

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

Manna Consulting Corp (Cameron Wallace)

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Tuesday, June 16, 2026

Roll: 05619020

RE: Development Permit #PRDP20262112

Lot 2, Block 2, Plan 7319 GP, NW-19-25-02-W05M; (59 CAMPBELL DRIVE)

The Development Permit application for the construction of an Accessory Building (detached garage) equal to or less than 90.00 sq. m. (968.75 sq. ft.), relaxation to the minimum front yard setback requirement; existing Accessory Buildings equal to or less than 90.00 sq. m. (968.75 sq. ft.) (metal parking), relaxation to the minimum side yard setback requirements, and relaxation to the maximum Accessory Building parcel coverage 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 Building (detached garage), approximately 80.27 sq. m (864.00 sq. ft.) in footprint may commence on the subject lands in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:
 - i. That the minimum front yard setback requirement shall be relaxed from **15.00 m (49.21 ft)** to **3.89 m (12.76 ft)**;
2. That the existing Accessory Building (metal parking), approximately 57.71 sq. m (578.13 sq. ft.) in footprint may remain on the subject lands in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **3.00 m (9.84 ft)** to **2.60 m (8.53 ft)**; and
3. That the maximum Accessory Building parcel coverage shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **140.13 sq. m (1,508.40 sq. ft.)**.

Prior to Occupancy:

4. That Prior to occupancy of the Accessory Building (detached garage), the existing detached shed on the northwest side of the parcel, approximately 8.35 sq. m. (89.87 sq. ft.) and the existing Accessory Building (shed), approximately 5.49 sq. m (18.01 sq. ft.) in footprint shall obtain a Demolition permit from Building Services and be removed from the subject site.

Permanent:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Occupancy condition shall be implemented and adhered to in perpetuity.



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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. 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.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
7. That the Accessory Building shall not be used as a *Dwelling Unit*, or for Business purpose at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
 - i. That “*Vehicle (Commercial)*” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
8. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance.
9. That the Applicant/Owner shall be solely 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 regarding 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/Owners 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.
10. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill placed 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.
11. That no topsoil shall be removed from the site. All topsoil shall be retained and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
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 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 cutoff (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.



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14. 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 and extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with *the National Energy code* is also required
- That during construction, all construction and building materials shall be maintained onsite, 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 & Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- 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 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, July 7, 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]'. The signature is stylized and cursive.

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