

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

Truman Development Corporation (Charles Boechler)

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Tuesday, September 9, 2025

Rolls: 04319208 / 04319209 / 04319210 / 04319211 / 04319212

RE: Development Permit #PRDP20255896

NE-19-24-28-W4M

Lot 2, Block 1, Plan 2510703 (2 PRINCE CRESCENT)

Lot 3, Block 1, Plan 2510703 (6 PRINCE CRESCENT)

Lot 4, Block 1, Plan 2510703 (10 PRINCE CRESCENT)

Lot 5, Block 1, Plan 2510703 (14 PRINCE CRESCENT)

Lot 6, Block 1, Plan 2510703 (18 PRINCE CRESCENT)

The Development Permit application for five Show Homes (within existing Dwelling, Single Detached) (associated to PRDP20255907) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That each Dwelling, Single Detached on the subject parcels may be operate as a Show Home in accordance with the approved site plan and application drawings provided with the application.
 - i. That signage for the Show Home may be placed onsite that includes flags, A-frame sandwich boards and/or vinyl window graphics as required.

Prior to Building Occupancy:

2. That prior to occupancy of the dwelling unit, all infrastructure and/or improvements required under the conditioned Development Agreement No.: 5916, that is necessary to service the subject properties, shall be constructed and that Construction Completion Certificates (CCC's) for the infrastructure has been issued by the County and/or as otherwise accepted by the County.

Permanent:

3. That there shall be no private residential occupancy of the dwelling during the time that the dwelling is operated as a Show Home.
4. That the advertised hours that the Show Home is open to the public shall not be earlier than 8:00 a.m. or later than 8:00 p.m.

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5. That the conditions of the permit do not prohibit the private showing, by prior appointment, of the Show Home at any time.
6. That there shall be at least two off-street parking spaces for the Show Homes, to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter.
7. That no business occupancy of the Show Home shall occur until such time as all required utility services are installed and working to service the *Show Home*.
8. That no residential occupancy of the Show Home shall occur until such time as all required utility services are installed, available, and working to service the Show Home, and the Building Department has issued an Occupancy Permit.
9. That any signage shall be maintained and kept neat and orderly at all times onsite.
 - i. That all Show Home advertising signage and features shall be removed immediately upon the cessation of use of the building as a *Show Home*.
 - ii. That all A-frame/sandwich boards shall be located within the subject property lines.
 - iii. That there shall be signs posted by the Show Home builder indicating that any dwellings being occupied as private residence(s) adjacent to the Show Home are private and do not contain a Show Home.
10. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
11. That if the development authorized by the Development Permit is not commenced, with reasonable diligence, within twelve (12) months from the date of the date of issue and completed within twenty-four (24) months of the date of issue, the Development Permit shall be deemed null and void.

Advisory:

- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017*, as amended, in perpetuity.
- 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*, as amended].
- That revised Building Permit(s) and applicable subtrade permits shall be submitted to Building Services, for the use of a *Show Home*, prior to construction commencement and business operation onsite.
- 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 principal dwelling unit located on the subject site, to facilitate accurate emergency response. *The principal municipal addresses for the site are 2, 6, 10, 14 & 18 PRINCE CRESCENT.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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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, 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 County's Subdivision & Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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