



## 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

Hutcheon, Robert W

Page 1 of 2

Roll: 06713079

**RE: Development Permit #PRDP20252073**

**Lot 4, Block 5, Plan 2211326, SE-13-26-03-05; (30104 TWP RD 262)**

The Development Permit application for the renewal of a Temporary Residence (recreation vehicle), during construction of a dwelling, single detached has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

#### Description:

1. That the Temporary Residence (recreation vehicle), may remain on the subject land during construction of the Dwelling, Single Detached, in accordance with the approved application, and site plan, as amended.

#### Permanent:

2. That the Development Permit shall be valid unit **JULY 9, 2026**.
3. That any plan, technical submission, agreement, matter submitted and approved as part of the application, as approved under PRDP20236839, shall be implemented and adhered to in perpetuity.
4. That the Temporary Residence shall be used as a residence during the construction of the permanent dwelling, single detached.
5. That the Temporary Residence shall cease to be used as a residence, within thirty (30) days of occupancy of the Dwelling, Single Detached.
  - i. That the maximum outdoor parking of three (3) vehicles (recreation) shall be permitted on the subject lands, in accordance with Section 92 (y) of *Land Use Bylaw C-8000-2020*.
6. That the Temporary Residence shall not be used for *commercial* or *Vacation Rental* purposes at any time unless approved by a Development Permit.
7. 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 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.



Hutcheon, Robert W # **PRDP20252073**

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**Advisory:**

- That servicing for the Temporary Residence (recreation vehicle) shall be provided in accordance with the County's Servicing Standards.
- That any applicable sub-trade permits shall be obtained for the Temporary Residence (recreation vehicle) through Building Services.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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*].
- 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 **July 8, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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. K. Kaur".

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Tuesday, June 17, 2025

**Roll Number:** 06713079  
**Application Number:** PRDP20252073  
**Division:** 4

## TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

### Where is the property the development permit has been approved?

30104 TWP RD 262, Rocky View County AB and located approximately 0.81km (0.50 mile) west of Bearspaw Road and on the north side of Township Road 262

### What is the development permit proposing?

Renewal of a Temporary Residence (recreation vehicle), during construction of a dwelling, single detached

### How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: [gis.rockyview.ca/planning](https://gis.rockyview.ca/planning).

### I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **July 8, 2025**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** Hutcheon, Robert W  
**Owner(s):** Hutcheon, Robert W & Kneeshaw, Jenna M  
**Legal:** Lot 4 Block 5 Plan 2211326, SE-13-26-03-05

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number listed above.

Regards,  
ROCKY VIEW COUNTY

**Note:** Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.



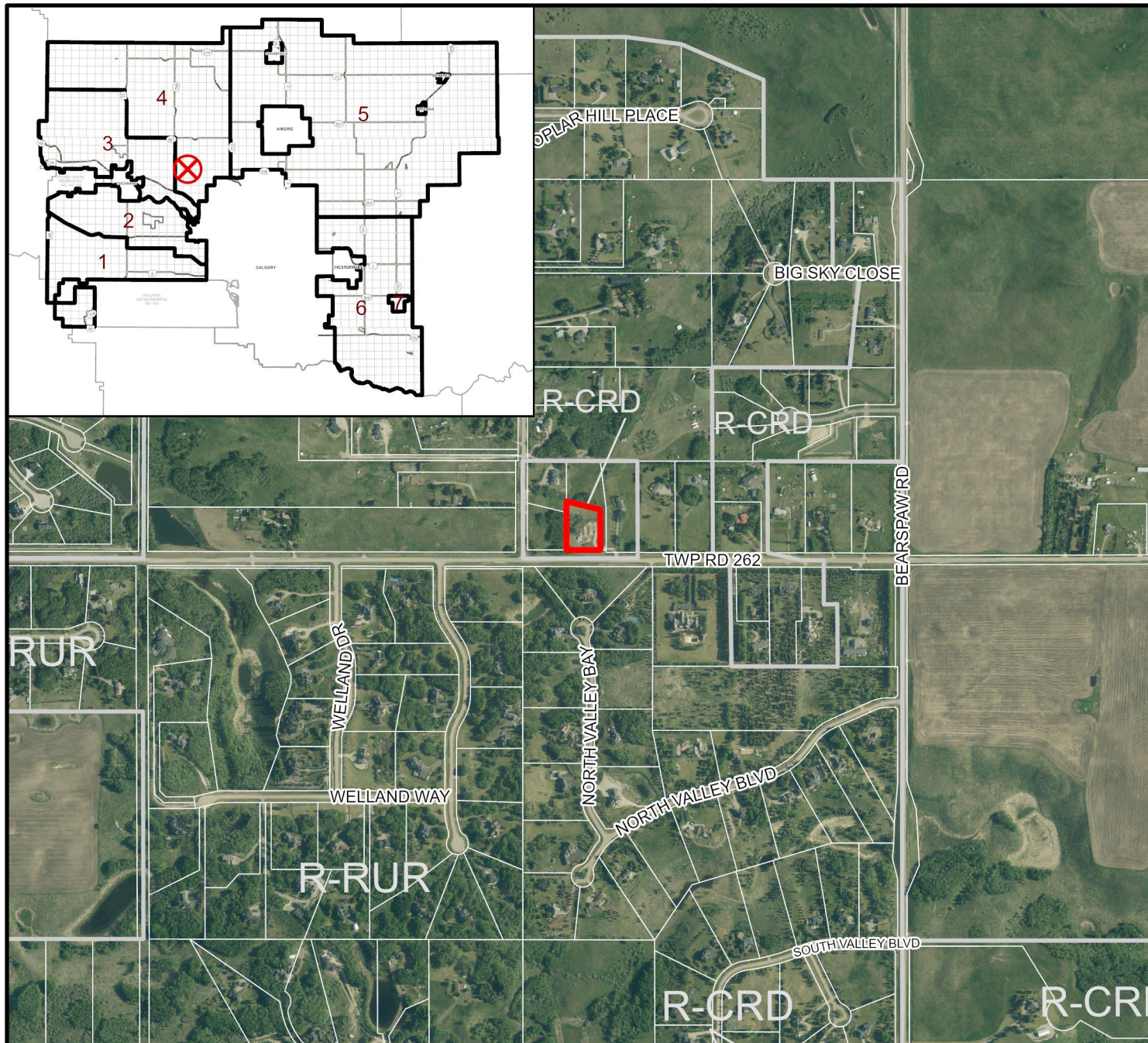


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Renewal of a  
Temporary Residence  
(recreation vehicle),  
during construction of  
a dwelling, single  
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Division: 4  
Roll: 06713079  
File: PRDP20252073  
Printed: 5/14/2025  
Legal: A portion of  
SE-13-26-03-W05M





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