



APPROVED DEVELOPMENT PERMITS

In Accordance with Land Use Bylaw C-8000-2020

Division 01

PRDP20263136 - Application for Bed and Breakfast within an existing dwelling unit, Lot 2, Block B, Plan 7510894; SW-02-24-04-05 (A, 240020 RANGE ROAD 42), located approximately 1.21 km (0.75 mile) south of Highway 8 and 1.21 km (0.75 mile) west of Range Road 41.

File: 04802015

PRDP20263137 - Application for Equestrian Centre (existing riding arena) and relaxation to the minimum front yard setback requirement [commenced without permits], Lot 2, Block B, Plan 7510894; SW-02-24-04-05 (A, 240020 RANGE ROAD 42), located approximately 1.21 km (0.75 mile) south of Highway 8 and 1.21 km (0.75 mile) west of Range Road 41.

File: 04802015

PRDP20264278 - Application for construction of an addition to an Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) (existing building), relaxation to the maximum Accessory Building parcel coverage requirement, and relaxation to the minimum side yard setback requirement; NW-21-24-03-05 (3 MOUNTAIN VISTA ESTATES), located southwest of the junction of Springbank Road and Mountain Vista Estates.

File: 04721016

Division 02

PRDP20262973 - Application for Service Station, construction of a gas bar to support a Retail Store, regional (Costco Wholesale Warehouse) and signage on remainder lot of NW-34-24-3-W5M and Retail Store, regional (Costco Wholesale Warehouse), for onsite site improvements for conversion to parking stalls on Lot 1, Block 2, Plan 2511250 within NW-34-24-3-W5M; NW-34-24-03-05 (101 BINGHAM COURT), located northeast of the junction of Highway 1 and Range Road 33.

File: 04721016

PRDP20263983 - Application for Home-Based Business (Type II), for a day home (childcare), relaxation to the maximum number of business-related visits per day requirement, Lot 8, Block 3, Plan 0413985; NE-09-25-03-05 (251217 RANGE ROAD 33), located approximately 1.61 km (1.00 mile) north of Township Road 252 and on the east side of Range Road 33.

File: 05709025

PRDP20264834 - Application for Dwelling, Single Detached (existing), relaxation to the minimum side yard setbacks requirements, Lot 15, Block 19, Plan 2210146; SW-07-25-03-05 (59 CHOKECHERRY RIDGE), located in the Hamlet of Harmony.

File: 05707315

PRDP20261827 - Application for Single-lot Regrading and the placement of clean fill over 1.00 m (3.28 ft.) in height, for the construction of a Dwelling, Single Detached and internal driveway and construction of an Accessory Dwelling Unit (secondary suite) [amendment], Lot 7, Block 4, Plan 1710538; SE-10-25-03-05 (32096 AVENTERRA RD), located approximately 1.61 km (1.00 mile) north of Township Road 250 and 0.41 km (0.25 mile) west of Range Road 32

File: 05710051

Division 03

PRDP20264070 - Application for Stripping & Grading, for the construction of a public amenity pathway over multiple lots; relaxation to the maximum borrow excavation area requirement and relaxation to the maximum volume of material removed from a borrow area requirement, Lot 1, Block 5, Plan 2610021, NE-28-26-04-05; Lot 1, Block 5, Plan 2610021, NE-28-26-04-05; Lot 1, Block 5, Plan 2610021, NE-28-26-04-05; Lot 1, Block 1, Plan 9610101, SE-28-26-04-05 (264059 RANGE ROAD 43); Lot 1, Block 4, Plan 2610021, SE-28-26-04-05, located approximately 0.20 km (0.13 mile) north of Range Road 43 and on the north side of Cochrane Lake West.

File: 06828001; 06828002; 06828003; 06828004 & 06828011

PRDP20264396 - Application for Show Home (Dwelling, Single Detached), Lot 30, Block 2, Plan 2610963; NW-22-26-04-05 (11 STELLAR CRESCENT), located approximately 0.20 km (0.13 mile) south of Cochrane Lake West and 0.41 km (0.25 mile) west of Pleasant View Heights.

File: 06822151

PRDP20264732 - Application for Show Home (Dwelling, Single Detached), Lot 3, Block 1, Plan 2610963; NW-22-26-04-05 (4 STELLAR CRESCENT), located approximately 0.41 km (0.25 mile) east of Range Road 43 and south of Cochrane Lake West.

File: 06822061

Division 04

PRDP20262984 - Application for Equestrian Centre, installation of one (1) non-illuminated freestanding sign [commenced without permits], Lot 1, Block 1, Plan 1310193; SW-26-27-04-05 (40 HERMANN PLACE), located approximately 0.20 km (0.13 mile) north of Township Road 274 and east of Highway 22.

File: 07826004

PRDP20264488 - Application for construction of an Accessory Building greater than 90.00 sq. m (968.57 sq. ft.) (detached garage); NE-09-26-02-05 (23034 TOWNSHIP ROAD 261A), located northwest of the junction of Township Road 261A and Range Road 23.

File: 06609005

Division 05

PRDP20263096 - Application for General Industry Type I & Warehouses, construction of a multi-tenant building including office/warehouse areas, fencing, relaxation of the maximum fence height requirement, and signage; SW-16-26-29-04 (293117 POINTS NORTH WAY), located northeast of the junction of Highway 2 and Highway 566.

File: 06416002

PRDP20263504 - Application for Agriculture (Intensive) for harvesting of haskap berries and garlic, Lot 1, Block 1, Plan 2411113; SW-21-26-01-05 (263128 RANGE ROAD 14), located approximately 0.81 km (0.50 mile) south of Township Road 264 and east of Range Road 14.

File: 06521002

PRDP20264275 - Application for renewal of Home-Based Business (Type II), for a landscaping company, relaxation to the minimum outside storage setback requirement; SW-31-25-28-04 (255030 84 STREET NORTHEAST), located approximately 1.61 km (1.00 mile) south of Township Road 260 and on the east side of 84 Street.

File: 05331009

PRDP20264774 - Application for Sign, installation of one (1) illuminated fascia sign, Lot 4, Block 6, Plan 2210631; NW-12-26-29-04 (B, 1 HIGH PLAINS TRAIL), located approximately 0.41 km (0.25 mile) south of Highway 566 and east of Range Road 291.

File: 06412033

PRDP20265074 - Application for construction of an Accessory Dwelling Unit (secondary suite), Lot 28, Block 2, Plan 2312505; NW-13-26-01-05 (218 BLACKSTONE ROAD), located approximately 1.61 km (1.00 mile) north of Highway 566 and 0.41 km (0.25 mile) east of Range Road 11.

File: 06513097

PRDP20265346 - Application for renewal of a Home-Based Business (Type II), for an automotive repair business, relaxation to the allowable business use requirement, relaxation to the maximum number of business-related visits requirement, relaxation to the maximum number of non-resident employee requirement, and relaxation to the minimum rear and side yard outside storage setback requirements (replacement of PRDP20252077), Lot 3, Block 8, Plan 9611667; SE-15-27-28-04 (282050 TOWNSHIP ROAD 272), located approximately 0.20 km (0.13 mile) west of Range Road 282 on the north side of Township Road 272.

File: 07315005

Division 06

PRDP20262347 - Application for Single-lot Regrading and Placement of Clean Fill over 1.00 m (3.28 ft.) in height for the construction of Dwelling, Single Detached and internal driveway; NE-32-24-28-04 (284097 TOWNSHIP ROAD 250), located approximately 0.81 km (0.50 mile) west of Conrich Road and south of Township Road 250.

File: 04332017

PRDP20263482 – Application for Industrial (Light), construction of three multi-tenant office/warehouse buildings and relaxation of the minimum future building side yard setbacks, fencing, relaxation of maximum allowable fence height and signage; SW-05-24-28-04 (460, 470, & 480 CARMEK WAY), located northeast of the junction of Township Road 240 and Range Road 285.

File: 04305005

PRDP20263717 – Application for Industrial (Light), construction of one multi-tenant office/warehouse building, fencing, relaxation to the maximum fence height requirement, and signage; SW-05-24-28-04 (450 CARMEK WAY), located northeast of the junction of Township Road 240 and Range Road 285.

File: 04305005

PRDP20264120 - Application for placement of a Dwelling, Manufactured, placement of two (2) Shipping Containers (existing) on a parcel greater than 3.95 acres, relaxation to the maximum number of Shipping Containers placed on a parcel in a residential district, and relaxation to the minimum setback requirement from a parcel holding an agricultural or residential designation, Lot 1, Block 2, Plan 2311332; NE-31-23-27-04 (235150 RANGE ROAD 275A), located approximately 0.81 km (0.50 mile) south of Township Road 240 and on the east side of Range Road 275A.

File: 03231093

PRDP20264691 - Application for Industrial (Medium) (existing), construction of a warehouse building and tenancy for a wall panel manufacturing business, Lot 3, Block 2, Plan 9210992; SE-32-23-28-04 (235095 RANGE ROAD 284), located approximately 1.21 km (0.75 mile) south of Township Road 240 and west of Range Road 284.

File: 03332017

PRDP20264789 - Application to construct an Accessory Dwelling Unit (secondary suite), Lot 3, Block 9, Plan 2410226; NW-29-24-28-04 (4 DUHRAM WAY), located approximately 0.81 km (0.50 mile) south of Highway 1 and 0.20 km (0.13 mile) east of Range Road 285.

File: 04329308

Division 07

PRDP20264738 - Application for a Show Home (Dwelling, Single Detached), Lot 52, Block 4, Plan 2411447; NE-15-23-27-04 (79 NORTH BRIDGES GARDEN SOUTHWEST), located in the Hamlet of Langdon.

File: 03215252

PRDP20264997 - Application for construction of an Accessory Dwelling Unit (secondary suite), Lot 5, Block 1, Plan 2111497; NW-22-23-27-04 (223 BRANDER AVENUE), located in the Hamlet of Langdon.

File: 03222693

PRDP20265003 - Application for construction of an Accessory Dwelling Unit (secondary suite), Lot 20, Block 13, Plan 2111497; NW-22-23-27-04 (137 NORTHERN LIGHTS CRESCENT), located in the Hamlet of Langdon.

File: 03222824

Important Information:

Any person affected by these decisions may obtain a NOTICE OF APPEAL from www.rockyview.ca or from the Clerk of the Subdivision and Development Appeal Board, Rocky View Municipal Centre, 262075 Rocky View Point, Rocky View County, Alberta, T4A 0X2. The notice of appeal and the requisite fee, \$350.00 if the appeal is by the owner/applicant or \$250.00 if the appeal is by an affected party, must be received in completed form by the Secretary by no later than **September 15, 2026**.

Further information regarding these permits may be obtained from the Rocky View Planning & Development Department, Rocky View Municipal Centre, 262075 Rocky View Point, Rocky View County, Alberta, T4A 0X2, during regular office hours (Phone: 403-230-1401).

Dated the 25th day of August, 2026.

Justin Rebello
Manager, Planning Services