



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

Klassen, Michael

Page 1 of 4

Tuesday, August 26, 2025

Roll: 03925038

RE: Development Permit #PRDP20254270

Lot 33, Block 1, Plan 7711384, NW-25-23-05-W05M; (211 MOUNTAIN LION DRIVE)

The Development Permit application for the construction of an Accessory Dwelling Unit (existing dwelling, single detached), relaxation to the maximum Accessory Building parcel coverage requirement, relaxation to the maximum Accessory Dwelling Unit gross floor area requirement, and relaxation to the minimum top of bank 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 Dwelling Unit (existing dwelling, single detached), approximately 175.79 sq. m. (1,892.19 sq. ft.) in building footprint may commence on the subject lands, in accordance with the approved site plan, drawings and conditions of approval, as amended, including:
 - i. That the maximum Accessory Building parcel coverage requirement shall be relaxed from **120.00 sq. m. (1,291.67 sq. ft.)** to **175.79 sq. m. (1,892.19 sq. ft.)**;
 - ii. That the maximum gross floor area requirement for the Accessory Dwelling Unit shall be relaxed from **150.00 sq. m. (1,614.58 sq. ft.)** to **155.00 sq. m. (1,668.41 sq. ft.)**; and
 - iii. That the top of bank setback shall be relaxed ***in accordance with the site plans and required technical studies.***

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. 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;



Klassen, Michael #PRDP20254270

Page 2 of 4

- 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.
3. That prior to release of this permit, the Applicant/Owner shall submit a Slope Stability Assessment (SSA), prepared by a qualified professional, in accordance with Section 190 of the *County's Land Use Bylaw C-8000-2020* (LUB) and the County's Servicing Standards, to prove bank stability for the proposed Accessory Dwelling Unit, as the building has zero setbacks and located on the slope that appears in exceedance of 15%.
- i. That if the SSA concludes any potential slope stability concerns in relation to the proposed development, a full Slope Stability Analysis will be required, in accordance with Section 190 of the LUB and the County's Servicing Standards.

Prior to Occupancy:

4. That Prior to Occupancy of the Accessory Dwelling Unit (existing dwelling, single detached), the Applicant/Owner shall be issued building occupancy of the proposed principal dwelling, single detached.

Permanent:

5. That if this Development Permit is not issued by **MARCH 31, 2026**, or the approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
6. 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.
7. That the Accessory Building shall be similar to, and complement, the existing principal dwelling in exterior material, colour and appearance to the satisfaction of the Development Authority.
8. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
9. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
10. 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.
11. That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing/disturbance of any existing trees/vegetation during the course of development.
12. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.



Klassen, Michael #PRDP20254270

Page 3 of 4

13. That the Applicant/ Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Servicing Standards and Policy #C-407.
14. 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 of the Development Permit application, or in response to a Prior to Release condition.
15. That the Accessory Dwelling Unit shall not be used for *Vacation Rental* purposes at any time, unless approved by a Development Permit.
16. That the Accessory Building shall not be used for *business* purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
 - i. "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00m in length.
17. 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.
18. 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 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, 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 *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the Applicant/Owner shall engage in appropriate Fire Smart principles in accordance with Policy 7.2.1(b) of the Greater Bragg Creek Area Structure Plan.



Klassen, Michael **#PRDP20254270**

Page 4 of 4

- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.
- 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 subject dwelling unit, to facilitate accurate emergency response.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That all the instruments listed on title shall be adhered to including Instrument #771 140 006 (Restrictive Covenant) and Instrument #781 027 241 (Restrictive Covenant).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 16, 2025**, 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 read "D. Klassen".

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

THIS IS NOT A DEVELOPMENT PERMIT