ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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

Priolo, Louis

Tuesday, November 4, 2025

Roll: 06507045

RE: Development Permit #PRDP20256170

Lot 8, Block 1, Plan 1510851; NW-07-26-01-05; (261140 MOUNTAIN VIEW ROAD)

The Development Permit application for the construction of an Accessory Building greater than 90.00 sq. m. (968.75 sq. ft.) (detached garage), relaxation to the maximum accessory building parcel coverage requirement and relaxation to the maximum accessory building height 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 greater than 90.00 sq. m. (968.75 sq. ft.) (detached garage), approximately 222.96 sq. m. (2,400.00 sq. ft.) in footprint, may proceed on the subject lands in general accordance with the approved application and drawing, as amended, including;
    i. That the maximum total Accessory Building parcel coverage shall be relaxed from **120.00 sq. m. (1,291.67 sq. ft.)** to **222.96 sq. m. (2,400.00 sq. ft.)**; and
    ii. That the maximum Accessory Building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **7.01 m (22.99 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 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;
    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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Permanent:

3. That if this Development Permit is not issued by **APRIL 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. 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, shall be implemented and adhered to in perpetuity.
    i. That the Applicant/Owner shall install the approved landscaping, in accordance with the approved site plan and application, within one (1) year of building occupancy.
5. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance to the satisfaction of the Development Authority.
6. That the Accessory Building shall not be used as a *Dwelling Unit or Vacation Rental* at any time, unless approved by a separate Development Permit application.
7. That the Accessory Building shall not be used for *Business* purposes, including the parking of any *Vehicle (Commercial)* at any time, unless approved by a Development Permit.
    i. That “Vehicle (Commercial)” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
8. 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.
9. 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.
10. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
11. 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.
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 *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.

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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 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 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 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 restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statues of Alberta, 2008 Chapter W-5.1, 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 #151 086 149 (Site Improvements / Site Services Agreement).
- That the Applicant/Owner shall be responsible for all the Ministry of Environment and Protected Areas approvals for any impact to any wetlands area from the proposed development.

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 Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca