



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

KM Development Inc. (Steve Murray)

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Tuesday, July 28, 2026

Roll: 05713045

RE: Development Permit #PRDP20263217

Lot 12, Block 1, Plan 7410769, NE-13-25-03-05 (902 BEARSPAW VILLAGE VIEW)

The Development Permit application for the construction of an Accessory Building greater than 90.00 sq. m (968.75 sq. ft.) (shop), relaxation to the maximum accessory building parcel coverage requirement and relaxation to the maximum accessory building height requirement have 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 greater than 90.00 sq. m (968.75 sq. ft.) (oversize shop), approximately 222.96 sq. m. (2,400.00 sq. ft.) in footprint, may commence on the subject lands in general accordance with the approved application and drawing prepared by *KM Development Inc. (Page No.: A1 – S2), dated April 30, 2026*, as amended, including:
 - i. That the maximum Accessory Building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **222.96 sq. m (2,400.00 sq. ft.)**; and
 - ii. That the maximum Accessory Building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **8.62 m. (28.28 ft.)**

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings for the Accessory Building in accordance with Sections 100 and 173 of the County's *Land Use Bylaw C-8000-2020 (LUB)*. The revised elevation drawings shall include the proposed colour and material schedule.

Permanent:

3. That if this Development Permit is not issued by **MARCH 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That the Accessory Building shall not be used as a Dwelling Unit *or Vacation Rental* at any time, unless approved by a separate Development Permit application.
5. That the Accessory Building shall not be used for Business purposes, including the parking of any *Vehicle (Commercial)* at any time, unless approved by a Development Permit.
 - i. That "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.



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6. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance to the satisfaction of the Development Authority.
7. That there shall be adequate water & sanitary sewer servicing provided for the proposed Accessory Building at all times.
8. That if transport operations associated with this Development Permit involved 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 thirty (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
9. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
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 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.
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 there shall be no more than 2.00 m (6.56 ft.) of excavation and 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 that is used to establish approved final grades unless a Development Permit has been issued for additional grading.



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14. 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* 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.
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 Authority.

Advisory:

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
- 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 restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other federal, provincial or County 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 #151 086 149 (Site Improvements / Site Services Agreement)
- That the Applicant/Owner shall be responsible for all the Ministry of Environment and Protected Areas approvals for any impact to any wetlands area from the proposed development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 18, 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. Muarry".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca