

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

1126362 Alberta Ltd. (Muneer Gilani)

Page 1 of 2

Tuesday, November 4, 2025

Roll: 05322012

RE: Development Permit #PRDP20255655**SW-22-25-28-04; (A 253116 RANGE ROAD 283)**

The Development Permit application for the renewal of two (2) Dwelling, Manufactured (existing) with relaxation to the maximum density requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the two (2) Dwelling, Manufactured (existing), approximately 171.87 sq. m. (1,850.00 sq. ft.) in footprint, may remain on the subject parcel, in accordance with the approved application, site plan, and drawings, as amended.
 - i. That the maximum density on parcels less than 32.40 ha (80.00 ac) shall be relaxed from **two (2) dwelling units to three (3) dwelling units**.

Permanent:

2. That there shall be a minimum of two (2) parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
3. That all parking shall be wholly contained within the subject parcel, and there shall be no parking within any public road right-of-way at any time.
4. That the Dwelling, Manufactured shall remain on permanent foundation.
5. That the use of Dwelling, Manufactured shall be for a residence for full-time farm help only.
6. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured.
7. That within thirty (30) days of the Dwelling, Manufactured not being required as a residence for full-time farm help, the Dwelling, Manufactured shall be removed from the parcel.
8. 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.
9. That the Dwelling, Manufactured shall not be used for business purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a separate Development Permit.
 - i. That "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 km or 7.00 m (22.97 ft.) in length.
10. 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.

1126362 Alberta Ltd. (Muneer Gilani) #PRDP20255655

Page 2 of 2

11. 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.
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* (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, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That the maximum occupancy capacity of each Dwelling, Manufactured shall not exceed two (2) persons per Dwelling Unit at any one time, or in accordance with any other government requirements as applicable.
- That the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, to facilitate emergency response.
- 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.
- 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, November 25, 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 County's Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT