



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

County Permits Ltd. (Kristy Vanderzwaag)

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Tuesday, August 11, 2026

Roll: 08023003

RE: Development Permit #PRDP20263037

SE-23-28-25-04;(283092 BIRCHAM ROAD)

The Development Permit application for construction of an Accessory Building greater than 930.00 sq. m (10,010.40 sq. ft.) (oversize farm building) 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 930.00 sq. m (10,010.40 sq. ft.) (oversize farm building) may be constructed on the subject lands, in accordance with the approved application, site plan, drawings prepared by County Permits Ltd., dated May 15, 2026, and conditions of approval, including:
 - i. Construction of one (1) Accessory Building (oversize farm building), approximately $\pm 1,335.94$ sq. m ($\pm 14,380.00$ sq. ft.) in building footprint. *This approval also includes a $\pm 1,664.00$ sq. m (± 154.60 sq. ft.) mezzanine area.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall register on title an access easement instrument, between SE-23-28-25-04 and SW-23-28-25-04, in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB). The instrument shall include the Owners of SE-23-28-25-04 and SW-23-28-25-04 as named parties of the agreement with an appended site plan of the approach area, to the satisfaction of the County.

Prior to Occupancy:

3. That prior to occupancy of the site/use of the Accessory Building/Farm Building, the Applicant/Owner shall submit confirmation from Alberta Land Titles of the registration and acceptance of the mutual access easement instrument between SE-23-28-25-04 and SW-23-28-25-04.

Permanent:

4. That if this Development Permit is not issued by **JANUARY 31, 2027**, or through an 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, 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.



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6. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed Accessory Building/Farm Building under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
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 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.
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 onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
10. 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.
11. That the Accessory Building/Farm Building shall not be used as a Dwelling Unit and shall not be used for business purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
 - i. "*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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12. 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 *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.
13. 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/Farm Building Exemption 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023].
- 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 animal-proof garbage bins and disposed of at an approved disposal facility.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 1, 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 Provincial Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read 'D. Vanderzwaag'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca