

**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**

Moatus Design Studio (Abraham Martens)

Page 1 of 4

Tuesday, March 24, 2026

Roll: 05713008

**RE: Development Permit #PRDP20260546**

**Lot:4, Block 2, Plan:7410769, NE-13-25-03-W05M; (608 BEARSPAW VILLAGE ROAD)**

The Development Permit application for a Dwelling, Single Detached (existing), construction of an addition including an Accessory Dwelling Unit (secondary suite), and relaxation to the maximum gross floor area requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Dwelling, Single Detached (existing), construction of an addition including an Accessory Dwelling Unit (secondary suite), may commence on the subject parcel, in general accordance with the approved application, site plan and drawing prepared by MOATUS DESIGN STUDIO (Project No.:2025-11), as amended and conditions of approval including:
  - i. Addition to Dwelling, Single Detached (existing), approximately  $\pm 278.24$  sq. m. ( $\pm 2,994.95$  sq. ft.) in building footprint; *Total Gross Floor Area:  $\pm 531.38$  sq. m. ( $\pm 5,719.72$  sq. ft.)* and includes:
  - ii. Construction of an Accessory Dwelling Unit (secondary suite), approximately  $\pm 164.82$  sq. m. ( $\pm 1,774.10$  sq. ft.) in gross floor area
    - a. That the maximum Accessory Dwelling Unit gross floor area requirement shall be relaxed from **150.00 sq. m. (1,614.59 sq. ft.)** to  **$\pm 164.82$  sq. m. ( $\pm 1,774.10$  sq. ft.)**.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SSIP shall include:
  - i. Grading plan that illustrates the original ground profile, the depth of proposed fill, the total amount of fill to be imported/exported from the site, and analysis of pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network;
  - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
  - iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures, pre and post construction.

Moatus Design Studio (Abraham Martens) #PRDP20260546

Page 2 of 4

**Permanent:**

3. That if the prior to release conditions have not been met by **SEPTEMBER 30, 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. 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. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations:
  - 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;
  - 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 m (36.09 ft.) in length; or
    - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
  - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. That the Accessory Dwelling Unit and addition area 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.
7. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
8. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Accessory Dwelling Unit at all times.
9. 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.
10. 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 building under construction unless a separate Development Permit has been issued for additional excavation and/or fill.

Moatus Design Studio (Abraham Martens) #PRDP20260546

Page 3 of 4

11. 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.
12. That the color of the exterior siding and roofing materials of the addition and Accessory Dwelling Unit shall be similar/cohesive to the existing Dwelling, Single Detached.
13. 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.
14. That there shall be adequate water & sanitary sewer servicing provided for the Accessory Dwelling Unit.
15. 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.
16. 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.

**Advisory:**

- That the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the existing Dwelling, Single Detached and the proposed Accessory Dwelling Unit), in accordance with the *County's Municipal Addressing Bylaw C-7562-2016*, to facilitate emergency response. *Accessory Dwelling Unit addressing will be requested upon Building Permit application submission.*
- That Building Permit(s) 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]*.

Moatus Design Studio (Abraham Martens) #PRDP20260546

Page 4 of 4

- 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 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 any other federal, provincial, or County permits, approvals, and/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 April 14, 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,



Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)