



**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**

Frank Turner, William

Tuesday, September 5, 2023

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Roll: 06736008

**RE: Development Permit #PRDP20233740**

**Lot 4, Block 1, Plan 2010437, SE-36-26-03-W05M (265029 BEARSPAW ROAD)**

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

**Description:**

1. That the placement of a Dwelling, Manufactured may commence on the subject parcel in accordance with the approved site plan and drawings.

**Permanent:**

2. That the Applicant/Owner shall be responsible for rectifying any adverse effects on adjacent lands from drainage alteration.
3. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction unless a separate Development Permit has been issued for additional fill.
4. That the Dwelling, Manufactured shall be constructed on a permanent foundation.
5. That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
6. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
7. 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 225-231 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.
8. 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.



Frank Turner, William #PRDP20233740

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**Advisory:**

- That a Building permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any construction taking place. The applicant shall also include any requirement noted within the *Building Code Comments for Proposed Development Letter, dated August 22, 2023. The Development shall conform to the current National Energy Code.*
- That the Applicant/Owners shall obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, for each dwelling unit located on the subject site, to facilitate accurate emergency response. Note, the municipal address for the Dwelling, Manufactured is *265029 Bearspaw Road.*
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022*].
- 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

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 26, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to issuance. 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. [unclear]".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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