



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

RE/MAX Real Estate (Mountain View) (Candace Hendrickson)

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Tuesday, October 6, 2026

Roll: 03917033

RE: Development Permit #PRDP20265541

Lot 15, Plan 9211980, SE-17-23-05-W5M; (90 HAWK EYE ROAD)

The Development Permit application for an Accessory Building less than 190.00 sq. m (2,045.14 sq. ft.) (existing detached garage), relaxation to the minimum rear 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 existing Accessory Building (detached garage), may remain on the subject lands in accordance with the approved application, site plan, and Real Property Report prepared by "Arc Surveys Ltd." (File No.: 262738) dated July 7, 2026, as amended, and conditions of approval including:
 - i. That the minimum rear yard setback requirement shall be relaxed from **7.00 m (22.97 ft)** to **5.20 m (17.06 ft)**.

Permanent:

2. That the Applicant/Owner shall be solely 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.
3. 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 cutoff (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.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.



ROCKY VIEW COUNTY

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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 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kozubek".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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