



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 (Amber Baxter)

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Tuesday June 17, 2025

Roll: 05708184

RE: Development Permit #PRDP20252821

Lot 13, Block 30, Plan 1911856, NW-08-25-03-W05M; (120 HARMONY CIRCLE)

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

Description:

1. That the construction of a Secondary Suite, approximately 74.32 sq. m (800.00 sq. ft.) in gross floor area, may commence on the subject lands, in accordance with the submitted site plan and drawings, as prepared by Broadview Homes, Job #: 69082, dated January 22, 2025, as amended, and the conditions of approval of this permit.

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 construction/site development to confirm if permits or a Road Use Agreement will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

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.



Broadview Homes (Amber Baxter) #PRDP20252821

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Permanent:

4. That if the prior to release conditions have not been met by **DECEMBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That the Secondary Suite shall not be used as a *Vacation Rental* or for *commercial* purposes at any time unless approved by a Development Permit.
6. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Secondary Suite at all times.
7. 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.
8. 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.
9. That there shall be no more than 1.00 m (3.28 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 excavation and/or fill.
10. That there shall be adequate water & sanitary sewer servicing provided for the subject Secondary Suite.
11. 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 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 of the Development Permit application, or in response to a Prior to Release condition.
12. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet *Section 27 of Land Use Bylaw C-4841-97 (LUB), as regulated through Direct Control District 129 (DC129)*. Lighting shall be designed to conserve energy, reduce glare, and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
13. 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 Planner.

Advisory:

- 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.



Broadview Homes (Amber Baxter) #PRDP20252821

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- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for each dwelling unit located on the subject site, to facilitate accurate emergency response.
- 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 be in accordance with the County's Accessory Dwelling Unit guidelines, the Applicant/Owner shall provide a letter from the Franchise Service Provider (EPCOR Harmony Inc.) confirming:
 - The utility has allocated sufficient potable water capacity to the parcel to accommodate the additional occupancy requested; and
 - The utility has allocated sufficient sewage collection and treatment/disposal capacity to accommodate the additional occupancy requested.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to all conditions and instruments registered on the land title.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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,

A handwritten signature in black ink, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Monday, June 09, 2025

Roll Number: 05708184
Application Number: PRDP20252821
Division: 2

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

120 HARMONY CIR, Harmony AB and located in the Hamlet of Harmony

What is the development permit proposing?

Construction of a Secondary Suite, (suite within a detached garage)

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Broadview Homes (ALBERTA) LTD.
Owner(s): Broadview Homes (Alberta) Ltd
Legal: Lot 13 Block 30 Plan 1911856, NW-08-25-03-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

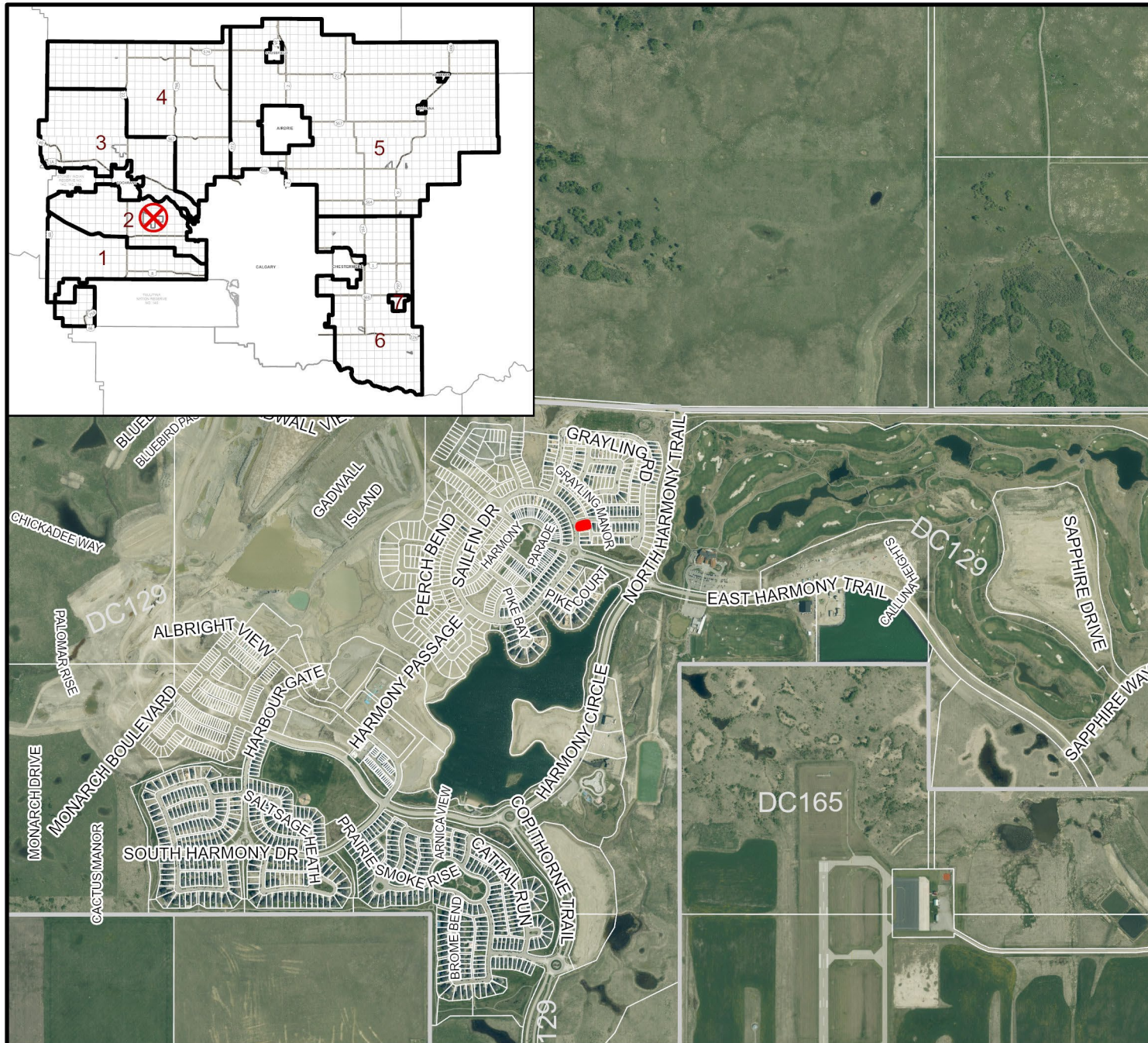
ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

Location & Context

Development Proposal

Construction of a
Secondary Suite,
(suite within a
detached garage)



Division: 2
Roll: 05708184
File: PRDP20252821
Printed: 6/5/2025
Legal: A portion of
NW-08-25-03-W05M

