



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

John McDougall

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Tuesday, February 10, 2025

Roll: 04724027

RE: Development Permit #PRDP20257633

Lot 4, Block 1, Plan 8010779, SE-24-24-03-W05M; (33 CULLEN CREEK ESTATES)

The Development Permit application for construction of an Accessory Dwelling Unit (suite within a building), conversion of an existing accessory building (garage) and 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 an Accessory Dwelling Unit (suite within a building), may be constructed on the subject parcel, in accordance with the application, site plan, and drawings as prepared by BRILLIANCE HOMES as amended, and the conditions of approval of this permit, including:
 - i. Conversion of the existing accessory building (garage) to the proposed suite within a building;
 - ii. That the maximum building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **7.30 m (23.95 ft.)**.

Permanent:

2. That the Accessory Dwelling Unit shall be constructed on a permanent foundation
3. That there shall be a minimum of one (1) parking stall dedicated to the Accessory Dwelling Unit on site at all times.
4. 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.
5. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Servicing Standards and Policy #C-407.



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6. 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 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
 - 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 complies with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
7. 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.
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* (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.
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 Building Permit(s) and applicable sub-trade permits are required through the County's Building Services department for the conversion and construction of the Accessory Dwelling Unit, prior to any construction taking place. Compliance with the *National Energy code* is also required.
- 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 the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the existing Dwelling, Single Detached and the proposed Accessory Dwelling Unit), in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, to facilitate emergency response. *Accessory Dwelling Unit addressing will be requested upon Building Permit application submission.*



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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- 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]*.
- 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 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, March 3, 2026**, 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, appearing to read "D. K. Johnson".

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

THIS IS NOT A DEVELOPMENT PERMIT



Tuesday, February 10, 2026

Roll Number: 04724027
Application Number: PRDP20257633
Division: 2

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

33 Cullen Creek Estates. Located approximately 0.20 km (0.12 mile) north of Lower Springbank Road and 0.81 km (0.50 mile) west of Horizon View Road.

What is the development permit proposing?

Construction of an Accessory Dwelling Unit (suite within a building) (existing), conversion of an existing accessory building (garage) and relaxation to the maximum building height requirement.

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **March 3, 2026**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): McDougall, John

Owner(s): McDougall, John & Shannon

Legal: Lot 4, Block 1, Plan 8010779, SE-24-24-03-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

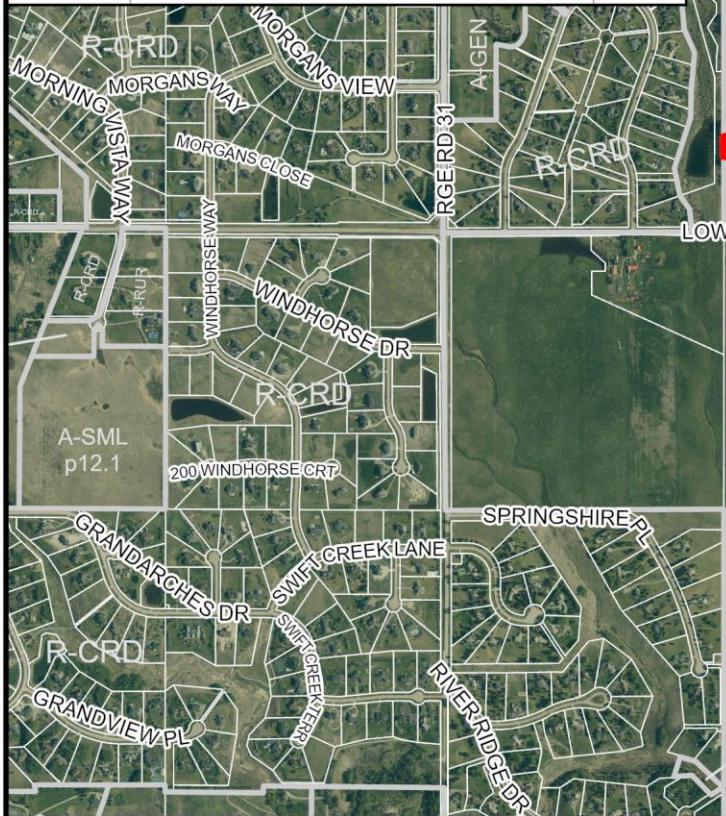
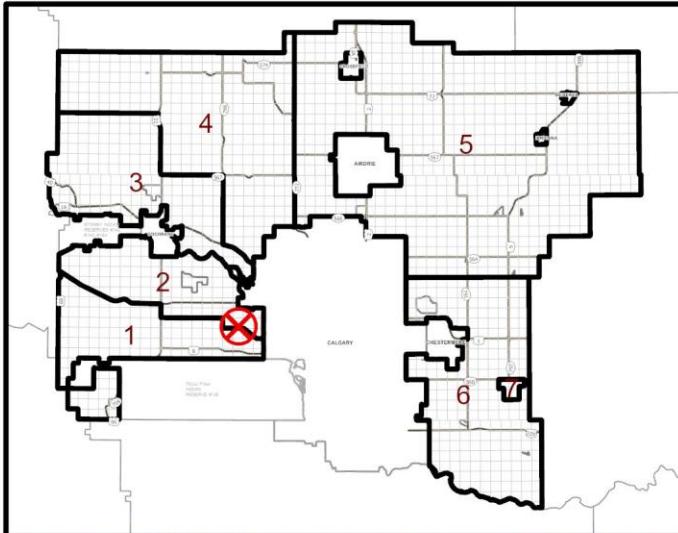
ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.



