



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

Mike Holstein

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Tuesday, September 23, 2025

Roll: 04727019

RE: Development Permit #PRDP20255638

Lot 2, Plan 7410782, SW-27-24-03-W05M; (171 HUGGARD ROAD)

The Development Permit application for the construction of an Accessory Dwelling Unit (suite within a building), relaxation to the maximum building height requirement 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 (suite within a building), approximately 241.55 sq. m. (2,600.00 sq. ft.) in footprint may commence on the subject lands, in accordance with the approved application, site plan, drawings, as amended, and conditions of approval including:
 - i. That the maximum building height requirement shall be relaxed from **7.00 m. (22.97 ft.)** to **8.29 m (27.19 ft.)**.

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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit 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*;
 - 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 Accessory Dwelling Unit (suite within a building), the existing detached garage measured at 7.92 m x 7.32 m as shown on the Real Property Report, as prepared by Arc Survey Ltd., dated May 15, 2024, File No: 241977, shall be demolished.



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- i. Written confirmation shall be received from Building Services confirming the status of this condition.

Permanent:

4. That if the prior to release conditions have not been met by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity
6. That the accessory dwelling unit shall be constructed on a permanent foundation
7. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Secondary Suite at all times.
8. That the Accessory Dwelling Unit shall not be used as a *Vacation Rental*, or for *Business* purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
 - i. That "Vehicle (*Commercial*)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
9. That the color of the exterior siding and roofing materials of the addition shall be similar/cohesive to the existing dwelling, single detached and/or surrounding area.
10. That there shall be adequate water & sanitary sewer servicing provided for the subject Accessory Dwelling Unit.
11. 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.
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 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.
14. That there shall be no more than 1.00 m (3.28 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional excavation and/or fill.
15. That the Applicant/Owner shall be solely responsible for rectifying any adverse effect on the 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



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- 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 Development Permit application, or in response to a Prior to Release condition.
16. 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.
17. That the Secondary Suit shall not be used for commercial purposes at any time, unless approved by a Development Permit.

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 each dwelling unit located on the subject site, to facilitate accurate emergency response. The municipal address for the accessory dwelling unit is **A171 HUGGARD ROAD**.
- 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.
- 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 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 there shall be adequate water & sanitary sewer servicing provided for the proposed dwelling unit.
- That any other government permits, approvals, 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 October 14, 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, likely belonging to the Development Authority.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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