

**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**

Lee, Julie

Tuesday, February 6, 2024

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Roll: 03222739

**RE: Development Permit #PRDP20236955**

**Lot 16, Block 6, Plan 2111497, NW-22-23-27-04; (532 NORTHERN LIGHTS PLACE)**

The Development Permit application for the construction of an Accessory Dwelling Unit (secondary suite), within an existing Dwelling, Single Detached 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), approximately 63.36 sq. m (682.00 sq. ft.) in habitable floor area, may commence on the subject parcel, in general accordance with the application, site plan, and detailed drawings prepared by *Noble CAD Concepts Inc. job #39015 titled Site Plan (page 15), and Foundation Plan (page 2) dated October 20, 2023*, and conditions noted herein, as amended:

**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 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.
4. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the accessory dwelling unit.
5. 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 motorist.

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6. 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.
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:**

- 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 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 A 532 Northern Lights Place.*
- 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, February 27, 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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