ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

**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

B&A Studios (Rachel Smigleski)

Tuesday, November 17, 2026



**Roll:** 06415011

**RE: Development Permit #PRDP20264491**

**Block F, Plan 731463, SE-15-26-29-04; (292082 TOWNSHIP ROAD 262)**

The Development Permit application for the placement of a Dwelling, Manufactured; two (2) existing Accessory Building less than 190.00 sq. m (2,045.14 sq. ft.) (pole shed & yard equipment shed), relaxation to the minimum side yard setback requirement and relaxation to the maximum Accessory Building parcel coverage requirement have been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

**Description:**

1. That the placement of a Dwelling, Manufactured, may commence on the subject parcel, in general accordance with the application package, and site plan prepared by *B&A Studios, dated October 2026*, as amended, including:
    i. The Dwelling, Manufactured shall be approximately ± 158.31 sq. m. (± 1,704.04 sq. ft.) in gross floor area.
2. That two (2) Accessory Building less than 190.00 sq. m (2,045.14 sq. ft.) shall be permitted to remain on the property in accordance with the application and approved site plan prepared by *B&A Studios, dated October 2026,* as amended, including:
    i. The minimum side yard setback requirement for the existing pole shed, approximately 131.75 sq. m (1,418.15 sq. ft.), shall be relaxed from **15.00 m (49.20 ft.)** to **8.70 m (28.54 ft.)**;
    ii. The minimum side yard setback requirement for the existing yard equipment shed, approximately 132.72 sq. m (1,429.58 sq. ft.) shall be relaxed from **15.00 m (49.21 ft.)** to **13.80 m (45.28 ft.)**; and
    iii. That the maximum Accessory Building parcel coverage requirement shall be relaxed from **380.00 sq. m (4,090.29 sq. ft.)** to **407.75 sq. m. (4,388.98 sq. ft.).**

**Permanent:**

3. That prior to release of the permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/ Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
    i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;

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ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;

iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and

iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

**Permanent:**

4. That if the Development Permit is not issued by **MAY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or as submitted, shall be implemented, and adhered to in perpetuity.
6. That the Dwelling, Manufactured shall be constructed on a permanent foundation.
7. That there shall be a minimum of two (2) parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
8. That the Dwelling, Manufactured shall not be used as a *Vacation Rental* or for Business purposes at any time unless approved by a Development Permit.
9. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured in accordance with the County's Servicing Standards.
10. That for any undeveloped graded area(s), there shall be a minimum of six (6) inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
11. 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.
12. 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.
13. 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.
14. 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 *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.

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15. 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 and display a distinct municipal address for each dwelling unit located on the subject site (proposed Dwelling, Manufactured), in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, to facilitate emergency response. *Manufactured Dwelling addressing will be requested upon Building Permit application submission.*
- 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.
- 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 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, December 8, 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
Phone: 403-520-8158
Email: development@rockyview.ca