



## 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

Muresan, Anamaria

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Tuesday, June 17, 2025

Roll: 06229002

**RE: Development Permit #PRDP20253455**

**Lot 1, Block 1, Plan 0312249, SW-29-26-27-W4M; (274134 TOWNSHIP ROAD 264)**

The Development Permit application for the construction of an Accessory Building less than 930.00 sq. m (10,010.40 sq. ft.) (greenhouse), relaxation to the minimum rear 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 construction of an Accessory Building (greenhouse), approximately 221.10 sq. m (2,380 sq. ft.) in footprint, may proceed on the subject lands, in general accordance with the approved application and site plan as amended, including:
  - i. That the minimum rear yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **10.70 m (35.10 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 Roaddata/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](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
  - 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:

3. 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.



Muresan, Anamaria #PRDP20253455

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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 Development Permit application, or in response to a Prior to Release condition.
5. 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.
6. That the accessory building shall not be used for *business* purposes at any time, unless approved by a Development Permit.
7. 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.
8. 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.
9. 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.
10. 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 and demolition taking place. Compliance with the *National Energy Code* is also required.
- 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.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.
- 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.



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- 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,

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:** 06229002  
**Application Number:** PRDP20253455  
**Division:** 5

## 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?

274134 TWP RD 264, Rocky View County AB and located approximately 0.81 km (0.50 mile) east of Range Road 275 on the north side of Township Road 264

### What is the development permit proposing?

Construction of an Accessory Building less than 930.00 sq. m (10,010.40 sq. ft.) (greenhouse), relaxation to the minimum rear yard setback 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](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):** Muresan, Anamaria  
**Owner(s):** Muresan, Anamaria  
**Legal:** Lot 1 Block 1 Plan 0312249, SW-29-26-27-04

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.



