



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, Randy

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Tuesday, June 17, 2025

Roll: 06832024

RE: Development Permit # PRDP20252603

Lot 4, Block 1, Plan 2011074, NE-32-26-04-W05M; (44105 WEEDON TRAIL)

The Development Permit application for construction of an Accessory Building greater than 190.00 sq. m. (2,045.14 sq. ft.) (shop), relaxation to the minimum side yard setback requirement and relaxation to the maximum accessory building height requirement has been **conditionally approved** by the Development Planner subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of an Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) (shop), approximately 314.01 sq. m (3,380.00 sq. ft.) in footprint, may commence on the subject lands, 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 **7.00 m (22.97 ft.)**; and
 - ii. That the maximum building height for the Accessory Building shall be relaxed from **7.00 m (22.97 ft.)** to **8.08 m (26.05 ft.)**.

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;



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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.
3. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional, in accordance with the County's Servicing Standards, confirming whether or not the proposed development has any adverse impacts on neighbouring properties.
 - i. That the Applicant/Owner may submit a revised SSIP prepared by Stormwater Solutions Inc., Project No.: 0215-001, dated September 19, 2017, with additional details regarding the site imperviousness of the subject parcel with the additional Accessory Building; and
 - ii. That should further stormwater improvements be necessary to address the adverse impacts to the neighbouring properties, additional details addressing the necessary improvements to be implemented on the subject land to support the proposed development, in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan (ESC), prepared by a qualified professional, in accordance with the County's Servicing Standards, outlining ESC measures to be implemented during and post construction of the proposed development.
5. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with the County's Servicing Standards. The plan shall address dust control, noise, truck routes, access to the site, and potential for interference with nearby residences, in accordance with the County's Servicing Standards.

Prior to Occupancy:

6. That prior to occupancy of the Accessory Building, the seven (7) trees shall be planted in accordance with the approved site plan.

Permanent:

7. That if the prior to release condition has not been met by **JANUARY 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
8. 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



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- 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 of the Development Permit application, or in response to a Prior to Release condition.
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 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.
11. 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.
12. "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.
13. 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.
14. 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.
15. 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.
16. 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 and extension to this permit shall first have been granted by the Development Officer.

Advisory:

17. That a building permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
18. That during construction and demolition, 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.



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19. That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.
20. 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]*.
21. 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.
22. 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 July 8, 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. Kozlowski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



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: 06832024
Application Number: PRDP20252603
Division: 3

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?

44105 WEEDON TRAIL, Rocky View County AB and located approximately 0.41 km (0.25 mile) east of Horse Creek Road and on the south side of Weedon Trail

What is the development permit proposing?

Construction of an Accessory Building greater than 190.00 sq. m. (2045.14 sq. ft.), relaxation to the minimum side yard setback requirement and relaxation to the maximum accessory building height requirement,

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.

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 **Tuesday, July 8, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Bauman, Randall
Owner(s): Bauman, Randall & Natalie
Legal: Lot 4 Block 1 Plan 2011074, NE-32-26-04-05

For further information, please contact Planning Services at 403-520-8158 or email 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.



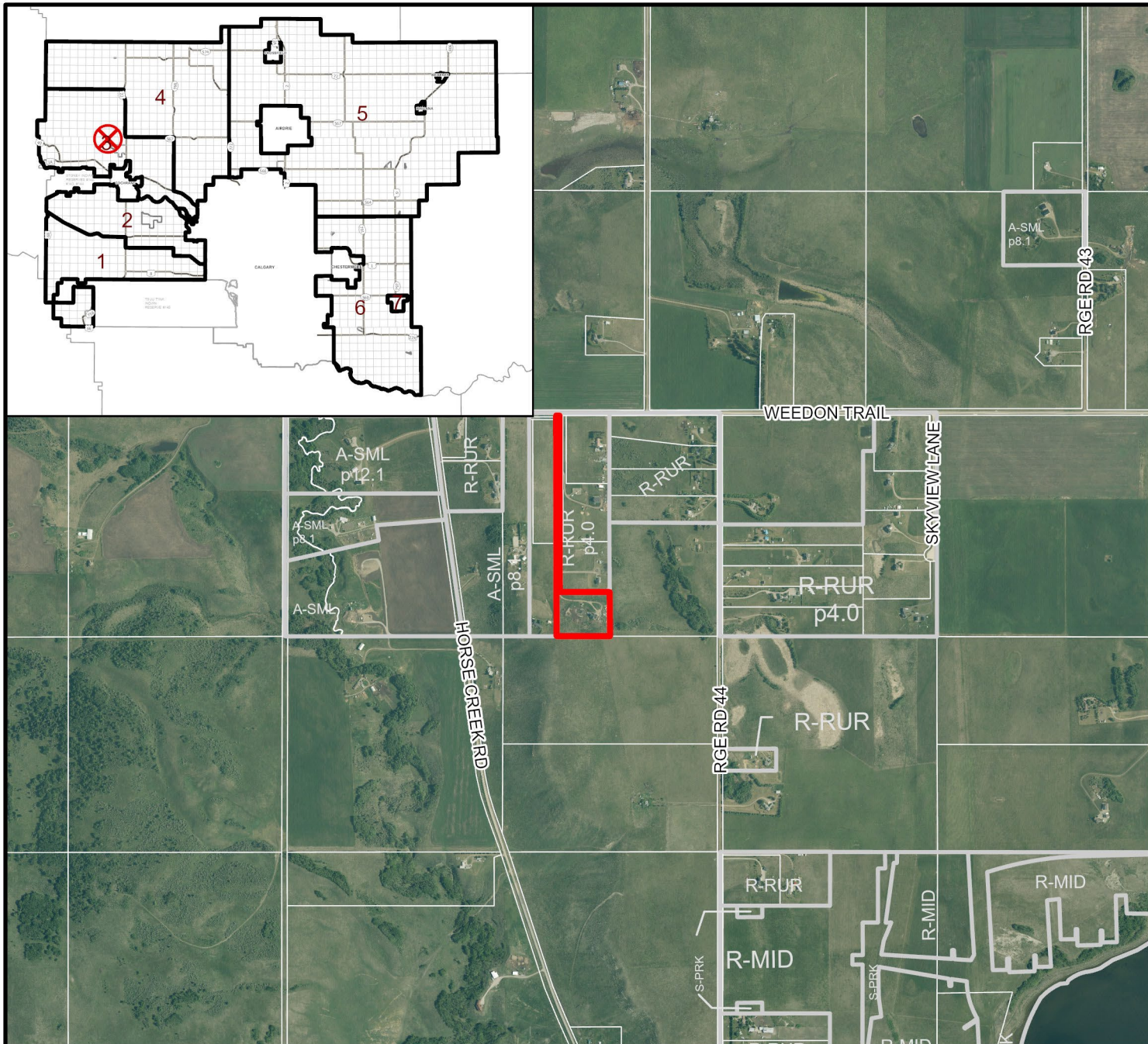
ROCKY VIEW COUNTY

Location & Context

Development Proposal

Construction of an Accessory Building greater than 190.00 sq. m. (2045.14 sq. ft.), relaxation to the minimum side yard setback requirement and relaxation to the maximum accessory building height requirement.

Division: 3
Roll: 06832024
File: PRDP20252603
Printed: 6/10/2025
Legal: A portion of
NE-32-26-04-W05M





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