



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

Menard, Pamela & Cheema, Deepak

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Tuesday, May 6, 2025

Roll: 06704011

RE: Development Permit #PRDP20251903

Lot 5, Block H, Plan 1612435, SW-04-26-03-05; (33194 GLENDALE ROAD)

The Development Permit application for an Accessory Dwelling Unit (existing garden suite), relaxation to the maximum accessory building parcel coverage 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 garden suite), approximately 77.88 sq. m (838.33 sq. ft.) in habitable floor area, may remain on the subject parcel, in accordance with the drawings and site plan prepared, as amended, and conditions of approval including:
 - i. That the maximum accessory building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **270.86 sq. m (2,915.51 sq. ft.)**.

Permanent:

2. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
3. That the Accessory Dwelling Unit shall remain on a permanent foundation.
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 the Accessory Dwelling Unit shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
6. 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.
7. 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.
8. 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.



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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 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 the site shall remain free of Regulated, Prohibited Noxious or Noxious 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 all other government compliances and approvals 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, May 27, 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, appearing to read 'D. Menard'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca