



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

Green Cedar Homes

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Tuesday, July 14, 2026

Roll: 03215225/26/58/59

RE: Development Permit #PRDP20263000

Lots 26, 27, 4 & 3; Block 4, Plan 2411447, NE-15-23-27-W04M; (84, 80, 63, 59 NORTH BRIDGES GLEN SW)

The Development Permit application for the construction of four (4) Accessory Dwelling Units (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 four (4) Accessory Dwelling Units (secondary suite), within each noted Dwelling, Single Detached may commence on the subject lands, in accordance with the approved application, site plan, and drawings, as amended and the conditions of approval of this permit.

Prior to 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.
 - i. Written confirmation shall be received from County Building Services confirming the status of this condition.

Permanent:

4. That there shall be a minimum of one (1) 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.
5. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development.



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Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations:

- i. More than 30 vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
 - a. Two (2) axles;
 - b. 11.00 m (36.09 ft.) in length; or
 - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. 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.
 7. That there shall be adequate water & sanitary sewer servicing provided for the proposed Accessory Dwelling Unit.
 8. That the Accessory Dwelling Unit shall not be used as a *Vacation Rental*, or for Business purposes at any time, unless approved through a Development Permit.
 9. 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.
 10. 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.



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11. 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 date of 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 a Building Permit 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 it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, for each dwelling unit located on the subject site to facilitate accurate emergency response. *Accessory Dwelling Unit addressing will be requested upon Building Permit application submission for the Accessory Dwelling Unit.*
- 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 government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*, as amended.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday August 4, 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. Kozlowski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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