



## 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

Fabianova, Adriana & Fabian, Juraj

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Tuesday, May 19, 2026

Roll: 03914004

**RE: Development Permit #PRDP20261991**  
**SE-14-23-05-W05M (51130 TOWNSHIP ROAD 232)**

The Development Permit application for construction of an Accessory Dwelling Unit (garden suite) and relaxation to the minimum rear 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 construction of an Accessory Dwelling Unit (garden suite), approximately 147.25 sq. m (1,585 sq. ft.) in gross floor area may commence on the subject parcel, in general accordance with the application and the site plan, as amended, including:
  - i. That the minimum rear yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **8.44 m (27.70 ft.)**.

#### Permanent:

2. That the Accessory Dwelling Unit shall not be used as a *Vacation Rental* or for commercial purposes at any time unless approved by a Development Permit.
3. 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.
4. 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 accessory dwelling unit under construction.
5. 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.
6. 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.



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7. 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.
8. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Servicing Standards.
9. That there shall be a minimum of one (1) parking stall maintained for the Accessory Dwelling Unit.
10. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
11. 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.
12. 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.
13. That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC), or equivalent, certified wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.
  - i. Receptacles shall comply with the waste management policies of the *Bragg Creek Area Structure Plan* (ASP); and
  - ii. Waste receptacles securely stored indoors are exempt from this requirement.
14. That any existing trees and terrain shall be retained except as required to meet conditions of this permit and that any disturbed areas shall be replanted with vegetation similar to existing predevelopment ground cover in accordance with the replanting plan submitted with the approved application.
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 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.



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- 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* (Bylaw C-7562-2016), to facilitate emergency response. *Note: the municipal address for the Dwelling Single Detached is 51130 Township Road 232. Upon Building Permit submission, a new municipal address shall be requested for the Garden Suite.*
- 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], as amended.
- 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 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, June 9, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kowalski".

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