



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

Rupprecht, Laine

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Tuesday, August 11, 2026

Roll: 08435005

RE: Development Permit #PRDP20264239
SW-35-28-29-04; (291204 TOWNSHIP ROAD 285)

The Development Permit application for the construction of a Dwelling, Single Detached, relaxation to the top of the bank setback requirement and relaxation to the minimum front yard setback 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 the Dwelling, Single Detached a, may commence on the subject lands, in accordance with the submitted site plans as prepared by MKL Design Studio (Sheet No.: A100), dated July 27, 2026, as amended, and conditions of approval including:
 - i. 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 required technical***;
 - ii. That the minimum front yard setback requirement for the Dwelling, Single Detached shall be relaxed from **45.00 m (147.64 ft.)** to **30.12 m (98.82 ft.)**; and
 - iii. Site grading accordance with the approved site plan.

Prior to Occupancy:

2. That prior to occupancy of the Dwelling/Site, the Applicant/Owner submit a stamped letter from a qualified geotechnical engineer confirming the stability analysis for post construction of the Dwelling, Single Detached from the Geotechnical Investigation prepared by PrairieGeo Engineering (File No.: PGE26-117), dated April 23, 2026, are valid; the letter shall include but not limited to:
 - i. Positive surface water drainage will be maintained within the property to prevent ponding of water and directing concentrated runoff over the slope areas;
 - ii. New foundation walls and / or retaining walls should be designed and inspected by a qualified professional engineer. All wall design will need to be checked for internal stability and global stability related to the overall slope. Engineered fill should be used as backfill materials;
 - iii. Proposed design grades will be maintained and will not be steepened, and no additional loading will be introduced to the slope without review and approval by a qualified geotechnical engineer; and
 - iv. Exposed slope surfaces will be protected by topsoil and grass plantings. The vegetation reduces surface water infiltration, minimizes erosion, and provides near surface root structure reinforcement that is essential to the long-term stability of the site slopes.



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Permanent:

3. 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. Geotechnical Investigation prepared by PrairieGeo Engineering (File No.: PGE26-117), dated April 23, 2026; and
 - ii. Level 2 Private Sewage Treatment System Assessment prepared by PrairieGEO Engineering (Project No.: PGE26-117), dated April 23, 2026.
4. That upon completion of the proposed development or request of the County, the Applicant/Owners 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 site technical as accepted by the County.
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) and provide haul details for materials and equipment required during construction and/or site development:
 - i. More than thirty (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 Operations.
6. 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.
7. 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.
8. 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.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
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.



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11. 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.
12. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
13. 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 *Land Use Bylaw C-8000-2020* (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.
14. 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 a Building Permit 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 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 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 primary address for the Dwelling, Single Detached is 291204 Township Road 285.*
- 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 animal-proof 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 Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read 'D. Rupprecht'.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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