



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

Hehr, Jonathan

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Tuesday, September 22, 2026

Roll: 07805015

RE: Development Permit #PRDP20264178

Lot 4, Block 5, Plan 1611775, SW-05-27-04-05; (270023 HORSE CREEK ROAD)

The Development Permit application for a Dwelling, Single Detached (existing) within Riparian Protection Area and relaxation to the minimum top-of-bank setback requirement; construction of an Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) (barn) located in a Riparian Protection Area and relaxation to the minimum top-of-bank setback requirement have been **conditionally approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Dwelling, Single Detached (existing) with a footprint of approximately 241.55 sq. m (2,600 sq. ft.) located in a Riparian Protection area may remain on the subject parcel, in accordance with the drawings and site plan, as amended.
 - i. That the minimum top-of-bank setback requirement for the Dwelling, Single Detached shall be relaxed in ***in accordance with the approved application site plan and required technical.***
2. That the construction of an Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) located in a Riparian Protection Area, may commence on the subject site, in accordance with the approved application and drawings, as amended, and conditions of approval, including:
 - i. That the minimum top-of-bank setback requirement for the Accessory Building shall be relaxed ***in accordance with the approved application site plan and required technical.***

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Plan (SSIP) in accordance with the County's Servicing Standards, confirming whether the proposed development has any adverse impacts on riparian area. The SSIP shall include:
 - i. Comment on potential impacts to riparian area setbacks and wetlands, and identification of whether a Wetland Impact Assessment (WIA) is required;
 - ii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures to ensure there are no adverse impacts to the riparian area; and
 - iii. That if potential impacts are identified Applicant/Owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetland/riparian area and the impacts the proposed development will have on the wetland/riparian area. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland and riparian areas.



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Permanent:

4. 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.
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 Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. 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. Limited Scope Site Specific Stormwater Implementation Plan prepared by Veritas (File No.: 216-08), dated September 4, 2026, as amended.
7. 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.
8. 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. Any existing trees and terrain shall be retained onsite except as included within the development permit approval or required to meet conditions of this permit.
 - i. Any disturbed areas shall be replanted with vegetation similar to the existing pre-development ground cover upon development completion.
9. 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 building under construction unless a separate Development Permit has been issued for additional fill.
10. 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.
11. 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.
12. That siting of construction equipment shall be located outside of the watercourse and Riparian Protection Area.
13. That upon completion, any graded areas shall be seeded to native vegetation or landscaped and any stockpiled native topsoil shall be maintained and re-spread onsite. At no time shall any native topsoil be removed offsite.



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14. 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 of the Development Permit application, or in response to a Prior to Release condition.
15. 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.
16. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
17. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-227 of the LUB. Lighting shall be designed to conserve energy and reduce glare and uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
18. 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; Current as of December 7, 2023]*
- That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby water courses.
- 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 is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 13, 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 Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca