



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

New Maple Geomatics (Rachelle Oel)

Page 1 of 2

Tuesday, October 20, 2026

Roll: 06305001

RE: Development Permit #PRDP20265812

Lot 1, Plan 9310539, SE-05-26-28-04; (260121 RANGE ROAD 284)

The Development Permit application for an Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) (existing building) and relaxation to the minimum side 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 Accessory Building greater than ± 190.00 sq. m ($\pm 2,045.14$ sq. ft.) (existing building), may remain on the subject land in general accordance with the Real Property Report prepared by New Maple Geomatics Inc. (File No.: 2026-0582), dated July 16, 2026, as amended, and includes:
 - i. That the Accessory Building shall not exceed **113.48 sq. m (1,221.53 sq. ft.)** in building footprint.
 - ii. That the minimum side yard setback requirement for the subject Accessory Building shall be relaxed from **6.00 m (19.68 ft.)** to **0.69 m (2.26 ft.)**.

Permanent:

2. That the proposed addition shall be similar to, and complement, the existing Accessory Building, Dwelling, Single Detached, and/or surrounding area in exterior material, colour and appearance to the satisfaction of the Development Authority.
3. That the Accessory Building shall not be used as a Dwelling Unit, or for Business purposes, including the parking of any Vehicle (Commercial) at any time, 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.
4. 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*. 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.



New Maple Geomatics (Rachelle Oel) #PRDP20265812
Page 2 of 2

Advisory:

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act* [*Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023*], as amended.

That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

- That the subject site shall adhere to any requirements noted under Instrument #2104N (Restrictive Covenant), Instrument #751 121 564 (Utility Right-of-Way), and Instrument #931 056 988 (Caveat), under Land Title in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 10, 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. Kozar".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca