



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

Jensen, Kent

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Tuesday, October 20, 2026

Roll: 05731004

RE: Development Permit #PRDP20265491
Lot 2, Block 1, Plan 2211247; NE-31-25-03-W05M;

The Development Permit application for construction of a Dwelling, Single Detached on a parcel without direct municipal road access, relaxation to the minimum front yard setback requirement; Single-lot Regrading and Placement of Clean Fill for the construction of internal driveway has been **conditionally approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. The construction of a Dwelling, Single Detached may commence on the subject lands, in accordance with the approved application, site plan and drawings, as prepared by Dda Architecture Ltd., (Drawing No.: A 1.1 - A3.2), dated September 23, 2026, and conditions of approval as amended, including:
 - i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **43.00 m. (141.07 ft.)**; and
 - ii. Single-lot Regarding for the construction of the internal driveway in accordance with the approved technicals.

Prior to Release:

2. That prior to the release of this permit, the Applicant/Owner shall enter into, execute, and register on title a Development Agreement with the County, for the design and construction of the extension of Mountain Ridge Place, cul-de-sac, approach, and associated infrastructure required to access the parcel, in accordance with the County Servicing Standards.
3. That prior to the release of this permit, the Applicant/Owner shall provide an updated Geotechnical Investigation Report prepared by Factor Geotechnical (File No. 428-001), dated September 16, 2026, and in accordance with the County Servicing Standards, to assess the feasibility of extending Mountain Ridge Place and to determine the final road structure for the off-site road.
4. That prior to release of this permit, the Applicant/Owner shall provide a limited-scope Site-Specific Stormwater Plan (SSIP), prepared by a Professional Engineer, confirming the proposed development is in accordance with the recommendations of the Conceptual Level Stormwater Management Report prepared by Sedulous Engineering Inc., (File No. SEI.24.255) dated August 8, 2025, and the County's Servicing Standards. The SSIP must include:
 - i. Grading plan that illustrates the original ground profile;
 - ii. The depth of proposed fill and the total amount of fill to be imported or exported from the site;



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- iii. An analysis of the pre- and post-construction grades considering the driveway, building foundation, site stormwater storage, site releases and offsite drainage to ensure there are no impacts to adjacent properties and the County's public road network;
 - iv. Analysis of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage;
5. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best engineering management practices, to the satisfaction of the County. The ESC Plan shall address the management of stockpiled excavated materials.
6. That prior to release of this permit, the Applicant/Owner shall register on title, an access easement instrument, between Lot 1, Block 1, Plan 2211247 (NW-31-25-03-W05M) and Lot 2, Block 1, Plan 2211247 (NE-31-25-03-W05M) in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB). The instrument shall include the Owners of Lot 1, Block 1, Plan 2211247 (NW-31-25-03-W05M) and Lot 2, Block 1, Plan 2211247 (NE-31-25-03-W05M) as named parties of the agreement with an appended site plan of the approach area, to the satisfaction of the County.
7. 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 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.
 - 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;
 - ii. Any required agreements or a Roadata/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.
8. 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.

Prior to Dwelling Occupancy:

9. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall submit confirmation from Alberta Land Titles of the registration and acceptance of the mutual access easement instrument between Lot 1, Block 1, Plan 2211247 (NW-31-25-03-W05M) and Lot 2, Block 1, Plan 2211247 (NE-31-25-03-W05M).
10. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall complete construction of an extension of Mountain Ridge Place, cul-de-sacs, approach and other related infrastructure in accordance with the County Servicing Standards to provide access the parcel.



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- i. That the Applicant/Owner shall coordinate with the County Engineering and Road Operations teams to arrange pre-construction and post-construction inspections and obtain the required Construction Completion Certificate (CCC) and ultimate Final Acceptance Certificate (FAC).

Permanent:

11. That if this Development Permit is not issued by **JUNE 30, 2027**, or the 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 or/and in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity, including:
 - i. Final required Geotechnical Investigation Report;
 - ii. Final required limited-scope Site-Specific Stormwater Plan (SSIP);
 - iii. Final required Erosion and Sedimentation Control (ESC) Plan; and
 - iv. Biophysical Impact Assessment prepared by CIMA (File No.: Z0024637) dated July 29, 2025.
 - v. Final required Construction Management Plan.
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 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.
15. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, hazardous materials or metal.
16. 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.
17. 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.
18. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
19. 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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- i. That no potable water shall be used for grading and/or construction purposes;
 - ii. That during construction water trucks shall be available and utilized at all times on-site to control dust blowing from the site and/or roadways; and
20. That any gravel or material entering to or leaving from the site, shall be hauled on/off 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 adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
21. 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.
22. 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.
23. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached, in accordance with the County's Serving Standards.
24. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
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 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.
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 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 of the building, 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 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 it is the Applicant/Owner's responsibility to display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the Dwelling, Single Detached, to facilitate accurate emergency response.



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- That any other federal, provincial, or County permits, or third party approvals, and/or compliances, are the sole responsibility of the Applicant/Owner, including:
 - That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas for any development/activity that may impact the on-site wetlands, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 10, 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. Jensen".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca