



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

Semnovitch, Jason

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Tuesday, October 21, 2025

Roll: 06726024

RE: Development Permit #PRDP20256519

Lot 8, Block 3, Plan 1710882, SW-26-26-03-05; (3 BIG HILL SPRINGS COVE)

The Development Permit application for construction of an Accessory Dwelling Unit (garden suite), addition to the existing dwelling 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 (garden suite), addition to the existing dwelling, approximately 96.62 sq. m. (1,040.00 sq. ft.) in footprint may commence on the subject parcel, in general accordance with the application package, and site plans prepared by QBIC Inc. Project No. 2024-09-10-00, dated July 25, 2025, as amended.

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 Building Occupancy:

3. That prior to building occupancy of the Accessory Dwelling Unit, the Applicant/Owner shall be issued building occupancy of the proposed principal Dwelling, Manufactured, under Building Permit **#PRBD20225729**.



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Permanent:

4. That if the prior to release conditions have not been met by **APRIL 30, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That all conditions of the principal development permit PRDP20224193 shall remain in effect unless otherwise noted within this permit.
6. 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.
7. 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 unit under construction.
8. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
9. That there shall be adequate sanitary sewer and water servicing provided for the Accessory Dwelling Unit.
10. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
11. That the Accessory Dwelling Unit shall not be used for Business or Vacation Rental purposes at any time, unless approved by a Development Permit.
12. 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.
13. 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.
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* (LUB). 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.



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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 the proposed Accessory Dwelling Unit, in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate 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 the Applicant/Owner shall adhere to the Site Improvement / Site Services Agreement signed on March 14, 2017, for the subject property which requires that a private sewage treatment system is required on the subject property (Lot 8, Block 3, Plan 1710882) to service future development.
- That any other government permits, approvals, and / or compliances, are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #171 079 941 (Site Improvement/Service Agreement) and Instrument #171 079 942 (Stormwater Utility Right-of-Way Agreement).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 11, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. Semnovitch'.

Development Authority
Phone: 403-230-8158
Email: development@rockyview.ca

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