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 Issuance conditions (if listed) *must* be completed.

N O T I C E O F D E C I S I O N

Tricor Design Group (Ahmed Gouda)

Tuesday, November 3, 2026

Roll: 05629073

RE: Development Permit #PRDP20266719
Lot 2, Block 8, Plan 0313093, NE-29-25-04-05; (24016 ASPEN DRIVE)

The Development Permit application for Single-lot Regrading and Placement of Clean Fill over 1.00 m (3.28 ft.) in height for the construction of Dwelling, Single Detached and internal driveway 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 Placement of Clean Fill for the construction of a Dwelling, Single Detached may commence on the subject lands, in accordance with the approved application and drawings, as prepared by Tricor Design Group (Project No.: 25-01796), dated August 11, 2026, and conditions of approval as amended including:
    i. Placement of clean fill of, up to a maximum of 1.56 m (5.12 ft.) in height for the construction of the Dwelling, Single Detached; and
    ii. Placement of clean fill, of up to a maximum of 1.02 m (3.35 ft.) outside of the 15.00 m (49.21 ft.) radius of the Dwelling, Single Detached under construction for the internal driveway; and

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the Bearspaw Master Drainage Plan 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;
    iii. 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;
    iv. Analysis of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and

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3. 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.
4. 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 a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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
    iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

5. That prior to occupancy of the Dwelling, Single Detached, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill area greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.

Permanent:

6. That if this Development Permit is not issued by **MAY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. 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 as amended, including the final SSIP, Deep Fills Report and Construction Management Plan.
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 request by the County, the Applicant/Owner shall 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, as accepted by the County.

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9. That the maximum building height of the Dwelling, Single Detached, on the Lands shall not exceed 12.00 m (39.37 ft.), measured from the finished grade to the highest point of the building, and determined based on the average height of all elevations subject to the following:
    i. The calculation of building height shall account for the placement of fill authorized by this Development Permit;
    ii. Where this Development Permit authorizes the placement of fill exceeding 1.00 m (3.28 ft.) in height, the portion of fill exceeding 1.00 m (3.28 ft.) shall be deducted from the maximum building height of 12.00 m; and
    iii. Where the actual placement of fill is less than the maximum placement of fill authorized by this Development Permit, the maximum building height may be increased by the difference between the authorized and actual placement of fill exceeding 1.00 m (3.28 ft.), provided that the resulting building height does not exceed the height otherwise permitted by this Development Permit.
10. That there shall be a maximum of one (1) Dwelling, Single Detached on the subject lands, unless otherwise approved through a separate Development Permit.
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 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.
13. 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.
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 there shall be no importation of fill material to the subject site at anytime.
16. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
17. That temporary stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, within thirty (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.
18. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
19. 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.
20. 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.

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21. 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.
22. 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.
    i. That in accordance with Policy 6.1.1 (c) of the *Bearspaw Area Structure Plan*, the Dwelling, Single Detached shall be connected to piped water system.
23. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
24. That there shall be no direct access to the subject site from Rocky Ridge Road at anytime.
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 *Land Use Bylaw C-8000-2020*. 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 a 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 obtain and 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. *The municipal address for the Dwelling, Single Detached is 24016 Aspen Drive.*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

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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, 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 County's Subdivision and Development Appeal Board.

Regards,



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

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