

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

David Baker Design

Page 1 of 4

Tuesday, April 21, 2026

Roll: 07536003

RE: Development Permit #PRDP20260745

Lot 1, Plan 9811310, NW-36-27-01-05; (275170 DICKSON STEVENSON TRAIL)

The Development Permit application for Farmers Market (existing), construction of an addition to an existing Farmer's Market Building and parking lot area has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the proposed development may commence on the subject lands, in accordance with the approved site plan and drawings, as prepared by David Baker Design, Project Name: *Fruit Stand Expansion*, (four drawings); dated January 20, 2026, and the conditions of approval of this permit including:
 - i. Construction of an addition, approximately ± 158.31 sq. m ($\pm 1,704.03$ sq. ft.) in footprint to the existing Farmer's Market Primary Building, located in a Riparian Protection Area; *Total Gross Farmer's Market Primary Building: $\pm 1,072.94$ sq. m ($\pm 11,549.03$ sq. ft.)*
 - ii. Parking Area (*existing, as constructed*);
 - iii. Signage, installation of one (1) non-illuminated mounted fascia (gable) sign, "*Souto Farms; Local Market*" along the western building façade.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner submit any proposed lighting spec detail sheets, to confirm that the lighting is fully shielded and cut-off and is in compliance with Sections 225-227 of the County's *Land Use Bylaw C-8000-2020* (LUB).
3. That prior to release of this permit, the Applicant/Owner shall submit additional details on the proposed hay bales screening, including sample imagery and total height, to the satisfaction of the County. *Final total height of the bales shall be determined upon final acceptance of the updated details.*

Upon Completion/Building Occupancy:

4. That upon construction of the addition, the Applicant/Owner shall request a site inspection, confirming all haybale screening measures, as approved within this condition set, have been installed on the subject lands, to effectively screen the parking area from Dickson Stevenson Trail.
 - i. That if upon inspection, additional parking area screening measures are determined to be required, the Applicant/Owner and the County shall agree upon additional measures, and the Applicant/Owner shall install those measures within 30 days of agreeance, to the satisfaction of the County. Upon completion, the Applicant/Owner shall submit photos confirming the additional measures are implemented on the subject site.



David Baker Design #PRDP20231457

Page 2 of 4

Permanent:

5. That if the prior to release conditions have not been met by **MARCH 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of this application, in response to a Prior to Release or Occupancy condition or as approved under the principal Farmer Market development permits, including PRDP20231457, PRDP20181332, or PRDP20164621 shall be implemented, and adhered to in perpetuity.
 - i. That the site shall adhere to the onsite approved *Site-Specific Stormwater Management Plans*.
 - ii. That the site shall adhere to updated onsite *Traffic Memo – Access Review, as prepared by Bunt & Associates, Project: 02-25-0217, dated November 26, 2025*.
7. That the Applicant/Owner shall minimize disturbance to the Riparian Protection Area and follow the recommendations of the County's *Riparian Land Conservation and Management Policy (C-419)* and Sections 204 -211 of the LUB.
 - i. That there shall be no more than **1.00 m (3.28 ft.)** of excavation or fill placement adjacent to or within **10.00 m (32.80 ft.)** of the proposed addition area under construction unless a separate Development Permit has been issued for additional grading works.
 - ii. That the site shall incorporate best management practices for erosion and sedimentation control on-site, to mitigate any potential impact to the Riparian Protection Area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses including the Nose Creek Tributary.
8. 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.
9. That the subject building shall not be used as a *Dwelling Unit*, and/or for any purposes not related to the on-site Farmer's Market and Farm operations, unless approved by a separate Development Permit.
10. 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.
11. That the entire site shall be maintained in a neat and orderly manner at all times. That all waste shall be stored in a lockable weatherproof and animal proof container(s), shall be in a location easily accessible to pickup, and shall be screened from view from all adjacent properties and public thoroughfares, in perpetuity.
12. That all on-site private lighting, including site security, mounted building and any parking area lighting, shall meet Sections 225-227 of the LUB. Lighting shall fully shielded and cut-off, shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby parcels.
13. That the Applicant/Owner shall be 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 placement of clean fill is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Dickson Stevenson Trail.

David Baker Design #PRDP20231457

Page 3 of 4

14. 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. 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.

That any separate hauling approvals required through the City of Airdrie, if triggered, shall be obtained prior to commencement, through the City of Airdrie.

15. 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 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 at an approved disposal facility.
- That a Building Permit and applicable sub-trade permits shall be obtained through the County's Building Services, prior to construction, using the appropriate checklists and application forms. *Compliance to the National Energy Code is required.*
 - At time of Building Permit submission, stamped drawings and schedules will be required from all professionals due to overall building area; a drawing clearly indicating the overall building area to the exterior face of the cladding will be required and all barrier free requirements for the *National Building Code – 2023 Alberta Edition* will be required for the new proposed washrooms
 - As the overall building area exceeds 600m², water supply for firefighting will be required to be confirmed, in accordance with Section 3.2.5. of the *National Building Code – 2023 Alberta Edition*. 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 there shall be adequate water & sanitary sewer servicing provided and maintained to the subject Farmer's Market Building.
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).

David Baker Design #PRDP20231457

Page 4 of 4

- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas, if required.
 - The Owner/Operator of a regulated business shall contact Alberta Health Services - Environmental Public Health (AHS-EPH) for a plan review and/or health approval prior to operating the Farmer's Market in the new addition area.

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 & Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca