



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

Andison Residential Design (Craig Bischke)

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Tuesday, July 28, 2026

Roll: 03924002

RE: Development Permit #PRDP20262299
SE-24-23-05-W05M (233107 WINTERGREEN ROAD)

The Development Permit application for the construction of a Dwelling, Single Detached, located within a Riparian Protection Area and construction of an Accessory Dwelling Unit (suite within a building), relaxation to the maximum Gross Floor Area requirement, 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 parcel, in general accordance with the approved application, site plan, drawings prepared by "ANDISON RESIDENTIAL DESIGN", as amended, including:
 - i. That the proposed Dwelling, Single Detached may be located within the County's Riparian Protection Area;
 - ii. That the top of bank setback requirement shall be relaxed in accordance with the requirements of the Geotechnical Report including a Slope Stability Analysis;
 - iii. That no part of the development shall encroach further than 36.63 m (120.17 ft.) into the 60.00 m (196.85 ft.) Riparian Protection Area.
2. That the construction of an Accessory Dwelling Unit (suite within a building), located within an accessory building, may commence on the subject parcel, in accordance with the approved application, site plan, drawings prepared by "ANDISON RESIDENTIAL DESIGN", as amended, including:
 - i. That the proposed accessory building, approximately ± 524.1 sq. m. ($\pm 5,642$ sq. ft.) in footprint is permitted.
 - ii. That the maximum Gross Floor Area requirement shall be relaxed from **150.00 sq. m. (1,614.59 sq. ft.) to ± 189.52 sq. m. ($\pm 2,040.00$ sq. ft.)**.
3. Single-lot regrading for the construction of the internal driveway, backfilling, and onsite landscaping;

Prior to Release:

4. 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 all elements of the new buildings proposed and any onsite works including regrading for the creation of the driveway including:



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- 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, in accordance with the County's Servicing Standards;
 - iv. The report shall comment on impacts to riparian area setbacks, wetlands, and the need for a wetland impact assessment; and
 - a. If deemed required in the SSIP, the Applicant/Owner shall complete a Wetland Impact Assessment (WIA).
5. 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.
6. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Report including a Slope Stability Analysis, prepared by a qualified professional, in accordance with Section 190 of the County's *Land Use Bylaw C-8000-2020* (LUB) and the County's Servicing Standards, to prove bank stability for the proposed Dwelling, Single Detached, as slopes exceed 15%. The Geotechnical Report shall address:
 - i. Slope stability, sewage disposal, water table levels, construction materials for roads, water servicing, stormwater drainage and any other relevant developmental constraints; and
 - ii. Recommendations for slope stability including registration of any required easements and/or restrictive covenants.
7. That prior to release of this permit, 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
8. 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;
 - i. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - ii. 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
 - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

9. That prior to occupancy of the proposed principal Dwelling, Single Detached and Accessory Dwelling Unit, that a minimum of one or more existing dwelling unit(s) onsite, as noted on the site plan, and



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the noted accessory building (shed) shall obtain Demolition permit(s) from Building Services and be removed from the subject site.

10. That prior to occupancy of the Accessory Dwelling Unit (suite within a building), the Applicant/Owner shall be issued building occupancy of the proposed principal Dwelling, Single Detached.
 - i. Written confirmation shall be received from County Building Services confirming the status of this condition

Permanent:

11. That if the prior to release conditions have not been met by **FEBRUARY 28, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. 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.
13. That site access to the site shall be maintained through registered easement Instrument #3062 K.W, through SE-24-23-3-W5M, at all times.
14. 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.
 - i. That no temporary stockpiling or the placement of any construction equipment shall be located in the Riparian Protection Area at anytime.
15. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
16. 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.
17. That no topsoil shall be removed from the subject lands. 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.
 - i. That any onsite trees and terrain shall be retained except as required to meet conditions of this permit and any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover.
 - ii. That no tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of bank or furthest extent of a wetted area unless otherwise noted on the final approved site plan and supporting technical.



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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 there shall be adequate water & sanitary sewer servicing provided for the subject Dwelling, Single Detached.
20. That there shall be a minimum of two (2) parking stalls be maintained on-site at all times dedicated to the Dwelling, Single Detached and Accessory Dwelling Unit.
21. 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 buildings under construction unless a separate Development Permit has been issued for additional fill.
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 County's 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 it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
24. That any onsite outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC), or equivalent, certified wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.
 - i. Receptacles shall comply with the waste management policies of the Greater Bragg Creek Area Structure Plan. *Waste receptacles securely stored indoors are exempt from this requirement.*
25. 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 Building Permit(s) 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.
- 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], as amended*.
- 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 onsite and disposed of at an approved disposal facility.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.



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- That it is the Applicant/Owner's responsibility to obtain and display distinct municipal address' in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the subject dwelling unit(s), to facilitate accurate emergency response. *Any addressing no longer required upon dwelling removal, shall be retired by the County's Geographic Information Systems team.*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland or waterbody is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 18, 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