



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

Nikish, Jason & Susan

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Tuesday, July 28, 2026

Roll: 06421030

RE: Development Permit #PRDP20263536

Lot 7, Block 10, Plan 1310610; SE-21-26-29-04; (263039 RANGE ROAD 293)

The Development Permit application for the construction of an Accessory Building greater than 90.00 sq. m. (968.75 sq. ft.) (oversize garage) 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 greater than 90.00 sq. m. (968.75 sq. ft.) (oversize garage), may proceed on the subject lands in general accordance with the approved application and drawings (Job: 10969C), as amended, including:
 - i. That the maximum building footprint of the accessory building **shall not exceed ± 160.50 sq. m. ($\pm 1,727.72$ sq. ft.)** in footprint.
 - ii. That the maximum total Accessory Building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **160.50 sq. m (1,727.72 sq. ft.)**.

Prior to Building Occupancy:

2. That prior to building occupancy, the Applicant/Owner shall provide confirmation, through the submission of dated site photographs or through a site inspection, that the existing accessory buildings (sheds) have been removed from the subject property, to the satisfaction of the Development Authority.

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 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:



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- 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 Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or Development Permit #PRDP20170201, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
 - i. Site Specific Stormwater Implementation Plan (SSIP) by Osprey Engineering Inc., Project No: 170345, dated April 21, 2017.
5. 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.
6. That the Accessory Building shall not be used as a *Dwelling Unit, Religious Assembly*, or 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 5,500 kg or 7.00 m (22.97 ft.) in length.
7. 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/ 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.
8. 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.
9. 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.
10. 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.
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*. All lighting shall be full cut-off (shielded) and be located and



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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 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 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 #1741 009 519 (Utility Right of Way), Instrument #771 147 064 (Zoning Regulations), Instrument #941 184 504 (Easement), Instrument #941 184 506 (Easement), Instrument #131 052 487 (Deferred Services Agreement) and Instrument #141 244 699 (Utility Right of Way).
- 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...'. The signature is stylized and cursive.

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

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