

**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**

Ross, Suzanne

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Tuesday, June 30, 2026

Roll: 03913194

**RE: Development Permit #PRDP20262617**

**Lot 13, Block 3, Plan 2111986, SE-13-23-05-05; (20 SPRUCE AVENUE)**

The Development Permit application for the construction of a Dwelling, Single Detached, relaxation to the principal building maximum parcel coverage requirement and existing Accessory Building (shed) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the construction of a Dwelling, Single Detached, may commence on the subject lands, in accordance with the approved site plan and drawings, as prepared by JG Design, Sheet: 01 – 04, dated June 18, 2026, the approved site plan, and conditions of approval, as amended, including:
  - i. That the maximum parcel coverage for the principal building shall be relaxed from **25% to 26.31%**; and
  - ii. An existing Accessory Building (shed) approximately ±45.24 sq. m. (±487.00 sq. ft.) in footprint.

**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, in accordance with Policy 6.1.4 of the *Greater Bragg Creek Area Structure Plan (ASP)*, the County's Servicing Standards, and Bragg Creek Master Drainage Plan. The SSIP shall include:
  - i. A grading plan showing the original ground profile; pre- and post-construction grades; resulting changes to drainage patterns; and an assessment of any impacts to adjacent properties or the public road network; and
  - ii. Determination of the 1:100 – year flood level at the location of the Dwelling, Single Detached.
3. That prior to release of this permit, the Applicant/Owner shall confirm how potable water and wastewater services will be provided to the proposed development.
  - i. That the Applicant/Owner shall refer to the Bragg Creek Water and Sanitary Systems connection guidelines for applicable standards and specifications and contact the County to arrange for water services to be turned off/on for construction.

**Permanent:**

4. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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5. 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 agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. That the Applicant/Owner shall pay the required Water and Wastewater Service connection fees in accordance with the County's 2026 Master Rates Bylaw.
7. That the proposed development shall be serviced by the Bragg Creek Regional Water and Wastewater Services. Water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands:
  - i. Allocated water and wastewater volumes and all overages shall be billed in accordance with the Bragg Creek water and wastewater rate, additional service capacity from within the local improvement service area and the Rocky View County administrative recovery fee for staff time as per the County's Master Rates Bylaw, as amended.
8. 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 SSIP shall be implemented, and adhered to in perpetuity.
  - i. That upon request from the County, the Applicant/Owner shall submit an as-built grading drawing, to confirm all grading works are in accordance with the overlying technical accepted by the County.
9. That the first floor of the proposed development shall be located at or above the 1:100-year flood level plus 0.50 m. (1.64 ft.) freeboard, in accordance with Section 201 - 202 of the *County's Land Use Bylaw C-8000-2020* (LUB).
10. That there shall be no more than 2.00 m. (6.56 ft.) of excavation or 1.00 m. (3.28 ft.) of fill adjacent to or within 15.00 m. (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
11. That access to the subject parcel shall be via the existing mutual approach and driveway, as shown on the approved site plan and drawings.
  - i. That the existing Access Easement (Instrument #211 249 330) shall remain registered on title, and shall not be discharged from title, unless an alternative physical and legal access acceptable to the County has been approved for the subject parcel.
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.



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13. 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.
14. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
15. A Development Permit shall be required, if a variance to the maximum building height requirement of 12.00 m. (39.37 ft.) is required.
  - i. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m. in height.
16. That the building footprint shall include the foundation, retaining walls, and any ancillary components, including covered support structures.
17. That the Dwelling, Single Detached shall not be used for Business or *Vacation Rental* purposes at any time, unless approved by a Development Permit.
18. That the Accessory Building shall not be used as a Dwelling Unit, or for Business purpose at any time, including the parking of any Vehicle (Commercial) unless approved by a Development Permit.
  - i. That "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
19. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance.
20. That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing/disturbance of any existing trees/vegetation during the course of development.
21. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
22. 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.
23. 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 Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department, prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.



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- That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.
  - Receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan; and
  - Waste receptacles securely stored indoors are exempt from this requirement.
- That the subject development shall conform to the County's *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]*, as amended.
- That there shall be adequate water & sanitary sewer servicing provided for the subject Dwelling unit.
- 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 subject dwelling unit, to facilitate accurate emergency response. The municipal address for the subject dwelling unit is **20 SPRUCE AVE.**
- 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, July 21, 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 Provincial Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read "D. Kowalski".

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