



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

Cann, Dylan

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Tuesday, October 6, 2026

Roll: 05708290

RE: Development Permit #PRDP20265386

Lot 12, Block 32, Plan 2211906, NW-08-25-03-05; (45 GRAYLING ROAD)

The Development Permit application for Dwelling, Single Detached (existing), construction of an uncovered deck and 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 Dwelling, Single Detached (existing), construction of an addition (uncovered deck) may commence on the subject property in accordance with the approved application as amended, including:
 - i. That the minimum rear yard setback requirement for the deck shall be relaxed from **6.00 m (19.68 ft.)** to **4.50 m (14.76 ft.)**, including the *Land Use Bylaw C-4841-97 (LUB)* (as regulated by Direct Control District 129) permitted allowance of the deck encroachment from 8.00 m (26.25 ft.) to 6.00 m (19.68 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; and
 - 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.
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 Section 27 of the County's *Land Use Bylaw C-4841-97*. 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.
4. That no topsoil shall be removed from the site. All topsoil shall be retained and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.



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5. 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.
6. 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 the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with *the National Energy code* is also required.
- That during construction, all construction and building materials shall be maintained onsite, 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*, as amended, in perpetuity.
- 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. Cann'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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