



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

Fletcher Law (Mark Fletcher)

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Tuesday, January 20, 2026

Roll: 04705026

RE: Development Permit #PRDP20258169

Block 1, Plan 9310106, SE-05-24-03-W05M (240109 RANGE ROAD 34)

The Development Permit application for an Accessory Building equal to or less than 930.00 sq. m. (10,010.40 sq. ft.) (existing shed), relaxation to the minimum side yard setback requirement, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Accessory Building equal to or less than 930.00 sq. m. (10,010.40 sq. ft.) (existing shed), approximately 34.90 sq. m. (375.66 sq. ft.) in footprint, may remain on the subject lands, in accordance with the Real Property Report prepared by Arc Survey Ltd., (File No. 253295) and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **6.00 m (19.69 ft.)** to **1.66 m (5.44 ft.)**.

Permanent:

2. That the Accessory Building shall not be used as a dwelling unit, or 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 kg or 7.00 m (22.97 ft.) in length.
3. 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 Development Permit application, or in response to a Prior to Release condition.



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4. 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 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.

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 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 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 10, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Koenigstorf".

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