



## 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

Widesky Custom Homes (Lauren Plomske)

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Tuesday, June 3, 2025

Roll: 06714022

**RE: Development Permit #PRDP20252888**

**Lot 13, Block 1, Plan 1413407, NE-14-26-03-05; (102 EQUESTRIAN DRIVE)**

The Development Permit application for construction of an Accessory Building less than 190 sq. m. (2,045.14 sq. ft.) (shop), relaxation to the maximum accessory building height requirement, and relaxation to the top of bank setback 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, approximately 167.00 sq. m (1797.57 sq. ft.) in area, may proceed on the subject lands in general accordance with the approved application and site plan prepared by Widesky Custom Homes (Page No.: A-1 – A-5), dated April 15, 2025, as amended including:
  - i. That the maximum Accessory Building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **9.15 m (30.02 ft.)**; and
  - ii. That the minimum top-of-bank setback requirement for the Accessory Building, shall be relaxed in accordance with the approved application site plans and the Slope Stability Assessment.

#### 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. The 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](mailto: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;
  - 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.



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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 engineer, in accordance with the County's Servicing Standards. The SSIP must include a grading plan that illustrates the original ground profile, the depth of proposed fill, an analysis of the pre- and post-construction grades considering the future driveway, building foundation, site stormwater storage, site releases and offsite drainage to ensure there are no impacts to adjacent properties and the County's public road network in accordance with the County's Servicing Standards.
4. That prior to release of this permit, the Applicant/ Owner shall submit a Slope Stability Assessment (SSA), prepared by a qualified professional, in accordance with Section 190 of the County's *Land Use Bylaw C-8000-2020* (LUB) and the County's Servicing Standards, to prove bank stability for the proposed Accessory Building, as the building has zero setbacks and located on the slope that appears is exceedance of 15%.
  - i. That if the SSA concludes any potential slope stability concerns in relation to the proposed development, a full Slope Stability Analysis will be required, in accordance with Section 190 of the LUB and the County's Servicing Standards.

#### Prior to Occupancy:

5. That prior to occupancy of the Accessory Building, the Applicant/Owner shall be issued building occupancy of the proposed principal Dwelling, Single Detached under Building Permit PRBD20235545.

#### Permanent:

6. That if this Development Permit is not issued by **DECEMBER 31, 2025**, or the 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, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the required SSIP, shall be implemented and adhered to in perpetuity.
8. That the Accessory Building shall not be used for *dwelling unit* purposes at any time, unless approved by a Development Permit.
9. That the Accessory Building 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 7.00m in length.
10. 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 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 of the Development Permit application, or in response to a Prior to Release condition.



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11. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 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.
12. 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 cutoff (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.
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue and completed within 24 months of the date of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

#### Advisory:

- That during construction, all construction and building materials shall be maintained onsite, 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 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 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 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 any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That the subject site shall adhere to any requirements noted within Instrument #141 342 431 (Overland Drainage Utility Right of Way).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 24, 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, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

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