



## 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

ScoHal Design Group

Page 1 of 4

Tuesday, August 11, 2026

Roll: 05710051

**RE: Development Permit #PRDP20261827**

**Lot 7, Block 4, Plan 1710538; SE-10-25-03-W05M (32096 AVENTERRA ROAD)**

The Development Permit application for Single-lot Regrading and the placement of clean fill over 1.00 m (3.28 ft.) in height, for the construction of a Dwelling, Single Detached and internal driveway and construction of an Accessory Dwelling Unit (secondary suite) 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 the placement of Clean Fill over 1.00 m (3.28 ft.) in height, for the construction of a Dwelling, Single Detached and a driveway and construction of an Accessory Dwelling Unit (secondary suite) may commence on the subject parcel, in general accordance with the approved application, final approval grading plan and drawings prepared by ScoHal Drafting dated July 28, 2026, as amended, including:
  - i. Placement of clean fill, of up to a maximum of 2.50 m (8.20 ft.) in height;
  - ii. Import of up to a maximum of 902.17 cubic meters (31,860.00 cubic feet) of clean fill, for the construction of the Dwelling, Single Detached and internal driveway; and
  - iii. Construction of an Accessory Dwelling Unit (secondary basement suite), approximately  $\pm 85.56$  sq. m ( $\pm 921.00$  sq. ft.) in gross floor area within the Dwelling, Single Detached.

#### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance the County's Servicing Standards. The SSIP must include:
  - i. Grading plan that illustrates the original and proposed ground profile;
  - ii. The depth of proposed fill and the total amount of fill to be imported or exported from the site;
  - iii. Analysis of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
  - iv. 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.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion and Sediment Control Report prepared by Stormwater Solutions (Project No.: 0505-001), dated July 8, 2026, reducing the maximum fill height to 2.50 m (8.20 ft.) and align with the final approval SSIP in accordance with Section 100 of the *County's Land Use Bylaw C-8000-2020* (LUB).



ScoHal Design Group #PRDP20261827

Page 2 of 4

4. That prior to release of this permit, the Applicant/Owner shall submit a revised Construction Management Plan (CMP) including weed control measures, in accordance with the County's Servicing Standards.
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. Information provided will confirm if a Road Use Agreement or a Roaddata/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.
  - 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](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or a Roaddata/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 County's *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 Occupancy:

6. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
7. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of site grading and any other information deemed necessary by the Development Authority.
  - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.

#### Permanent:

8. That if the prior to release conditions have not been met by **MARCH 31, 2027**, 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, including:
  - i. Site Grading Plan prepared by Storm Water Solutions, Project No.: 0505-001 dated July 7, 2026, as amended;
  - ii. Approved Limited scope Site-Specific Stormwater Implementation Plan (SSIP).
  - iii. Erosion & Sediment Control (ESC) Report prepared by Storm Water Solutions Project No.: 0505-001 dated July 8, 2026, as amended; and
  - iv. Final onsite Construction Management Plan.
10. 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.



ScoHal Design Group **#PRDP20261827**

Page 3 of 4

11. 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.
12. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
13. 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/occupancy is complete, as part of site restoration.
14. 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 the approved technical, site plan and the County's Servicing Standards.
15. 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.
16. That any material entering or leaving the site shall be hauled in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
  - i. That the clean-up of any mud tracking and/or dirt that enters onto the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner.
17. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
18. That no placement of fill may occur within any registered rights-of-way unless written confirmation is provided to the County by the owner of the rights-of-way.
19. 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.
20. 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.
21. 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.
22. That a minimum of two (2) dedicated on-site parking stalls shall be provided and maintained for the Dwelling, Single Detached and a minimum of one (1) parking stall for the Accessory Dwelling Unit.



ScoHal Design Group #PRDP20261827

Page 4 of 4

23. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached and Accessory Dwelling Unit, in accordance with the County's Serving Standards and Policy #C-411.
24. That the Dwelling, Single Detached and Accessory Dwelling Unit shall not be used as a *Vacation Rental* or for Business purposes at any time unless approved by a Development Permit.
25. 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.
26. 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.
- 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 the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site, in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. *That the primary address for the Dwelling, Single Detached is 32096 Aventura Road. Accessory Dwelling Unit addressing will be requested upon Building Permit application submission for the Secondary Suite.*
- 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.
- 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, September 1, 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. K. [illegible]'. The signature is stylized and cursive.

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

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