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.

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

Meyer, Frank

Tuesday, November 17, 2026

Roll: 03912134

RE: Development Permit #PRDP20266956
Lot 2, Block 2, Plan 2580 LK, NE-12-23-05-05; (30 BURNTALL DRIVE)

The Development Permit application for construction of a Dwelling, Single Detached, located within the flood fringe, has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the construction of a Dwelling, Single Detached, may commence on the subject lands, in accordance with the approved site plan and drawings prepared by Red Beard Drafting (Job # 26-038), dated September 15, 2026, and conditions of approval including, as amended:
    i. Construction of a Dwelling, Single Detached, approximately ± 90.50 sq. m (± 974.13 sq. ft.) in gross floor area; and
    ii. The Dwelling, Single Detached may be located within the flood fringe.

Permanent:

2. 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 agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
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 or Occupancy condition, shall be implemented and adhered to in perpetuity.

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4. That the first floor of the proposed dwelling shall be located at or above the 1:100 year flood level plus 0.50 m (1.64 ft.) freeboard and all mechanical and electrical equipment within the dwelling shall be located at or above the designated flood level, in accordance with Sections 201 and 202 of the County's *Land Use Bylaw C-8000-2020 (LUB)* and with current provincial 1:100 flood levels or requirements.
5. That the proposed development shall be serviced by the Bragg Creek Regional Water and Wastewater Services, water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands (950 L/day and 855 L/day, respectively):
    i. Allocated water and wastewater volumes and all overages shall be billed in accordance with the Bragg Creek water and wastewater rate, additional service capacity from within the local improvement service area and the County's administrative recovery fee for staff time as per the County's *Master Rates Bylaw*, as amended.
6. 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 for additional fill.
7. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
8. The maximum height of the Dwelling, Single Detached shall be 12.00 m (39.37 ft.)
    i. A separate Development Permit shall be submitted if a variance to the maximum dwelling height requirement of 12.00 m (39.37 ft.) is required; and
    ii. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m. in height.
9. That the Applicant/Owner shall adhere to the principles of Tree Management, Resilience Design, and Fencing requirements in accordance with the Policy 7.2.1 (d) of the *Greater Bragg Creek Area Structure Plan* (ASP) and *Hamlet of Bragg Creek Design Standards*, as amended.
10. That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing/ disturbance of any existing trees/vegetation occurs during the course of development and that during construction, the Applicant/Owner shall engage in Fire Smart principles in accordance with Policy 7.2.1 (b) of the ASP.
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 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.
13. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times.
14. 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.
15. 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.

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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.

16. 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 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.

17. 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 Permits and sub-trade permits shall be obtained through County Building Services, prior to construction, using the appropriate checklists and application forms.

    - That the roofing material shall be constructed of fire-resistant materials in compliance with the *National Building Code – 2023 Alberta Edition*.

- That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.

    - Receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan; and

    - Waste receptacles securely stored indoors and exempt from this requirement.

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *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 there shall be adequate water & sanitary sewer servicing provided for the subject dwelling unit.

- 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 each dwelling unit located on the subject site, to facilitate accurate emergency response. *The primary municipal address is 30 Burntall Drive.*

- 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 at an approved disposal facility.

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- That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed dwelling, to help prevent disturbance of the existing trees and vegetation.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 8, 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 Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca