



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

Highline Mushrooms West Limited (Gregory Gray)

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Tuesday, January 13, 2026

Roll: 08410001

RE: Development Permit #PRDP20243736

SE-10-28-29-04; (281080 Range Road 293, Rocky View County AB)

The Development Permit application for renewal of a Dwelling, Manufactured (existing), relaxation to the maximum number of dwelling units that are not a Dwelling, Single Detached has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the four (4) existing Dwelling, Manufactured, may remain on the subject lands in accordance with the approved site plan, as amended.
 - i. That the maximum number of Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached shall be relaxed from **two (2)** to **four (4)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact Rocky View County Building Services (building@rockyview.ca) with occupant load details for each Dwelling, Manufactured Building. Information provided will be confirmed by Rocky View County Building Services prior to building permit issuance.
 - i. Separate building permits shall be required for each Dwelling, Manufactured and shall comply with the requirements of the Alberta Building Code at the time of Building Permit Issuance.
 - ii. Written confirmation shall be received from Rocky View County Building Services confirming the status of this condition.

Permanent:

3. That if the prior to release condition has not been met by **July 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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4. That the Dwellings, Manufactured shall not be used for *vacation rental* purposes at any time, unless approved by a Development Permit.
5. 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.
 - 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.
6. 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*. 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 adequate sanitary sewer and water servicing shall remain provided for the Dwelling, Manufactured.
- That the Applicant/Owner shall display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
- 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 subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 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 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]*.



ROCKY VIEW COUNTY

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www.rockyview.ca

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- That any other government permits, approvals, 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, February 3, 2026**, 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. Gray".

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

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