



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.

NOTICE OF DECISION

Metzger, Allan & Karen

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Tuesday, August 26, 2025

Roll: 08203005

RE: Development Permit #PRDP20255163

SW-03-28-27-04; (272250 TOWNSHIP ROAD 280)

The Development Permit application a Dwelling, Single Detached (existing), construction of an addition and relaxation of the minimum front setback requirement and 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 Dwelling, Single Detached (existing), construction of an addition, may commence on the subject lands, in accordance with the approved application and site plan, as amended, and conditions of approval, including:
 - i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **27.70 m. (90.88 ft.)**; and
 - ii. That the minimum side yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **37.96 m. (124.54 ft.)**.

Permanent:

2. 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.
3. 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 building under construction unless a separate Development Permit has been issued for additional fill.
4. 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.
5. 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.
6. 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.
7. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached.



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8. That there shall be a minimum of two (2) dedicated on-site parking stalls for the subject dwelling unit at all times
9. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-227 of the LUB. Lighting shall be designed to conserve energy and reduce glare and uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
10. 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 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 the subject development shall conform to the County's 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, November 16, 2022].
- 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 the subject dwelling unit, to facilitate accurate emergency response.
- 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 of at an approved disposal facility.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **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. Metzger'.

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