



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

Sharkey, Sarah Jane

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Tuesday, October 6, 2026

Roll: 03925013

RE: Development Permit #PRDP20264773

Lot 8, Block 1, Plan 7711384, NW-25-23-05-05; (89 MOUNTAIN LION PLACE)

The Development Permit application for an Accessory Dwelling Unit (secondary suite) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Accessory Dwelling Unit (secondary suite), may commence on the subject parcel, in general accordance with the submitted application package, and site plans, as amended, and conditions of this permit.

Permanent:

2. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
3. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit at all times.
4. That the Accessory Dwelling Unit or the Dwelling, Single Detached shall not be used for Business or *Vacation Rental/Bed & Breakfast* purposes at any time, unless approved by a Development Permit.
5. 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.
6. 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.
7. That the Applicant/Owner shall have appropriate dust control measures in place to prevent dust generated from any site grading and fill placement activities from impeding traffic movements along Mountain Lion Place Road.
8. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Serving Standards.



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9. 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/ 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.
10. 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 (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 an 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 all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.
 - Receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan.
 - Waste receptacles securely stored indoors are exempt from this requirement.
- That the Applicant/Owner shall obtain and display a distinct municipal address for each Dwelling Unit located on the subject site, in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, to facilitate emergency response.
- 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.
- 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.



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- 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 government 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 #771 140 006 (Restrictive Covenant), Instrument #781 027 241 (Restrictive Covenant), Instrument #781 027 242 (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, 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 County's Subdivision and Development Appeal Board.

Regards,

Development Authority

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Email: development@rockyview.ca

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