



## 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

Bloom Architecture Inc. (Kelly Seminoff)

Page 1 of 3

Tuesday, February 10, 2026

Roll: 04715009

**RE: Development Permit #PRDP20258951**

**Lot 2, Block A, Plan 618 LK, SW-15-24-03-W05M; (77 MOUNTAIN RIVER ESTATES)**

The Development Permit application for an Accessory Dwelling Unit (suite within a building), conversion of an existing detached garage, construction of an addition, and relaxation to the maximum height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

#### Description:

1. That the Accessory Dwelling Unit (suite within a building), may commence on the subject lands, in general accordance with the approved application, and drawing prepared by Bloom Architecture Inc. (Drawing No.: DP1 – DP3), dated December 16, 2025, as amended and conditions of approval including:
  - i. Conversion of an accessory building (garage) and construction of an addition to accommodate the accessory dwelling unit;
    - a. Proposed Addition, approximately 56.90 sq. m. (612.50 sq. ft.) in footprint;
    - b. Total building footprint, approximately 136.29 sq. m. (1,467.00 sq. ft.) in footprint;
    - c. Total Accessory Dwelling Unit floor area is approximately 143,62.00 sq. m (1,546.00 sq. ft.).
  - ii. That the maximum accessory building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **8.31 m (27.25 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](mailto: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 provide a refundable security to the County in accordance with 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.



Bloom Architecture Inc. (Kelly Seminoff) #PRDP20258951

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## 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 or Occupancy condition, shall be implemented and adhered to in perpetuity
5. That the Accessory Dwelling Unit and accessory building areas shall not be used as a *Vacation Rental*, or for *Business* purposes at any time, including the parking of any *Vehicle (Commercial)* 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.
6. That the accessory dwelling unit shall be constructed on a permanent foundation
7. That a minimum of one (1) dedicated on-site parking stall shall always be provided and maintained for the accessory dwelling unit.
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 onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
10. That there shall be no more than 1.00 m (3.28 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 building under construction unless a separate Development Permit has been issued for additional excavation and/or fill.
11. That the color of the exterior siding and roofing materials of the addition shall be similar/cohesive to the existing accessory building and/or dwelling, single detached.
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 County's *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.
13. That the Applicant/Owner shall be solely responsible for rectifying any adverse effect on the 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 regarding 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.
14. 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 an extension to this permit shall first have been granted by the Development Planner. That the Secondary Suit shall not be used for commercial purposes at any time, unless approved by a Development Permit.



Bloom Architecture Inc. (Kelly Seminoff) #PRDP20258951  
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## Advisory:

- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the *County's Municipal Addressing Bylaw C-7562-2016*, for each dwelling unit located on the subject site, to facilitate accurate emergency response. *A municipal address shall be required for the proposed Accessory Dwelling Unit at time of Building Permit application.*
- 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 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 or Noxious 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 during construction, all construction and building materials shall be maintained on-site 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 there shall be adequate water & sanitary sewer servicing provided for the proposed dwelling unit.
- 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 March 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, likely belonging to the Development Authority.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)



# ROCKY VIEW COUNTY

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

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

Tuesday, February 10, 2026

**Roll Number:** 04715009  
**Application Number:** PRDP20258951  
**Division:** 1

## TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

### Where is the property the development permit has been approved?

77 Mountain River Estates. Located approximately 0.81 km (0.50 mile) south of Township Road 243 and 0.20 km (0.13 mile) east of Range Road 33.

### What is the development permit proposing?

Accessory Dwelling Unit (suite within a building), conversion of an existing detached garage, construction of an addition, and relaxation to the maximum height requirement.

### How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: [gis.rockyview.ca/planning](https://gis.rockyview.ca/planning).

### I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **March 3, 2026**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** Bloom Architecture Inc.  
**Owner(s):** Tomczyk, Corina  
**Legal:** Lot 2, Block A, Plan 618 LK, SW-15-24-03-05

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

***Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.***





## Development Proposal

Accessory Dwelling Unit (suite within a building), conversion of an existing detached garage, construction of an addition, and relaxation to the maximum height requirement

Division: 1  
Roll: 04715009  
File: PRDP20258951  
Printed: 1/7/2026  
Legal: A portion of  
SW-15-24-03-W05M



ROCKY VIEW COUNTY

## Site Plan

### Development Proposal

Accessory Dwelling Unit (suite within a building), conversion of an existing detached garage, construction of an addition, and relaxation to the maximum height requirement

**Accessory Dwelling Unit (Suite within a Building)**  
**[located in detached garage, with proposed addition]**



Division: 1  
Roll: 04715009  
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SW-15-24-03-W05M