



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

Lodge, Wayne & Cortney

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Tuesday, May 5, 2026

Roll: 07723008

RE: Development Permit #PRDP20260988

Lot 5, Block 3, Plan 1912391, SW-23-27-03-05; (273098 LOCHEND ROAD)

The Development Permit application for Accessory Dwelling Unit (existing Dwelling, Single Detached), relaxation to the maximum Accessory Dwelling Unit gross floor area requirement, construction of a Dwelling, Single Detached, relaxation to maximum building height requirement, and Placement of Fill over 1.00 m (3.28 ft.) in height 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 (within existing Dwelling, Single Detached) may commence on the subject parcel, in accordance with the approved application drawings and site plan, as prepared by Northern Light Design (drawings 01 – 09), as amended and includes:
 - i. That the existing Dwelling, Single Detached be converted in classification from a primary dwelling unit to an Accessory Dwelling Unit;
 - a. That the maximum gross floor area requirement for the Accessory Dwelling Unit shall be relaxed from **150.00 sq. m. (1,614.59 sq. ft.) to 171.87 sq. m. (1,850.00 sq. ft.)**;
 - ii. Construction of the proposed Dwelling, Single Detached on the subject parcel, in accordance with the approved application drawings and site plan, as amended and includes:
 - a. The Placement of Fill up to a maximum of ± 1.35 m. (± 4.43 ft.) in height; and
 - b. That the maximum building height requirement shall be relaxed from **12.00 m. (39.37 ft.) to 12.90 m. (42.32 ft.)**.

Prior to Building Occupancy:

2. That Prior to Occupancy of the Accessory Dwelling Unit (existing dwelling, single detached), the Applicant/Owner shall be issued building occupancy of the proposed principal Dwelling, Single Detached.



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Permanent:

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.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or as submitted, shall be implemented, and adhered to, in perpetuity.
5. That the Accessory Dwelling Unit shall be similar to, and complement the principal building in exterior material, colour, and appearance.
6. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
7. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached and the Accessory Dwelling Unit in accordance with the County’s Serving Standards and Policy #C-407.
8. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
9. That the Dwelling, Single Detached and the Accessory Dwelling Unit shall not be used for *Business* or *Vacation Rental* purposes at any time, unless approved by a Development Permit.
10. 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 dwelling unit under construction unless otherwise approved in this permit.
11. 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.
 - i. That the Applicant/Owner shall have appropriate dust control measures in place to prevent dust generated from any site grading and fill placement and/or excavation activities from impeding traffic movements along Lochend Road.
12. That no native topsoil shall be removed from the subject lands.
13. That no imported fill shall be brought onto the subject site. All fill required for the development shall be sourced from on-site excavation material, in accordance with the approved application.



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14. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
15. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
16. That any future grading activities outside the scope of this Development Permit shall require submission of a separate Development Permit application.
17. A Development Permit shall be required, if a variance to the maximum building height requirement of "12.90 m (42.32 ft.)" is required.
 - i. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m in height.
18. 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.
19. 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.
20. 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. Compliance with the *National Energy Code* is also required.
- That the Applicant/Owner shall obtain and display a distinct municipal address for the proposed Accessory Dwelling Unit, in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response.



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- 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 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]*.
- 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, and / or compliances, are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #851 075 1985 (Utility Right-of-Way), Instrument #891 243 196 (Easement), Instrument #191 247 328 (Easement), and Instrument #191 247 366 (Roadway Agreement), in perpetuity.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 26, 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. [Name]'.

Development Authority
Phone: 403-230-8158
Email: development@rockyview.ca

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