



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

Horizon Land Surveys Inc. (Alex Yuhang Jiang)

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Tuesday, September 8, 2026

Roll: 05713025

RE: Development Permit #PRDP20264833

Lot 21, Block 2, Plan 7410769; SE-13-25-03-05; (119 BEARSPAW VILLAGE CRESCENT)

The Development Permit application for an Accessory Building less than 90.00 sq. m (968.75 sq. ft.) (existing detached garage), relaxation to the minimum side yard setback requirement has been **conditionally approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Accessory Building less than 90.00 sq. m (968.75 sq. ft.) (existing detached garage), approximately 53.80 sq. m (579.10 sq. ft.) in footprint, may remain on the subject lands in general accordance with the approved application and drawings prepared by Horizon land Surveys Inc., File No. 260201; dated June 23, 2026, as amended, and includes:
 - i. That the minimum side yard (north) setback requirement shall be relaxed from **3.00 m (49.21 ft.) to 0.83 m (2.72 ft.)**.

Permanent:

2. That all conditions of Development Permit DP-2601-86 shall remain in effect unless otherwise conditioned within this approval.
3. 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.
4. 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.
5. That the Accessory Building shall not be used as a *Dwelling Unit*, *Vacation Rental* 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 5,500kg or 7.00 m (22.97 ft.) in length.
6. 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



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- 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.
7. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
8. 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]*, as amended.
- 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 #741 086 088 (Utility Right of Way), Instrument #741 086 090 (Restrictive Covenant), and Instrument #741 086 086 (Utility Right of Way).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 29, 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. [illegible]'. The signature is written in a cursive style.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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