

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

Reverie Design (Sam Chang)

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Tuesday, April 7, 2026

Roll: 05711040

RE: Development Permit #PRDP20257966

Lot 6, Block 3, Plan 7810549; NW-11-25-03-W05M; (31191 TOWNSHIP ROAD 252)

The Development Permit application for construction of a Dwelling, Single Detached on a parcel without direct municipal road access, relaxation to the minimum front yard setback requirement, relaxation to the minimum top of the bank setback requirement; Single-lot Regrading and Placement of Clean Fill over 1.00 m (3.28 ft.) in height for the construction of internal driveway and retaining walls 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 may commence on the subject lands, in accordance with the approved application and drawings, as prepared by Reverie Designs, (Drawing No.: A2.1 - A3.4), dated March 23, 2026, as amended, and conditions of approval as amended including:
 - i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **10.00 m (32.80 ft.)**;
 - ii. That the minimum top of bank setback requirement for the Dwelling, Single Detached shall be relaxed in accordance with the approved application, site plans and the Slope Stability Assessment, as prepared by Prairie GEO Engineering (File No.: PGE26-52-REV5), dated March 31, 2026, as amended.
 - a. That at no time shall the construction boundary for the development encroach into the noted slope and the property shall adhere to all requirements and recommendations as noted in the assessment.
 - iii. Single-lot Regrading and Placement of Clean Fill, including:
 - a. Placement of clean fill, of up to a maximum of 1.40 m (4.59 ft.) inside of the 15.00 m (49.21 ft.) radius of the Dwelling, Single Detached under construction for the internal driveway; and
 - b. Construction of retaining walls, up to 1.17 m (3.84 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 engineer, in accordance with the Springbank Master Drainage Plan and the County's Servicing Standards. The SSIP must include:
 - 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;



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- 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 recommendations on managing stormwater flows in accordance with the Springbank Master Drainage Plan;
- v. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.

Permanent:

3. 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.
4. 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, shall be implemented and adhered to in perpetuity, including:
 - i. Slope Stability Assessment prepared by PrairieGEO Engineering Ltd. (File No.: PGE26-52-REV5) dated March 31, 2026.
 - ii. Final Site-Specific Stormwater Implementation Plan (SSIP) as required by conditions of this permit.
5. That the Mutual Access Easement agreement, under instrument #941 118 876, over portion of Lot 10 Block 3 Plan 9410994 for the benefit of Lot 6 Block 3 Plan 7810549 shall remain registered on the Title, in perpetuity.
 - i. That for the internal driveway construction, at no time shall the property grades or site approach off TWP RD 252 be altered in the mutual access easement area under Lot 10, Block 3, Plan 9410994.
6. 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) 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.
7. 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.



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- 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.
8. 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.
9. 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, Slope Stability Assessment prepared by Prairie GEO Engineering (File No.: PGE26-52-REV4) dated March 25, 2026 and the County's Servicing Standards.
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 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 Servicing Standards*.
16. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject 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 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.
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 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.



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- 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 *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 display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the Dwelling, Single Detached, to facilitate accurate emergency response. *The municipal address for the Dwelling, Single Detached is 31191 Township Road 252.*
- That any other federal, provincial, or County permits, or third party approvals, and/or compliances, are the sole responsibility of the Applicant/Owner, including:
 - Obtaining any required approvals associated with the Fortis Transmission Infrastructure easement relocation, currently registered under Instrument # 971 175 904.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 28, 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. Kouroussis".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca