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

Joel Thurmeier

Tuesday, November 25, 2025

Roll: 05735023

RE: Development Permit #PRDP20257244

Block 4, Plan 8911598, NE-35-25-03-W05M; (51 WOODLAND GREEN)

The Development Permit application for construction of an Accessory Building greater than 190.00 sq. m. (2045.14 sq. ft.) (private sport facility), relaxation to the minimum front yard setback requirement, relaxation to the maximum parcel coverage requirement, and single-lot regrading and placement of clean fill has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the construction of the Accessory Building greater than 190.00 sq. m. (2045.14 sq. ft.) (private sport facility), may commence on the subject lands in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:

    i. That the maximum building area for the accessory building shall not exceed ± 305.80 sq. m (± 3,291.50 sq. ft.) in building footprint; *Total Gross Floor Area: ± 393.07 sq. m (± 4,231.00 sq. ft.)*

    ii. That the maximum Accessory Building parcel coverage requirement shall be relaxed from **285.00 sq. m. (3,067.71 sq. ft.)** to **323.64 sq. m. (3,483.63 sq. ft.)**.

    iii. That the minimum front yard setback requirement shall be relaxed from **15.00 m. (49.21 ft.)** to **10.67 m. (35.00 ft.).**

    iv. Site Grading in accordance with site grading plan;

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 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*;

    iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

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Permanent:

3. That if the prior to release condition has not been met by **June 30, 2026** or through an 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, shall be implemented and adhered to in perpetuity.
5. That the Accessory Building shall be used for private residential/recreational use/purposes. The building shall not be used as a *Dwelling Unit*, or for *Business* purpose at any time, including the parking of any *Vehicle (Commercial) or Recreation (Private)* unless approved by a Development Permit.
    i. That "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
    ii. That "*Recreation (Private)*" is defined as *a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.*
6. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance.
7. That the Applicant/Owner shall be solely 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.
    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 of the Development Permit application, or in response to a Prior to Release condition.
8. That no topsoil shall be removed from the site. All topsoil shall be retained and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
9. 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.
10. 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 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.
11. 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 and extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with *the National Energy code* is also required

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- 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, as amended, 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 16, 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: 403-520-8158
Email: development@rockyview.ca