

**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**

Tommy Builds Corp. (Quang Hyunh)

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Tuesday, April 21, 2026

**Roll:** 06712119

**RE: Development Permit #PRDP20261063**

**Lot 8, Block 1, Plan 1213476; NE-12-26-03-05; (30045 TOWNSHIP ROAD 262)**

The Development Permit application for Dwelling, Single Detached (existing), construction of an addition, relaxation to the minimum front 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 Dwelling, Single Detached (existing), construction of an addition, may commence on the subject land in accordance with the approved drawings and application package, as prepared by New Century Designs, dated February 11, 2026, as amended to meet the conditions of this permit, including:
  - i. Construction of the addition (attached garage), approximately 146.23 sq. m. (1,574.00 sq. ft.) in area; and
  - ii. That the minimum front yard setback requirement shall be relaxed from **45.00 m. (147.64 ft.) to 36.92 m. (121.13 ft.)**.

**Permanent:**

2. That all conditions of development permit 2013-DP-15264 shall remain in effect unless otherwise conditioned within this approval.
3. 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) 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.



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- iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
4. 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 Release condition shall be implemented and adhered to in perpetuity.
5. 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.
6. 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 nor negatively impact existing drainage patterns in any County 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 Prior to Release condition.
7. That no native topsoil shall be removed from the subject lands. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
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/excavation. That no excavation, placement of fill, or any alterations shall occur within the existing driveway.
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 County's *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 neighboring 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.

### Advisory:

- That a Building Permit and all 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 Applicant/Owner shall also provide a private Sewage Treatment systems for Additions and Renovations – Verification form signed by the installer confirming the existing system is sufficient to accommodate the proposed development.

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- That during construction of the building, 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & the County's *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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 any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That the subject site shall adhere to any requirements noted within Instrument #37011W. (Utility Right of Way), Instrument #931 078 534 (Utility Right of Way), Instrument #961 236 780 (Utility Right of Way), Instrument #071 478 449 (Access Easement), Instrument #121 316 584 (Utility Right of Way), and Instrument #121 316 585 (Development Agreement).

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,



Development Authority

Phone: 403-520-8158

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