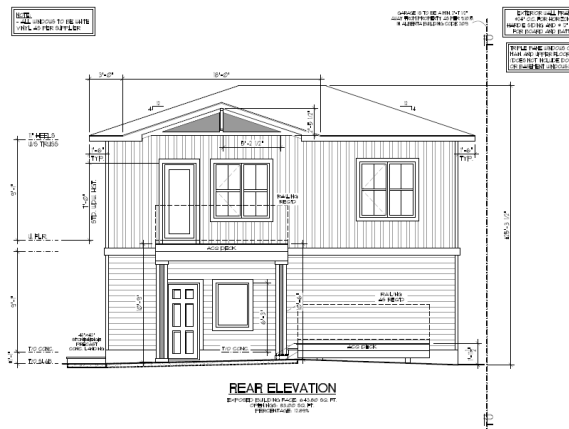
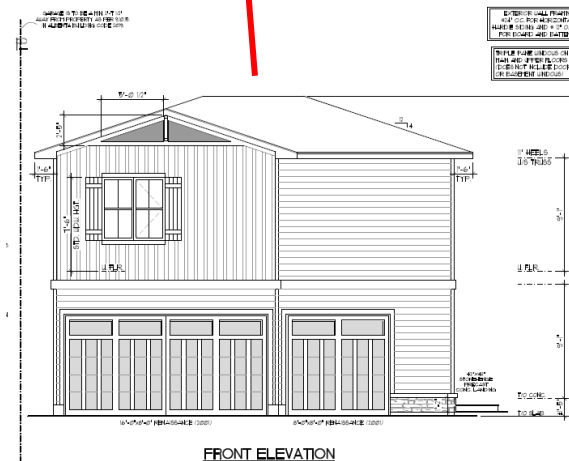
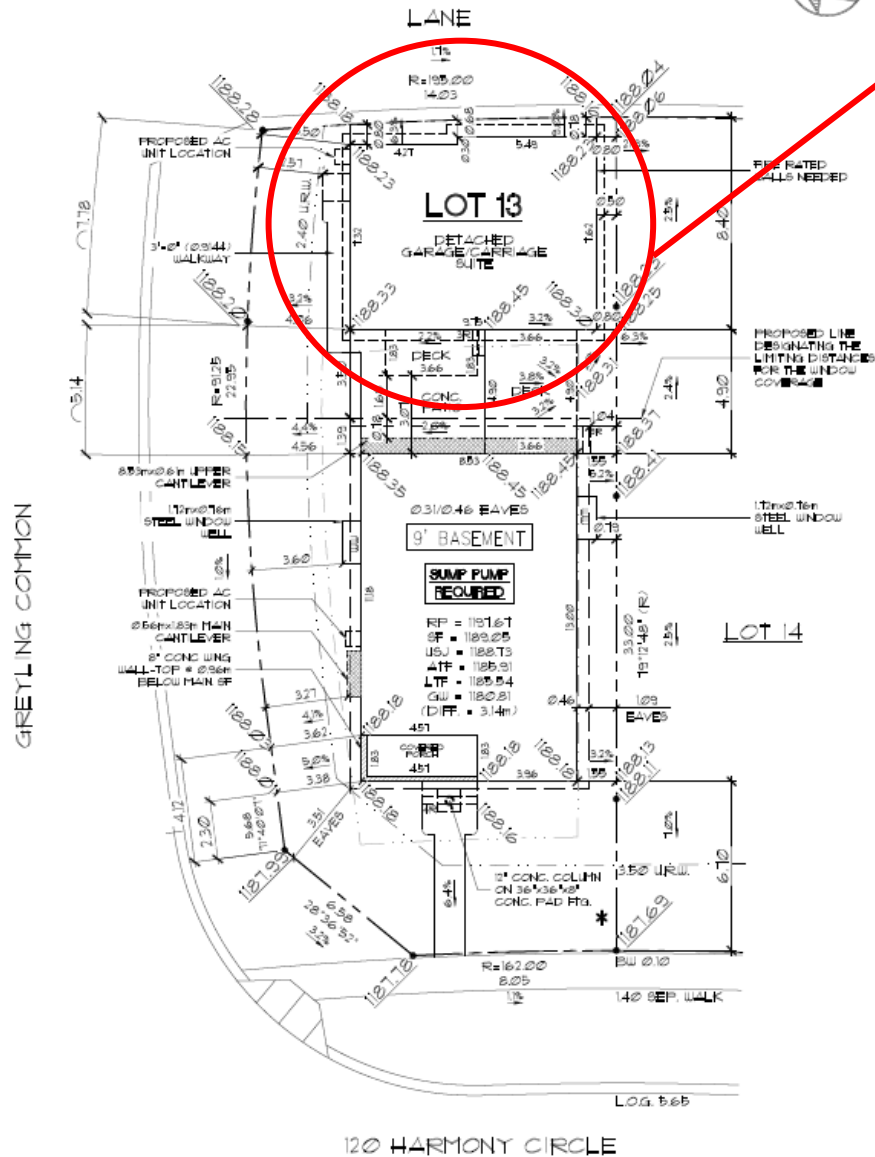


ROCKY VIEW COUNTY

Site Plan

Development Proposal

Construction of a
Secondary Suite,
(suite within a
detached garage)



Division: 2
Roll: 05708184
File: PRDP20252821
Printed: 6/5/2025
Legal: A portion of
NW-08-25-03-W05M