



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, November 18, 2025

Rolls: 04319213/4/5/6/7/8/9/20/21/22/23/24/25/26/27/28/29/30/31/32/33/35/36/37/38/39/40/41/42/43/44/
45/46/47/48/49/50/51/52/53/320/342

RE: Development Permit #PRDP20257088

NE-19-24-28-W4M

**Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,
33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46; Block 1, Plan 2510703
(22 PRINCE CRESCENT through 178 PRINCE CRESCENT); (40 Lots)**

Lots 1 & 23, Block 5, Plan 2510703 (101 & 102 PRINCE COURT); (2 Lots)

The Development Permit application for construction of 42 Accessory Dwelling Unit (Secondary Suite) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of 42 Accessory Dwelling Units (Secondary Suites) within each noted Dwelling, Single Detached may commence on the subject site, in accordance with the approved site plan and application drawings provided with the application.

Prior to Building/Dwelling Unit Occupancy:

2. That prior to occupancy of any Accessory Dwelling Unit(s), 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.
3. That prior to occupancy of any Accessory Dwelling Unit(s), the overarching building permit, for the principal Dwelling, Single Detached shall be issued final building occupancy.

Permanent:

4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of this development permit application or approved under the Princeton Phase 1 Subdivision Application (PL20230154) shall be implemented and adhered to in perpetuity, including all geotechnical report recommendations.
5. That each principal Dwelling, Single Detached shall comply to the requirements of the *Residential, Mid-Density Urban District*, Sections 349 through 359, as noted in the County's *Land Use Bylaw C-8000-2020* (LUB), in perpetuity, unless otherwise approved through a separate Development Permit.



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6. That the Accessory Dwelling Unit(s) shall not be used as a *Vacation Rental* or for *Commercial* purposes at any time, unless approved by a Development Permit.
7. That there shall be a minimum of one (1) or more dedicated on-site parking stalls for each 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.
8. 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*. 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.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after each Dwelling, Single Detached building construction is complete, as part of site restoration.
10. That during construction of the Dwelling, Single Detached, that includes the Accessory Dwelling Unit(s), 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.
11. 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 each Dwelling, Single Detached, that includes any 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; 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 Development Permit application.
12. 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*, *Road Use Agreement Bylaw C-8323-2022* 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 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 Unit(s) located on the subject site, to facilitate accurate emergency response. *No secondary addressing has been created to date for any noted Accessory Dwelling Unit(s) and shall be requested at the time of each Building Permit Application.*



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- That new/revised Building Permit(s) and applicable subtrade permits shall be submitted to Building Services, for each proposed *Accessory Dwelling Unit(s)* (Secondary Suites), prior to construction commencement onsite.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including any Roadside Development Permit updates/approvals (for Phase 1) through Transportation & Economic Corridors.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 9, 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