



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

Hudye, Allan Dale

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Tuesday, October 6, 2026

Roll: 04702021

RE: Development Permit # PRDP20264119

Lot 27 Plan 7510835; NW-02-24-03-W05M (110 ELBOW RIVER ROAD)

The Development Permit application for an Accessory Building less than 190.00 sq. m. (2,045.14 sq. ft.) (existing garage), relaxation to the maximum accessory building height requirement has been **conditionally approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the existing Accessory Building less than 190.00 sq. m (2045.14 sq. ft.) may remain on the subject lands, in accordance with the approved application, building plans prepared by Permit Masters, Project No.: C5935-0, and as-build site plan survey prepared by W Pang Surveys Inc. File No.: 2026-1644, dated August 17, 2026, and conditions of approval as amended, including:
 - i. That the building area of the Accessory Building is approximately **82.90 sq. m (892.33 sq. ft.)**.
 - ii. That the maximum building height of the Accessory Building shall be relaxed from **7.00 m (22.97 ft.) to 7.82 m (25.66 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance the County's Servicing Standards. The SSIP shall include grading plan that illustrates the original and post-development ground profile and the analysis of resulting changes in drainage patterns. The plan shall demonstrate that the development will not have a negative impact on existing drainage conditions and/or provide recommendations to mitigate any drainage impacts.

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 Applicant/Owner shall install/plant visual screening consisting of twelve (12) coniferous trees with a minimum height of 2.50 m (8.20 ft.) at the time of planting, as per the approved landscaping site plan.
 - i. That once completed, the Applicant/Owner shall contact the County for an inspection, to ensure compliance with the above condition, to the satisfaction of the Development Authority; and
 - ii. That the screening shall be installed no later than **JUNE 30, 2027**, or through an approved extension date by the Development Authority, otherwise this approval is null and void.
 - iii. That all required landscaping and screening elements shall be maintained onsite in perpetuity.



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5. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, shall be implemented and adhered to in perpetuity including:
 - i. As-built site plan survey prepared by W Pang Surveys Inc. File No.: 2026-1644, dated August 17, 2026;
 - ii. Approved Landscaping Plan; and
 - iii. Final limited scope Site-Specific Stormwater Implementation Plan (SSIP).
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;
 - 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 of the Development Permit application, or in response to a Prior to Release condition.
7. That no additional grading, excavation, or placement of fill shall occur on the subject lands under this permit. All existing grades shall be maintained in accordance with the as-built site plan survey prepared by W Pang Surveys Inc., File No. 2026-1644, dated August 17, 2026.
8. That the Accessory 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.
9. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance at all times to the satisfaction of the Development Authority.
10. 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 County's *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.
11. 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 and extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That a Building Permit 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 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 garbage bins and disposed of at an approved disposal facility.



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- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*, as amended.
- 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 27, 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 Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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