ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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

Backs, Jayden & Paula

Tuesday, November 3, 2026

Roll: 08434004

RE: Development Permit #PRDP20265039
SE-34-28-29-W04M

The Development Permit application for construction of a Dwelling, Single Detached, relaxation to the minimum top of the bank setback requirement; Single-lot Regrading and Excavation over 2.00 m (6.56 ft.) in depth for the construction of Dwelling, Single Detached and Accessory Dwelling Unit (suite within a Dwelling, Single Detached) 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 and drawings, as prepared by New Century Design, (Project No.: 25-1-CL-JB-026), dated October 14, 2026, as amended, and conditions of approval as amended including:
    i. That the minimum top of bank setback requirement for the Dwelling, Single Detached and Accessory Dwelling Unit shall be relaxed *in accordance with Slope Stability Assessment (SSA), as prepared by Prairie GEO Engineering (File No.: PGE26-116), dated April 24, 2026*;
    ii. Excavation, up to a maximum of 2.12 m (6.95 ft.) in depth for the construction of the Dwelling, Single Detached;
    iii. Construction of Accessory Dwelling Unit (suite within a Dwelling, Single Detached), approximately ± 59.05 sq. m (± 636.00 sq. ft.) in gross floor area.

Prior to Release:

2. 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 to confirm if permits or a Road Use Agreement 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 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 *Road Use Agreement Bylaw C-8323-2022*; and

ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

3. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall contact County Road Operations for a post-construction inspection for final approach acceptance.

    i. Written confirmation shall be received from Road Operations confirming the status of this condition.

Permanent:

4. That if the prior to release conditions have not been met by **MAY 30, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued
5. 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. Slope Stability Assessment, prepared by Prairie GEO Engineering (File No.: PGE26-116), dated April 24, 2026.

6. 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.

7. 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.
8. 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.
9. That the Dwelling, Single Detached and the Accessory Dwelling Unit shall not be used as a *Vacation Rental* or for Business purposes at any time unless approved by a Development Permit.
10. 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*.
11. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject Dwelling, Single Detached and a minimum of one (1) on-site parking stalls for the subject Accessory Dwelling Unit at all times.
12. 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 *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.

ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

13. 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]*.
- 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 and Accessory Dwelling Unit, to facilitate accurate emergency response. *Municipal Addressing to be requested for both dwelling units upon Building Permit submission(s).*
- 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 subject site shall adhere to any requirements noted within registered instruments on the Land Title Certificate, including: 4243 JA & 1610JE & 2895KM & 1834KQ & 761 113 919 & 761 002 589 & 791 049 573 & 771 159 507 & 861 214 121 & 941 291 267 & 971 206 781;
    - The Applicant/Owner is advised that the sour gas pipeline is active and that applicable Emergency Planning Zone requirements remain separate from the minimum 100.00 m (328.04 ft.) development setback.

  Note: The Applicant/Owner shall be responsible for all Alberta Environment and Protected Area approvals/compensation if any wetland is impacted by the proposed development, 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 24, 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,



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

THIS IS NOT A DEVELOPMENT PERMIT