

**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 Issuance conditions (if listed) *must* be completed.**

**NOTICE OF DECISION**

JGDesign & Drafting Inc (Jeremy Gukert)

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Tuesday, April 21, 2026

**Roll:** 03908055

**RE: Development Permit #PRDP20261460**

**Lot 2, Block 2, Plan 9411859; NW-08-23-05-W05M; (54153 TOWNSHIP ROAD 232)**

The Development Permit application for an Accessory Dwelling Unit (existing suite within a building), Accessory Building greater than 190.00 sq. m. (2,045.14 sq. ft.) (existing building), 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 Dwelling Unit (existing within the accessory building), approximately  $\pm$  114.64 sq. m. ( $\pm$  1,234.00 sq. ft.) may remain on the subject parcel, in accordance with the drawings and site plan, as amended (*and be converted in classification from a primary dwelling unit to an Accessory Dwelling Unit*).
2. That the Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.), approximately  $\pm$  3,45.60 sq. m ( $\pm$  3,720.00 sq. ft.) may remain on the subject parcel, in accordance with the drawings and site plan, as amended, (*and be converted in classification from a primary dwelling unit to an accessory building*) including:
  - i. That the maximum accessory building parcel coverage requirement shall be relaxed from **285.00 sq. m (3,067.71 sq. ft.) to 345.60 sq. m (3,720.00 sq. ft.)**.

**Permanent:**

3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance condition, shall be implemented and adhered to in perpetuity.
4. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
5. 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;
  - 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 a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
  6. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for both Dwelling, Single Detached and Accessory Dwelling Unit.
  7. That there shall be a minimum of two (2) parking stalls be maintained on-site at all times dedicated to the Dwelling, Single Detached and minimum of one (1) parking stall for the Accessory Dwelling Unit.
  8. That there shall be no more than 2.00 m (6.56 ft.) of excavation 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 fill.
  9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be spread and seeded after building construction is complete, as part of site restoration.
  10. 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 of the Development Permit application, or in response to a Prior to Release condition.
  11. That the Dwelling, Single Detached and the Accessory Dwelling Unit shall not be used as a Vacation Rental or for Business purposes at any time unless approved by a Development Permit.
  12. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-227 of the LUB. Lighting shall be designed to conserve energy and reduce glare and uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
  13. 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 Officer.

#### **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 for a new primary dwelling unit and/or for any reclassification requirements of the existing structures. 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* and *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]*.



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- 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 (Bylaw C-7562-2016)*, for both subject dwelling units, to facilitate accurate emergency response. The current municipal address for the site is **54153 TOWNSHIP ROAD 232**. *A second primary address shall be requested upon Building Permit submission(s).*
- 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 animal-proof garbage bins and disposed of at an approved disposal facility.
- That at no time shall there be any activity or placement of materials, equipment or structures within the County's open road allowance.
- That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby water courses.
- 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, May 12, 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. K. Gukert".

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

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