



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

Eide, Frederick & Linda

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Tuesday, September 9, 2025

Roll: 03233001

RE: Development Permit #PRDP20254964

SE-33-23-27-04; (235043 VALE VIEW ROAD)

The Development Permit application for the renewal of a Dwelling, Manufactured (existing) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Dwelling, Manufactured may remain on the subject parcel, in general accordance with the approved site plans and drawings submitted with the Application, as amended.

Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or as submitted, shall be implemented, and adhered to in perpetuity.
3. That the Dwelling, Manufactured shall not be used as a *Vacation Rental* or for *Business* purposes at any time unless approved by a Development Permit.
4. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured.
5. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-227 of the *Land Use Bylaw C-8000-2020* (LUB). 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.

Advisory:

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department. Compliance with the *National Energy Code* is also required.
- 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].



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- 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 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, September 30, 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. Koury".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca