

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

Emslie, Warren

Page 1 of 4

Tuesday, June 16, 2026

Roll: 05702180

RE: Development Permit #PRDP20262477

Lot 9, Block 6, Plan 0012115, SE-02-25-03-W05M; (14 DEER SPRINGS CLOSE)

The Development Permit application for 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. That Single-lot Regrading and Placement of Clean Fill for the construction of a Dwelling, Single Detached may commence on the subject lands, in accordance with the approved application and drawings, as prepared by Warren Emslie (Job No.: 24-008), dated April 16, 2026, and conditions of approval as amended including:
 - i. Single-lot Regrading and Placement of Clean Fill, including:
 - a. Placement of clean fill of up to a maximum of 2.14 m (7.02 ft.) in height for the construction of the Dwelling, Single Detached and driveway within a 15.00 m (49.21 ft.) of the proposed dwelling; and
 - b. That clean fill may be imported to the subject lands, up to a maximum of 357.59 cubic meters (12,628.00 cubic feet), for the construction of the Dwelling, Single Detached and 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 Policy 22 of the *Springbank Area Structure Plan (ASP)* and the County's Servicing Standards. The SSIP shall 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;
 - 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.



Emslie, Warren #PRDP20262477
Page 2 of 4

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.
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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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 answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. 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; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Site Occupancy:

6. 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.
7. That upon completion, the Applicant/Owner shall 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, as accepted by the County.

Permanent:

8. That if this Development Permit is not issued by **DECEMBER 31, 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 as amended, including the final SSIP, Deep Fills Report and Construction Management Plan.
10. 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.



Emslie, Warren #PRDP20262477
Page 3 of 4

11. That the maximum building height of the Dwelling, Single Detached, on the Lands shall not exceed 12.00 m (39.37 ft.), calculated from the existing grades.
 - i. That the building height of the Dwelling, Single Detached calculated from finished grades is 10.21 m (33.50 ft.);
 - ii. That the building height of the Dwelling, Single Detached calculated from existing grades is 11.34 m (37.20 ft.);
 - iii. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m (3.28 ft.) in height; and
 - iv. Placement of fill authorized by Development Permit PRDP20262477, less placement of fill of up to 1.00 m (3.28 ft.) in height permitted by Section 92 v) of the *Land Use Bylaw C-8000-2020* (LUB).
12. 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.
13. 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.
14. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
15. 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.
16. 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.
17. 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.
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 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-449.
20. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
21. 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.
22. 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.

Emslie, Warren #PRDP20262477
Page 4 of 4

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 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 obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the principal dwelling unit, to facilitate accurate emergency response. *The municipal address for the Dwelling, Single Detached is 14 Deer Springs Close.*
- 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, July 7, 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

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