

**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**

Tinoco, Alisha

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Tuesday, February 24, 2026

Roll: 04721016

**RE: Development Permit #PRDP20260038**

**Lot 1, Plan 7510694, NW-21-24-03-05; (3 MOUNTAIN VISTA ESTATES)**

The Development Permit application for an Accessory Building greater than 190.00 sq. m. (2,045.14 sq. ft.) (existing building), construction of an addition, relaxation to the minimum side yard setback requirement and relaxation to the maximum Accessory Building parcel coverage 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 greater than  $\pm 190.00$  sq. m. ( $\pm 2,045.14$  sq. ft.) (existing building), construction of an addition, may commence on the subject land in general accordance with the drawings submitted with application and includes:
  - i. The addition of a lean-to structure, approximately  $\pm 60.20$  sq. m. ( $\pm 648.00$  sq. ft.) in area; *Total Accessory Building area:  $\pm 268.30$  sq. m ( $\pm 2,890.00$  sq. ft.);*
  - ii. That the minimum side yard setback requirement for the subject accessory building shall be relaxed from **45.00 m (147.63 ft.) to 15.24 m (50.00 ft.)**; and
  - iii. That the maximum accessory building parcel coverage shall be relaxed from **285.00 sq. m. (3,067.71 sq. ft.) to 295.38 sq. m. (3,179.44 sq. ft.)**.

**Permanent:**

2. That all conditions of PRDP20221392 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application and Development Permit PRDP20221392, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
4. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations ([roaduse@rockyview.ca](mailto:roaduse@rockyview.ca)) and provide haul details for materials and equipment required during construction and/or site development:
  - i. More than 30 vehicle movements within any seven (7) day period;
  - ii. More than five (5) vehicle movements within any one (1) hour period;



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- iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
  - a. Two (2) axles;
  - b. 11.00 (36.09 ft.) in length; or
  - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
- iv. Any required agreements or Roaddata/Heavy Haul/Overweight/Overdiemsion Permit shall be obtained unless otherwise noted by County Road Operations.
5. That the proposed addition shall be similar to, and complement, the existing Accessory Building, Dwelling, Single Detached, and/or surrounding area in exterior material, colour and appearance to the satisfaction of the Development Authority.
6. That the Accessory Building shall not be used as a Dwelling Unit, or for Business purposes, including the parking of any Vehicle (Commercial) at any time, unless approved by a Development Permit.
  - i. That “Vehicle (Commercial)” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
7. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory buildings under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
8. 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; 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.
9. 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 *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.
10. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 Officer.



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**Advisory:**

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
- That the site shall remain free of restricted and noxious weeds and 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 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*, in perpetuity.
- 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 17, 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 be "D. K...".

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