



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

County Permits Ltd. (Kristy Vanderzwaag)

Page 1 of 4

Tuesday, October 6, 2026

Roll: 04727032

RE: Development Permit #PRDP20265024

Lot 2, Plan 7710490, NW-27-24-03-W05M; (250 HUGGARD ROAD)

The Development Permit application for the construction of an Accessory Dwelling Unit (garden suite), relaxation to maximum Accessory Dwelling Unit gross floor area requirement, Single-lot Regrading and Placement of Clean Fill for the construction of a driveway extension has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of an Accessory Dwelling Unit (garden suite), may commence on the subject lands, in accordance with the submitted site plan and drawings, as prepared by County Permits Ltd, dated August 14, 2026, as amended, and the conditions of approval of this permit, including;
 - i. Construction of an Accessory Building approximately ± 277.59 sq. m ($\pm 2,988.00$ sq. ft.) in building footprint;
 - ii. That the maximum Accessory Dwelling Unit gross floor area, excluding the mechanical room, shall be relaxed from **150.00 sq. m (1,614.59 sq. ft.) to ± 189.84 sq. m ($\pm 2,044.38$ sq. ft.)**; and
 - iii. Placement of approximately ± 80.00 cubic meter ($\pm 2,825.00$ cubic feet) of clean fill to a maximum height of ± 0.25 m (± 0.83 ft.) for the construction of the proposed extension of the driveway.

Permanent:

2. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development:
 - i. More than thirty (30) vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. For the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:



County Permits Ltd. (Kristy Vanderzwaag) **#PRDP20265024**

Page 2 of 4

- a) Two (2) axles;
 - b) 11.00 (36.09 ft.) in length; or
 - c) A maximum allowable gross vehicle weight of 4,500 kilograms.
- iv. Any required agreement or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
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 Dwelling, Single Detached in exterior material, colour and appearance to the satisfaction of the Development Authority.
5. That there shall be adequate water & sanitary sewer servicing provided for the subject Accessory Dwelling Unit at all times.
6. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Accessory Dwelling Unit at all times.
7. That the Accessory Building shall not be used as a Dwelling Unit, or for Business purpose at any time, including the parking of any Vehicle (Commercial) unless approved by a Development Permit.
 - i. That "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
8. 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.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
 - i. That any area of development not to be solely used for ingress/egress purposes shall be seeded to grass/sod or landscaped upon development completion.
10. That any material entering or leaving the site shall be hauled in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner.
11. That any imported material shall not contain large rocks, concrete, rebar, asphalt, building materials, organic materials, toxic/hazardous waste, or other metal.
12. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded and moved onsite has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.



County Permits Ltd. (Kristy Vanderzwaag) **#PRDP20265024**

Page 3 of 4

13. That during development, all equipment and materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in weatherproof garbage bins and disposed of at an approved disposal facility.
14. That the Applicant/Owner shall ensure that the driveway be topped/finished with adequate gravel or asphalt surface, in order to prevent future erosion/dust concerns, and shall be maintained as such in perpetuity.
15. That there shall be no more than 2.00 m. (6.56 ft.) of excavation or 1.00 m. (3.28 ft.) of fill adjacent to or within 15.00 m. (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
16. A Development Permit shall be required, if a variance to the maximum building height requirement of 12.00 m. (39.37 ft.) is required.
 - i. Maximum building height shall be determined by the average height of all elevations including any placed fill exceeding 1.00 m. in height.
17. 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.
18. 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.
19. 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.



County Permits Ltd. (Kristy Vanderzwaag) #PRDP20265024

Page 4 of 4

- 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 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 Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023], as amended*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for each dwelling unit located on the subject site, to facilitate accurate emergency response. *Accessory Dwelling Unit addressing shall be created at time of Building Permit submission.*
- 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 all conditions and instruments registered on the Land Title.

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. Vanderzwaag".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT