



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

Gill, Kanwar & Aashna

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Tuesday, September 9, 2025

Roll: 05619025

RE: Development Permit #PRDP20255554

Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-05; (25218 NAGWAY RD)

The Development Permit application for Construction of an Accessory Dwelling Unit (garden suite), relaxation to the maximum gross floor area, relaxation to the maximum accessory building parcel coverage, and relaxation to the maximum building height [amendment to PRDP20247722] 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) may commence on the subject lands, in accordance with the approved application, Site Plan, and building drawings, Project Name: Proposed Accessory Dwelling, Dwgs: A-101 – A-103B, dated July 16, 2025, as amended, and conditions of approval including:
 - i. That the maximum gross floor area of the Accessory Dwelling Unit shall be relaxed from **150.00 sq. m (1,614. 59 sq. ft.) to 211.73 sq. m (2,279.09 sq. ft.);**
 - ii. That the maximum accessory building parcel coverage shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 141.43 sq. m (1,522.35 sq. ft.); and**
 - iii. That the maximum building height of the Accessory Dwelling Unit shall be relaxed from **7.00 m (22.97 ft.) to 7.17 m (23.54 ft.).**

Permanent:

2. That all conditions of issued Development Permit PRDP20247722, with the exception of condition #15, shall remain valid and in effect, and shall be adhered to in perpetuity by the Applicant/Owner, unless otherwise stated within this Development Permit.
3. 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.



Gill, Kanwar & Aashna **#PRDP20255554**

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Advisory:

- That any other federal, provincial, or County permits, approvals, and/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, September 30, 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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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