

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

Aspen Creek Contracting Inc.

Page 1 of 2

Tuesday, April 7, 2026

Rolls: 06827234

RE: Development Permit # PRDP20260890

Unit 16, Plan 0810165; NE-27-26-04-W05M; (4 MONTERRA RISE)

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

Description:

1. That a Dwelling, Single Detached on the subject parcel may operate as a Show Home in accordance with the approved site plan and application drawings provided with the application as amended, including:
 - i. That signage for the Show Home may be placed onsite, including A-frame sandwich boards, vinyl window/wall graphics and fascia signage.

Permanent:

2. That there shall be no private residential occupancy of the dwelling during the time that the dwelling is operated as a Show Home.
3. That the advertised hours that the Show Home is open to the public shall not be earlier than 2:00 p.m. or later than 8:00 p.m. Monday to Friday and 12:00 p.m. to 5:00 p.m. Saturday to Sunday.
4. That the conditions of the permit do not prohibit the private showing, by prior appointment, of the Show Home at any time.
5. 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*.
6. 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 line; and
 - 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.
7. 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.

Aspen Creek Contracting Inc. #PRDP20260890
Page 2 of 2

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 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 address for the site is 4 MONTERRA RISE.*
- 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, April 28, 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,



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