

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

Carswell Planning Inc (Bart Carswell)

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Tuesday, July 29, 2025

Roll: 06706023

RE: Development Permit #PRDP20254121**Lot 1, Block 4, Plan 0410148, NW-06-26-03-05; (260179 MOUNTAIN RIDGE PLACE)**

The Development Permit application for the placement of a Dwelling, Manufactured, relaxation to the minimum side yard setback requirement, construction of an Accessory Building (garage) less than 190 sq. m. (2045.14 sq. ft.), 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 placement of a Dwelling, Manufactured may commence on the subject parcel, in accordance with the approved application and plans, and conditions of approval as amended, including:
 - i. That the minimum side yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **9.00 m. (29.53 ft.)**.
2. That the construction of an Accessory Building less than 190 sq. m. (2045.14 sq. ft.) in footprint may commence on the subject parcel, in accordance with the approved application and plans, and conditions of approval as amended, including:
 - i. That the minimum side yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **9.00 m. (29.53 ft.)**.

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall provide the colour and material for the proposed Accessory Building and Dwelling, Manufactured, in accordance with Section 100, 167 & 173 of the *Land Use Bylaw C-8000-2020* (LUB).
4. That prior to release of this permit, the Applicant/Owner shall provide confirmation that the Dwelling, Manufactured is built to CAN/CSA Standards, in accordance with Part 8 of the LUB.
5. 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/HeavyHaul/ 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;

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- 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.

Permanent:

- 6. That if the prior to release conditions have not been met by **FEBRUARY 28, 2026**, 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 as submitted, shall be implemented, and adhered to in perpetuity.
- 8. That for any undeveloped graded area(s), there shall be a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
- 9. 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.
- 10. That there shall be a minimum of two (2) parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
- 11. That the Dwelling, Manufactured shall not be used as a *Vacation Rental* or for *Business* purposes at any time unless approved by a Development Permit.
- 12. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured.
- 13. 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 *Land Use Bylaw C-8000-2020* (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.
- 14. 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.
- 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.
 - 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/Owners 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.

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16. 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.
17. That the Accessory Building shall not be used as a Dwelling Unit and 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 7.00 m (22.97 ft.) in length.
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 site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 19, 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 County's Subdivision and Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca**THIS IS NOT A DEVELOPMENT PERMIT**