

**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**

Bauman, Randall

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Tuesday, April 16, 2024

Roll: 04212012

**RE: Development Permit #PRDP20241296**

**Lot 1, Block 8, Plan 0212205, NW-33-26-04-05; (265180 RANGE ROAD 44)**

The Development Permit application for the construction of an Accessory Building (garage), relaxation to the maximum accessory building height requirement and relaxation to the minimum side yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the construction of an Accessory Building (garage), approximately 137.68 sq. m. (1,482.00 sq. ft.) in footprint, may proceed on the subject lands in general accordance with the approved application and drawings prepared by Dynamic Design, Page Number: 1 – 6, dated November 10, 2023, as amended, including:
  - i. That the maximum Accessory Building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **8.25 m (27.08 ft.)**; and
  - ii. That the minimum side yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **9.90 m (32.48 ft.)**.

**Permanent:**

2. That the Accessory Building shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
3. That the Applicant/Owner shall be solely responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
  - i. The Accessory Building shall not result in any additional overland surface drainage into the County's road right-of-way or adjacent properties.
4. That there shall be no more than 2.00 m (6.56 ft.) of excavation and 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional grading.



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5. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
6. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 Authority.

#### Advisory:

- That a Building Permit and applicable sub-trade permits is 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 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 7, 2024**, 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,

A handwritten signature in black ink, appearing to be 'D. [Name]'.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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