



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

Seidel, Klaus & Peggy

Page 1 of 4

Tuesday, May 19, 2026

Roll: 05724038

RE: Development Permit #PRDP20261097

Lot 20, Plan 9411784, NE-24-25-03-05; (51 BEARSPAW POINTE PLACE)

The Development Permit application for the construction of an Accessory Dwelling Unit (suite within a dwelling) and relaxation to the maximum Accessory Dwelling Unit gross floor area 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 (suite within a dwelling), may commence on the subject parcel, in general accordance with the application package, and site plans prepared by Reverie Designs Inc., dated February 12, 2026, as amended, including:
 - i. That the maximum Accessory Dwelling Unit gross floor area requirement shall be relaxed from **150.00 sq. m. (1,614.59 sq. ft.) to 184.97 sq. m. (1,991.00 sq. ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the County's Servicing Standards:
 - i. The SSIP must include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil to be imported/exported from the site; and analysis of the pre- and post-construction grades to determine whether there are any impacts to adjacent properties or the public road network; and
 - ii. The engineer shall confirm pre- and post-construction conditions associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations to mitigate any changes to the existing drainage conditions and Erosion and Sediment control mitigation measures.
3. That prior to release of this permit, the Applicant/Owner shall construct a new paved/gravel approach off Bearspaw Pointe Place to provide access to the subject lot in accordance with the County's Servicing Standards.
 - i. That the Applicant/Owner shall contact County's Engineering Services for a pre-construction and post-construction inspection of the approach.

Permanent:

4. That if this Development Permit is not issued by **DECEMBER 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. 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.



Seidel, Klaus & Peggy #PRDP20261097
Page 2 of 4

6. 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 Operations.
7. 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.
8. A Development Permit shall be required, if a variance to the maximum building height requirement of 12.00 m. (39.37 ft.) is required upon Building Permit submission.
 - i. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m in height.
9. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
10. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
11. That the Accessory Dwelling Unit or the Dwelling, Single Detached shall not be used for Business or *Vacation Rental/Bed & Breakfast* purposes at any time, unless approved by a Development Permit.
12. That no topsoil shall be removed from the site. 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.
13. 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.
14. That the Applicant/Owner shall have appropriate dust control measures in place to prevent dust generated from any site grading and fill placement activities from impeding traffic movements along Bears paw Pointe Place and Bears paw Road.
15. That temporary stockpiling may commence onsite during the 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.
 - i. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six (6) 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 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.



Seidel, Klaus & Peggy #PRDP20261097
Page 3 of 4

- 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.
17. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
18. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Dwelling, Single Detached, in accordance with the County's Serving Standards.
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 each Dwelling Unit located on the subject site, in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. *The municipal address for the Dwelling, Single Detached is 51 Bearspaw Pointe Place. At time of Building Permit application, a new municipal address shall be requested for the Accessory Dwelling Unit.*
- 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 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 #731 064 344 (Utility Right-of-Way), Instrument #941 195 941 (Utility Right-of-Way), Instrument #941 229 162 (Utility Right-of-Way), Instrument #941 229 743 (Restrictive Covenant) and Instrument #941 231 199 (Restrictive Covenant).



Seidel, Klaus & Peggy #PRDP20261097
Page 4 of 4

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 County's Subdivision and Development Appeal Board.

Regards,

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

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca