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

Studio Wolf Designs

Tuesday, November 17, 2026

Roll: 03912185

RE: Development Permit #PRDP20267161

Lot 31, Block1, Plan 1226 JK, NW-12-23-05-W05M (48 ECHLIN DRIVE)

The Development Permit application for construction of an Accessory Building less than 65.00 sq. m (699.65 sq. ft.) (detached garage), relaxation to permit an Accessory Building within the front yard setback 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 Building less than 65.00 sq. m. (699.65 sq. ft.) (detached garage) approximately ± 49.05 sq. m (± 528.00 sq. ft.) in footprint may commence on the subject lands, in accordance with the approved site plan & drawings, as prepared by *studiowolf designs, dated July 31, 2026*, and conditions of approval, as amended, including:
    i. That the proposed accessory building may be placed in the front yard setback area, as measured 1.87 m (6.13 ft.) from the front property line.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
3. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
4. 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 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 of the Development Permit application, or in response to a Prior to Release condition.
5. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.

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6. 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.
7. That the Accessory Building shall be similar to, and complement, the existing principal dwelling in exterior material, colour and appearance to the satisfaction of the Development Authority.
8. That the Accessory Building shall not be used as a Dwelling Unit and shall not be used for *business* purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.

    iii. "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.

9. 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.
10. That the Applicant/Owner shall take whatever means necessary to ensure minimal clearing /disturbance of any existing trees/vegetation during the course of development.
11. 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:

    iv. More than thirty (30) vehicle movements within any seven (7) day period;

    v. More than five (5) vehicle movements within any one (1) hour period;

    vi. For the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:

        a. Two (2) axles;

        b. 11.00 (36.09 ft.) in length; or

        c. A maximum allowable gross vehicle weight of 4,500 kilograms.

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

12. 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 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 all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC), or equivalent, certified wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.

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  - Receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan.
  - Waste receptacles securely stored indoors are exempt from this requirement.

- 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 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.
- That the Applicant/Owner shall engage in appropriate Fire Smart principles in accordance with Policy 7.2.1(b) of the Greater Bragg Creek Area Structure Plan.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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, 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 Subdivision and Development Appeal Board.

Regards,



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

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