



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

THAD Inc. (Tyler Hawryluk)

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Tuesday, August 12, 2025

Roll: 05607009

RE: Development Permit #PRDP20253300
NW-07-25-02-05 (25157 TOWNSHIP ROAD 252)

The Development Permit application for an Accessory Dwelling Unit (existing dwelling, single detached), relaxation to the 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 Accessory Dwelling Unit (existing dwelling, single detached), in accordance with the approved drawings, site plan, prepared by *THAD Inc.*, Drawing No.: 2, as amended, and conditions of approval, including:
 - i. That the maximum gross floor area requirement shall be relaxed from **150.00 sq. m. (1,614.59 sq. ft.)** to **215.99 sq. m. (2,325.00 sq. ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit confirmation that a Building Permit for the proposed primary principal dwelling, single detached, has been submitted and accepted by Building Services.

Permanent:

3. That if this Development Permit is not issued by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity, including:
 - i. The Stormwater Assessment prepared by Teckera Consulting Ltd. (File No.: 25-53), dated July 30, 2025.
5. 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.
6. 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.



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- i. 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.
7. That the Accessory Dwelling Unit shall remain be on a permanent foundation.
8. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
9. That the Accessory Dwelling Unit shall not be used for *Vacation Rental or Business* purposes at any time, unless approved by a Development Permit.
10. 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.
11. That for any undeveloped graded area(s), there shall be a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
12. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Servicing Standards and Policy #C-407.
13. That the subject dwelling unit shall remain classified as the principal dwelling unit onsite until building occupancy has been granted for the proposed new primary Dwelling, Single Detached.
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 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.
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 (the Dwelling, Single Detached and the Accessory Dwelling Unit), in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response.
- 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 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]*.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690- 2017*, in perpetuity.



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- 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, September 2, 2025**, 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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