



## 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

Ferguson, Donald & Iris

Tuesday, June 17, 2025

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Roll: 03917040

**RE: Development Permit #PRDP20253055**

**Lot 1, Block 1, Plan 2211162; SE-17-23-05-W05M; (70 HAWK EYE ROAD)**

The Development Permit application for the renewal for the keeping of livestock at densities greater than five (5) animal units per 4.62 hectares (11.42 acres), specifically from five (5) to seven (7) animal units (horses) has been **conditionally-approved** by the Development Planner subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the keeping of livestock, at densities greater than five (5) animal units per 4.62 hectares (11.42 acres), shall be relaxed to allow seven (7) animal units (horses), and may be permitted on the subject lands in general accordance with the approved application and site plan, and conditions of this permit.

### Permanent:

2. That this Development Permit shall be valid for **five (5) years** from the date of issuance, at which time a new application shall be submitted.
  - i. That if the development permit expires and is not renewed or the use is discontinued, the number of animal units shall be reduced in accordance with the County's *Land Use Bylaw C-8000-2020*.
3. That the Manure and Grazing Management Plan submitted with the application shall be practiced at all times.
4. Manure shall be composted, spread and incorporated onsite, or hauled offsite on a regular basis.
5. That where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.
6. If overgrazing becomes evident, revised practices may need to be implemented onsite or the number of animal units may need to be decreased, to the satisfaction of the County.
7. That the Lands shall be properly fenced and maintained at all times when livestock are present, and no livestock shall be allowed on unfenced areas.

### Advisory:

- That any other federal, provincial, or County permits, approvals, and/or compliances, including a Premises Identification number through Ministry of Agriculture and Irrigation, are the sole responsibility of the Applicant/Owner.



Ferguson, Donald & Iris #PRDP20253055

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- That the keeping of livestock shall conform to Nuisance and Unsightly Property Bylaw C-7690-2017 and Animal Control Bylaw C-5758-2023.
- 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.

**Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas (AEP) approvals for any impact to any waterbody area.**

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,

Development Authority

Phone: 403-520-8158

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

**THIS IS NOT A DEVELOPMENT PERMIT**



Tuesday, June 17, 2025

**Roll Number:** 03917040  
**Application Number:** PRDP20253055  
**Division:** 1

## 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?

70 HAWK EYE ROAD, Rocky View County, AB and located approximately 0.41 km (0.25 mile) north of Township Road 232 and 0.41 km (0.25 mile) west of Range Road 54.

### What is the development permit proposing?

Renewal for the keeping of livestock at densities greater than five (5) animal units per 4.62 hectares (11.42 acres), specifically from five (5) to seven (7) animal units (horses).

### 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 **Tuesday, 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):** Iris and Don Ferguson  
**Owner(s):** Ferguson, Iris & Ferguson, Donald  
**Legal:** Lot 1 Block 1 Plan 2211162, SE-17-23-05-05

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.



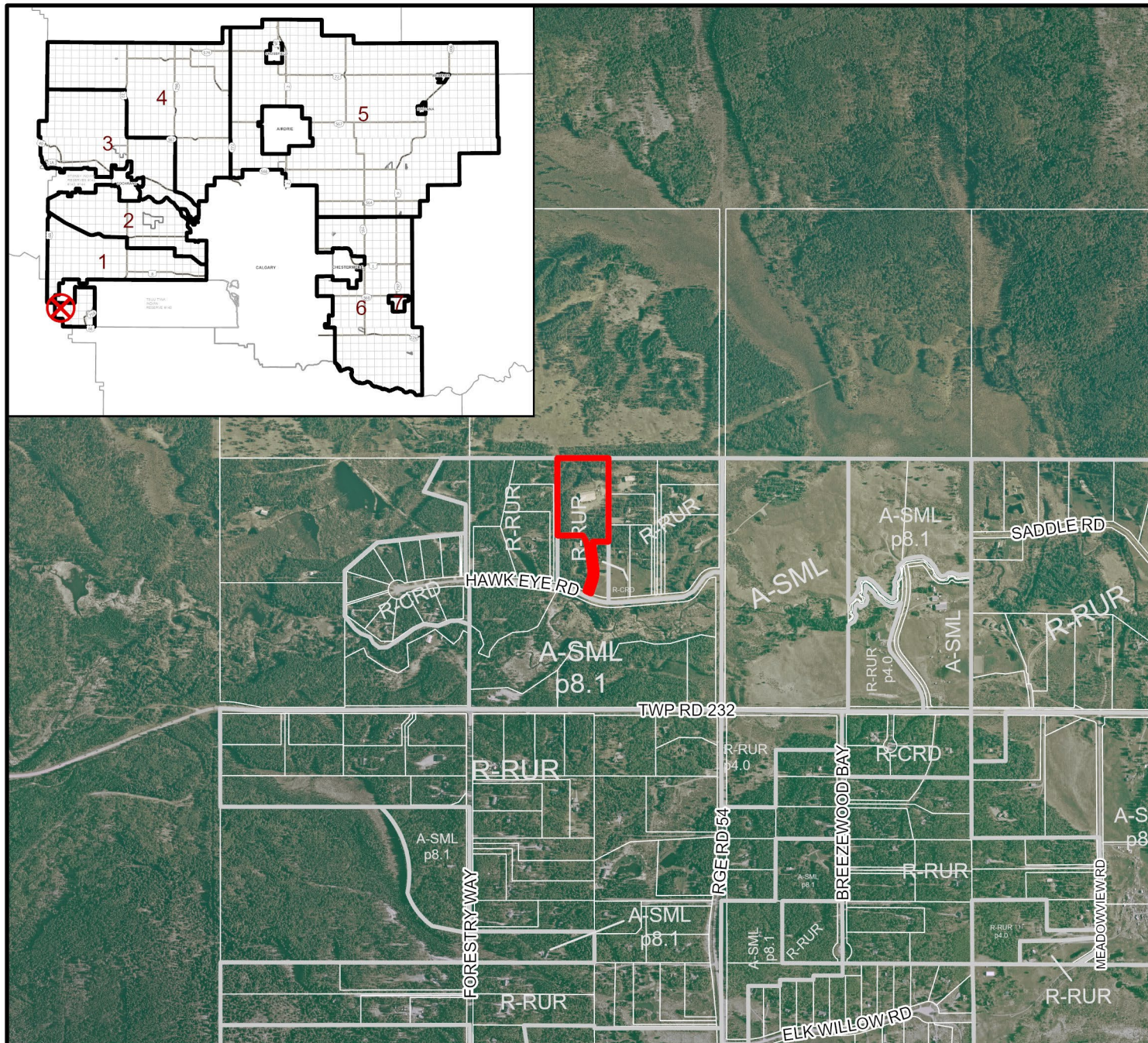


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Renewal for the keeping of livestock at densities greater than five (5) animal units per 4.62 hectares (11.42 acres), specifically from five (5) to seven (7) animal units (horses).



Division: 1  
Roll: 03917040  
File: PRDP20253055  
Printed: 6/10/2025  
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SE-17-23-05-W05M





ROCKY VIEW COUNTY

## Site Plan

### Development Proposal

Renewal for the keeping of livestock at densities greater than five (5) animal units per 4.62 hectares (11.42 acres), specifically from five (5) to seven (7) animal units (horses).



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