ROCKY VIEW COUNTY

Location & Context



Development Proposal

construction of an Accessory Dwelling Unit (suite within a building) (existing), conversion of an existing accessory building (garage) and relaxation to the maximum building height requirement

Division: 2
Roll: 04724027
File: PRDP20257633
Printed: 1/8/2026
Legal: A portion of SE-24-24-03-W05M

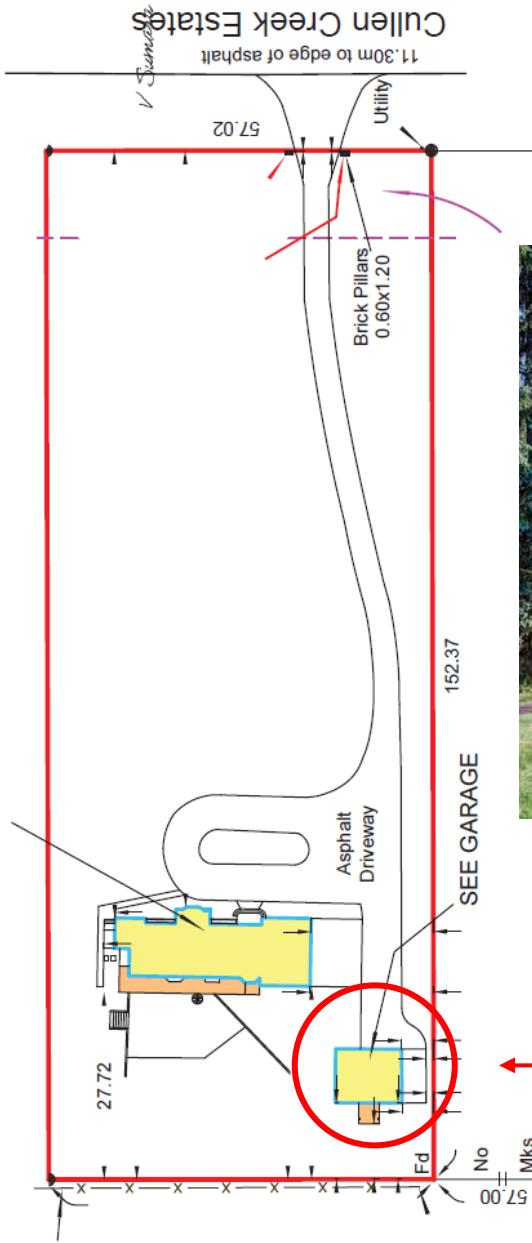


ROCKY VIEW COUNTY

Site Plan

Development Proposal

construction of an Accessory Dwelling Unit (suite within a building) (existing), conversion of an existing accessory building (garage) and relaxation to the maximum building height requirement



Existing Accessory Building



**Accessory Dwelling Unit
(Suite within a Building)
conversion in the Existing
Accessory Building**

Division: 2
Roll: 04724027
File: PRDP20257633
Printed: 1/8/2026
Legal: A portion of
SE-24-24-03-W05M