

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

Crystal Creek Homes (Ian Wiebe)

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Tuesday, August 11, 2026

Roll: 05618657

RE: Development Permit #PRDP20264098**Lot 64, Block 4, Plan 2410517, SW-18-25-02-W05M; (74 WATERMARK CRESENT)**

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

Description:

1. That construction of a Secondary Suite, within a Dwelling, Single-Detached, approximately ± 75.34 sq. m (± 811.00 sq. ft.) in footprint may commence on the subject parcel, in accordance with the application, and site plan drawing prepared by CRYSTAL CREEK HOMES INC. (Job No. 1001W09-004-064), dated June 17, 2026, as amended.

Prior to Occupancy:

2. That prior to the Secondary Suite building occupancy issuance, the final building permit inspection and occupancy shall be granted on the principal Dwelling, Single-Detached, under County Building Permit #PRBD20255724.

Permanent:

3. 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. 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.



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4. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject Secondary Suite at all times.
5. That the Secondary Suite shall have a maximum gross floor area of 110.00 sq. m (1,184.00 sq. ft.).
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 the Secondary Suite shall not be used as a *Vacation Rental*, or for Business purposes at any time, unless approved through a Development Permit.
8. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Secondary Suite.
9. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Section 27 of the County's *Land Use Bylaw C-4841-97* (as regulated under Direct Control District 141). Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
10. 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. 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 Secondary Suite), in accordance with the *County's Municipal Addressing Bylaw C-7562-2016*, to facilitate emergency response. *Secondary Suite addressing will be requested upon Building Permit application submission for the Secondary Suite.*
- 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 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.



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 1, 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

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