

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

Muchka, Mark A & Deanna

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Tuesday, January 13, 2026

Roll: 02329001

**RE: Development Permit #PRDP20258087
SE-29-22-28-04; (284022 TWP RD 224)**

The Development Permit application for construction of (27) Accessory Buildings (quonsets, sheds, and livestock shelters) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of (27) Accessory Buildings, as described below, may commence on the subject lands, in accordance with the approved application, Site Plan, drawings, and the conditions of approval of this permit. Such Accessory Buildings include:
 - i. One (1) livestock shelter, approximately 18.58 sq. m (200.00 sq. ft.) in area and 2.44 (8.00 ft.) in height;
 - ii. Two (2) livestock shelters, approximately 26.76 sq. m (288.00 sq. ft.) in area and 3.05 m (10.00 ft.) in height;
 - iii. Two (2) livestock shelters, approximately 26.76 sq. m (288.00 sq. ft.) in area and 3.66 m (12.00 ft.) in height;
 - iv. Two (2) livestock shelters, approximately 17.84 sq. m (192.00 sq. ft.) in area and 3.05 m (10.00 ft.) in height;
 - v. One (1) livestock shelter, approximately 35.68 sq. m (384.00 sq. ft.) in area and 3.05 m (10.00 ft.) in height;
 - vi. One (1) livestock shelter, approximately 44.22 sq. m (476.00 sq. ft.) in area and 3.66 m (12.00 ft.) in height;
 - vii. Thirteen (13) livestock shelters, approximately 11.89 sq. m (128.00 sq. ft.) in area and 1.83 m (6.00 ft.) in height;
 - viii. One (1) livestock shelter, approximately 66.89 sq. m (720.00 sq. ft.) in area and 4.27 m (14.00 ft.) in height;



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- ix. One (1) shed, approximately 22.30 sq. m (240.00 sq. ft.) in area and 4.27 m (14.00 ft.) in height;
- x. One (1) storage building, approximately 22.30 sq. m (240.00 sq. ft.) in area and 4.27 m (14.00 ft.) in height; and
- xi. Two (2) Quonsets, approximately 181.16 sq. m (1,950.00 sq. ft.) in area and 4.88 m (16.00 ft.) in height.

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/HeavyHaul/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. That the Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire and send the information to roaduse@rockyview.ca
 - ii. That any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. That 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.

Permanent:

3. That if the prior to release conditions have not been met by **August 31, 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.
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/Owners 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.



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6. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed buildings under construction, unless a separate Development Permit has been issued for additional fill/excavation.
7. That the Accessory Buildings shall not be used as a *Dwelling Unit* at any time, unless approved by a separate Development Permit.
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 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.
10. That the Applicant/Owner shall maintain all existing landscaping on the lands in perpetuity. Any landscaping that dies shall be replaced no later than June 30th of the following year, in accordance with Section 3.2.4 of Direct Control Bylaw C-6635-2008 (DC-124).
 - i. That all areas of the site not disturbed as part of the development shall be maintained in a natural state or under cultivation, in accordance with Section 3.2.5 of DC-124.
11. That all outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; 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, in accordance with Section 3.3.5 of DC-124.
12. That all garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority, in accordance with Section 3.4.1 of DC-124.
13. That where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.
 - i. That any build-up of manure shall be removed immediately from the subject lands, to the satisfaction of the Development Authority.
 - ii. That if overgrazing becomes evident, revising practices may need to be implemented on-site or the number of animal units may need to be decreased, to the satisfaction of the County.
14. That the subject lands shall contain adequate fencing and be maintained at all times when livestock are present. No livestock shall be allowed in any unfenced areas.
15. 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 date of 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.



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Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department, for any buildings used for business purposes, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly Property Bylaw C-7690-2017*, and *Animal Control Bylaw C-5758-2003* in perpetuity.
- That the development shall adhere to all regulations and requirements of the *Agricultural Operation Practices Act*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes 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.
 - i. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Agriculture and Irrigation.

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 be 'D. [unclear]'.

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