

**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**

Broadview Homes (Allie Kaun)

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Tuesday, April 2, 2024

Roll: 05707097

**RE: Development Permit #PRDP20241049**

**Lot 6, Block 13, Plan 1810288, SE-07-25-03-05; (71 JUNE BERRY HEIGHTS)**

The Development Permit application for the construction of a Secondary Suite (suite within a building) has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

**Description:**

1. That construction of a Secondary Suite, approximately **92.72 sq. m (998.00 sq. ft)** may commence in the subject parcel, in general accordance with the site plan and drawings prepared by Broadview Homes, Job Number: 69524 - Presale, dated March 11, 2024, and conditions as amended.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during site development to confirm Road Use Agreement or permits will be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Prior to Occupancy:**

3. That prior to occupancy of the Secondary Suite, the Applicant/Owner shall be issued building occupancy of the proposed principal dwelling, single detached.

**Permanent:**

4. That if the prior to release conditions have not been met by **August 31, 2024**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That the Applicant/Owners shall be solely responsible for rectifying any adverse effect on adjacent lands from drainage alteration.



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6. That there shall be no more than 1.00 m (6.56 ft.) of excavation or the placement of clean fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction unless a separate Development Permit has been issued for additional fill.
7. That the Secondary Suite shall be constructed on a permanent foundation.
8. That there shall be adequate sanitary sewer and water servicing provided for the Secondary Suite.
9. That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the Secondary Suite.
10. That the Secondary Suite shall not be used for a *vacation rental* or *commercial* purposes at any time, unless approved by a Development Permit.
11. 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.
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 the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the Secondary Suite located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Secondary Suite is A 71 Juneberry Heights.*
- 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 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.



# ROCKY VIEW COUNTY

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 23, 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 Development Appeal Committee.

Regards,

A handwritten signature in black ink, appearing to read "D. Kowalski".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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