

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

Joanne Petersen

Page 1 of 2

Tuesday, April 21, 2026

Roll: 05702172

RE: Development Permit #PRDP20260955

Lot 8, Block 16, Plan: 0011484, NW-02-25-03-W05M; (250218 RANGE ROAD 32)

The Development Permit application for an Accessory Dwelling Unit (existing suite within a dwelling) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Accessory Dwelling Unit (existing suite within a dwelling), may remain on the subject parcel, in general accordance with the approved application, site plan and drawing as amended and conditions of approval.

Permanent:

2. 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.
3. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
4. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Accessory Dwelling Unit at all times.
5. That the color of the exterior siding and roofing materials of the addition and Accessory Dwelling Unit shall be similar/cohesive to the existing Dwelling, Single Detached.
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 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.

Joanne Petersen #PRDP20260955

Page 2 of 2

7. That there shall be adequate water & sanitary sewer servicing provided for the Accessory Dwelling Unit.
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.

Advisory:

- 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.*
- That Building Permit(s) and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy code* is also required.
- 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 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 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 May 12, 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

THIS IS NOT A DEVELOPMENT PERMIT