the Dwelling, Single Detached;
    - b. Placement of clean fill, of up to a maximum of 1.62 m (5.31 ft.) outside of the 15.00 m (49.21 ft.) radius of the dwelling, single detached under construction for the internal driveway;
    - c. Construction of retaining walls, up to 0.60 m (1.97 ft.) in height; and
    - d. That clean fill may be imported to the subject lands, up to a maximum of 750.00 cubic meters (26,486.00 cubic feet), for the construction of the Dwelling, Single Detached and internal driveway.

**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 engineer, in accordance the County's Servicing Standards. The SSIP must include:



Amaya Design (Chanelle Rodriguez) #PRDP20258417  
Page 2 of 4

- 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. An analysis of the pre- and post-construction grades considering the driveway, building foundation, site stormwater storage, retaining walls, site releases and offsite drainage to ensure there are no impacts to adjacent properties and the County's public road network;
  - iv. Analysis of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
  - v. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.
3. 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.
  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, interim stormwater management mitigation, sedimentation and dust control, erosion and weed control, construction practices, waste management, hazardous material containment and all other relevant construction management details to the satisfaction of the County.

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

5. That upon grading completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill area greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.

#### **Permanent:**

6. 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.
7. 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 the final SSIP, Deep Fills Report and Construction Management Plan.
8. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations ([roaduse@rockyview.ca](mailto:roaduse@rockyview.ca)) and provide haul details for materials and equipment required during construction and/or site development:
  - i. More than 30 vehicle movements within any seven (7) day period;
  - ii. More than five (5) vehicle movements within any one (1) hour period;
  - iii. For the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:
    - a) Two (2) axles;
    - b) 11.00 (36.09 ft.) in length; or
    - c) A maximum allowable gross vehicle weight of 4,500 kilograms.
  - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.



Amaya Design (Chanelle Rodriguez) #PRDP20258417  
Page 3 of 4

9. 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/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.
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 no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be spread and seeded after building construction is complete, as part of site restoration.
12. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
13. 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.
14. That the Dwelling, Single Detached and Accessory Dwelling Unit (secondary suite) shall not be used as a *Vacation Rental* or for Business purposes at any time unless approved by a Development Permit.
15. 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.
16. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit and one (1) dedicated on-site parking stall for the Accessory Dwelling Unit at all times.
17. 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.
18. 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 a Building Permit(s) 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 prior to construction commencement onsite, the Applicant/Owner shall obtain a Demolition Permit for the existing Dwelling, Single Detached.
- 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.



Amaya Design (Chanelle Rodriguez) #PRDP20258417

Page 4 of 4

- 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 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 Accessory Dwelling Unit, to facilitate accurate emergency response. *The municipal address for the Dwelling, Single Detached is 8 Pleasant Range Place. The Accessory Dwelling Unit addressing shall be created upon Building Permit application submission.*
- 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 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 be 'D. K. [unclear]'.

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)