

**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**

New Century Design (Shaw Jensen)

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Tuesday, March 24, 2026

Roll: 06715049

**RE: Development Permit #PRDP20260492**  
**Block 2, Plan 7410069; SW-15-26-03-W05M (32285 WILLOW WAY)**

The Development Permit application for 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, 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 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 New Century Design, Project No.: 24-1-BH-BB-037 (Page No.: A1 – 12), dated January 15, 2026, as amended, including:
  - i. Placement of clean fill, of up to a maximum of 1.80 m (5.90 ft.) in height; and
  - ii. Excavation of up to a maximum of 1.90 m (6.23 ft.) in depth outside of the 15.00 m (49.21 ft.) radius of a Dwelling, Single Detached for the construction of a drywell.

**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 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;
  - iii. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures; and
  - iv. The recommended mitigation measures shall ensure that no stormwater runoff crosses the proposed subdivision boundary of the northeast lot and is contained within proposed development area.

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3. 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.

**Permanent:**

4. That if the prior to release conditions have not been met by **SEPTEMBER 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. 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.
6. 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 Construction Management Plan shall be implemented onsite and adhered to in perpetuity.
7. 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.
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 Operation.
9. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
10. 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 required final SSIP and the County's Servicing Standards.



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11. 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.
12. 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.
13. That no topsoil shall be removed from the subject lands.
14. 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.
15. 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.
16. 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.
  - i. That the applicant shall connect to the piped water distribution systems available for the area in accordance with Policy 6.1.1 c) of *Bearspaw Area Structure Plan (ASP)*.
17. That a minimum of two (2) dedicated on-site parking stalls shall always be provided and maintained for the dwelling unit.
18. 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.
19. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
20. 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.

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- 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. *The municipal address for the Dwelling, Single Detached is 32285 Willow Way.*
- 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, April 14, 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,



Development Authority

Phone: 403-520-8158

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