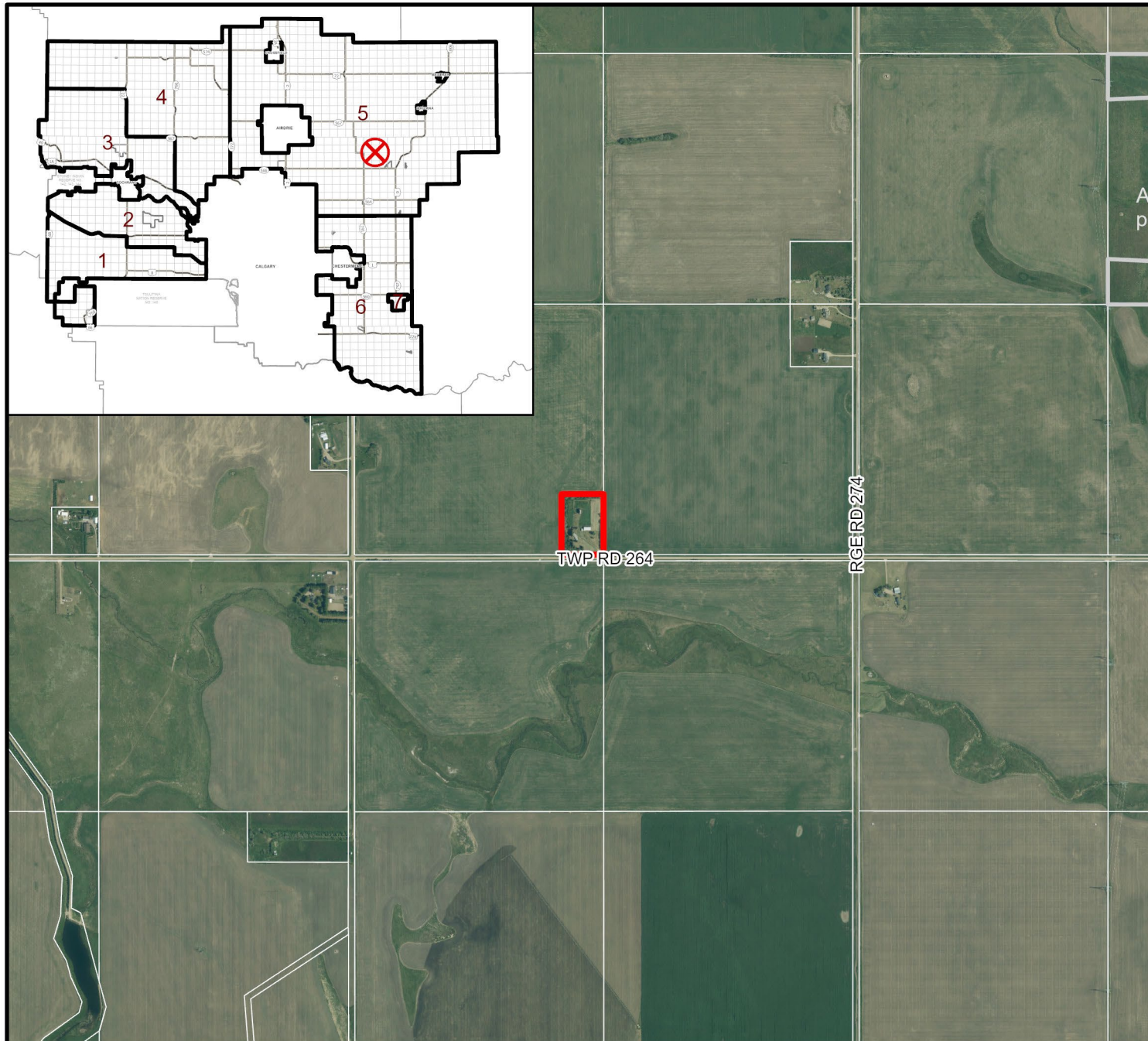


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Construction of an  
Accessory Building  
(greenhouse) with  
relaxation to the rear  
yard setback



Division: 5  
Roll: 06229002  
File: PRDP20253455  
Printed: 5/26/2025  
Legal: A portion of  
SW-29-26-27-W04M

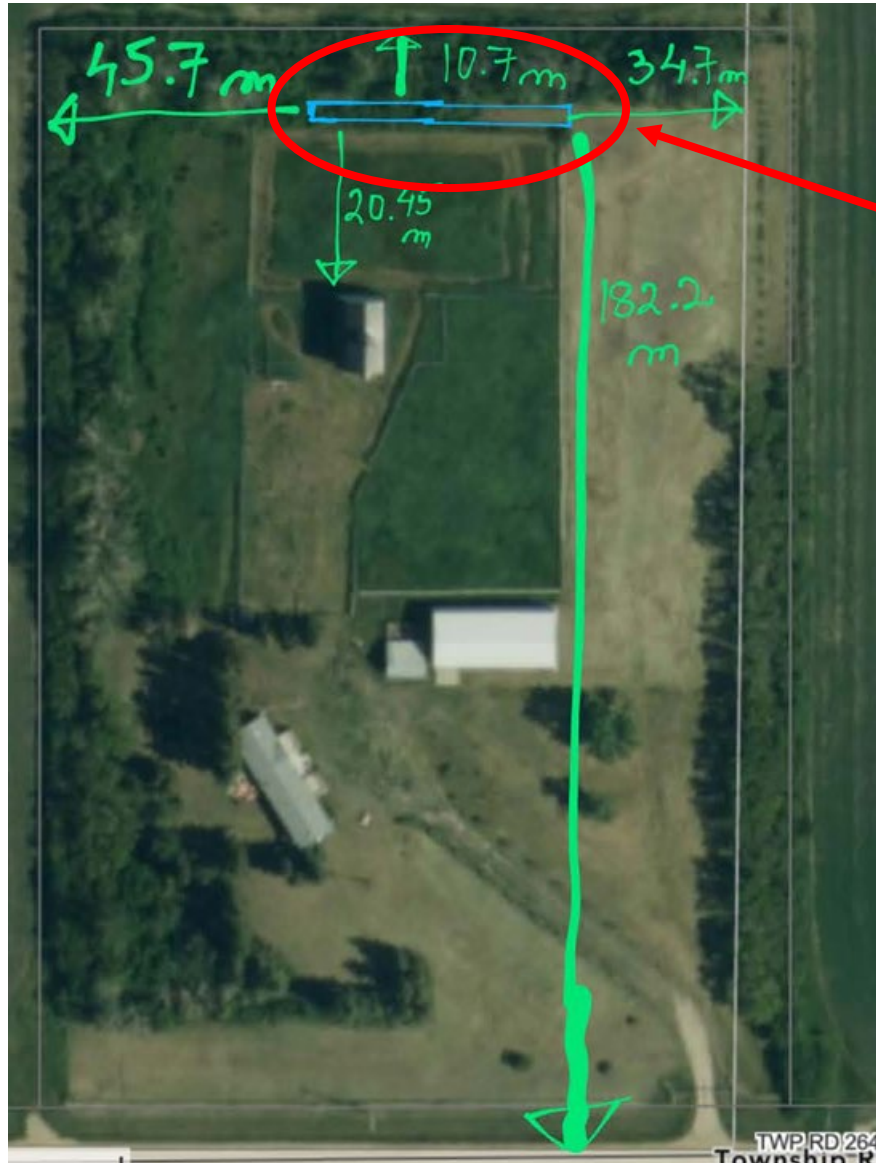


ROCKY VIEW COUNTY

## Site Plan

### Development Proposal

Construction of an  
Accessory Building  
(greenhouse) with  
relaxation to the rear  
yard setback



Proposed  
Accessory  
Building  
(greenhouse)

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