

**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**

Jaffery, Riaz & Fizza

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Tuesday, April 16, 2024

Roll: 06121031

**RE: Development Permit #PRDP20240421**

**Lot 3, Block 10, Plan 9411417, SE-21-26-29-04; (263037 RGE RD 293)**

The Development Permit application for construction of an Accessory Dwelling Unit (Secondary Suite), within an existing Dwelling, Single Detached and relaxation to maximum gross floor area requirement 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 (Secondary Suite), may commence on the subject parcel, in general accordance with the application, detailed drawings, and site plans provided and includes:
  - i. That the maximum Accessory Dwelling Unit gross habitable floor area requirement shall be relaxed from **150 sq. m (1614.59 sq. ft)** to **150.97 sq. m (1,625.00 sq. ft.)**

**Permanent:**

2. 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.
3. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the accessory dwelling unit.
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.
5. That the accessory dwelling unit shall not be used as a *Vacation Rental* or for commercial purposes at any time unless approved by a Development Permit.

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6. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
7. 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 (the Dwelling, Single Detached and the Accessory Dwelling Unit), in accordance with the County *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. *Note, the municipal address for the Accessory Dwelling Unit is Unit A 263037 RGE RD 293*
- A building permit and applicable sub-trade permit 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 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 restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022]*.
- 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, May 7, 2024**, 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: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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