

**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)

Page 1 of 2

Tuesday, September 9, 2025

**Rolls:** 04319208 / 04319209 / 04319210 / 04319211 / 04319212**RE: Development Permit #PRDP20255907****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 construction of an Accessory Dwelling Unit (secondary suite) in five (5) Show Homes (associated to PRDP20255896) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the construction of one (1) Accessory Dwelling Unit (secondary suite) within each noted Dwelling, Single Detached (basement area) on each property may commence on the subject site, in accordance with the approved site plan and application drawings provided with the application.

**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 the Accessory Dwelling Unit shall not be used as a *Vacation Rental* or for *Commercial* purposes at any time, unless approved by a Development Permit.
4. That there shall be a minimum of one (1) or more dedicated on-site parking stalls for the subject *Accessory Dwelling Unit* available at all times. That each noted amenity space for the Accessory Dwelling Unit shall also be available at all times.
5. That during construction of the dwelling, single detached, that includes Accessory Dwelling Unit, 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.
6. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after the Dwelling, Single Detached building construction is complete, as part of site restoration.



Truman Development Corporation (Charles Boechler) #PRDP20255907

Page 2 of 2

7. 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 development of the Dwelling, Single Detached, that includes the Accessory Dwelling Unit. 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.
  - 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.
8. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Occupancy condition, shall be implemented and adhered to in perpetuity.
9. 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.

#### Advisory:

- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unightly 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 *Accessory Dwelling Units* (Secondary Suites), prior to construction commencement 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 proposed *Accessory Dwelling Units* located on the subject site, to facilitate accurate emergency response. *No secondary addressing has been created for the Accessory Dwelling Units and shall be requested at time of Building Permit Application.*
- 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, 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,

A handwritten signature in black ink, appearing to read "D. K. [illegible]".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**