



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

Amarjit Thandi

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Tuesday, June 17, 2025

Roll: 04329416

RE: Development Permit #PRDP20253615

Lot 36, Block 10, Plan 2410226, NW-29-24-28-04; (14 EATON TERRACE)

The Development Permit application for Construction of an Accessory Dwelling Unit (secondary suite) 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 lands, in accordance with the submitted site plan and drawings, as amended, and the conditions of approval of this permit.

Prior to Occupancy:

2. That prior to occupancy of the Accessory Dwelling Unit, the Applicant/Owner shall be issued building occupancy for Building Permit PRBD20253067.

Permanent:

3. 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.
4. That the Accessory Dwelling Unit shall not be used for *Vacation Rental* purposes at any time, unless approved by a Development Permit.
5. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Accessory Dwelling Unit at all times.
6. 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.
7. 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.



Amarjit Thandi #PRDP20253615

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- 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.
8. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
9. 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.
10. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
11. 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 date of 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 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 the Secondary Suite 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 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, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



Amarjit Thandi **#PRDP20253615**

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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, Jul 08, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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

THIS IS NOT A DEVELOPMENT PERMIT



Tuesday, June 17, 2025

Roll Number: 04329416
Application Number: PRDP20253615
Division: 6

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?

14 EATON TERR, Rocky View County AB and Located approximately 0.81 km (0.50 mile) north of Highway 1 and 0.41 km (0.25 mile) east of Range Road 285.

What is the development permit proposing?

Construction of an Accessory Dwelling Unit (secondary suite).

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 08, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Amarjit Thandi

Owner(s): Amarjit Thandi

Legal: Lot 36 Block 10 Plan 2410226, NW-29-24-28-04

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.

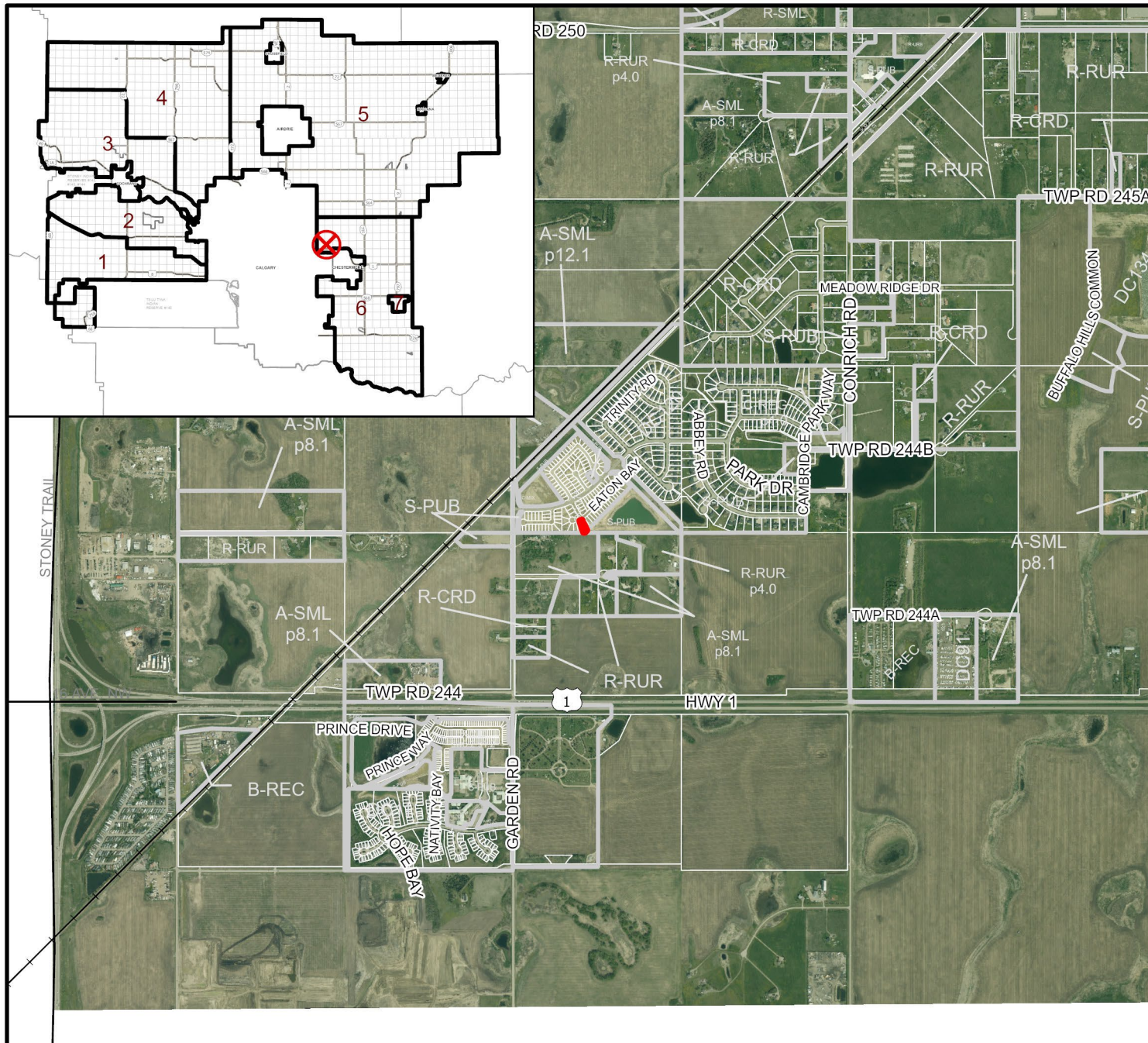


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Construction of an
Accessory Dwelling
Unit (secondary suite)



Division: 6
Roll: 04329416
File: PRDP20253615
Printed: 2025-05-29
Legal: A portion of
NW-29-24-28-W04M



Construction of an Accessory Dwelling Unit (secondary suite)

Division: 6
Roll: 04329416
File: PRDP20253615
Printed: 2025-05-29
Legal: A portion of
NW-29-24-28-W04M



Proposed Accessory Dwelling Unit (Secondary Suite)

