



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

Tamson Developments Inc.

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Tuesday, August 25, 2026

Rolls: 06822151

RE: Development Permit #PRDP20264396

Lot 30, Block 2, Plan 2610963; NW-22-26-04-W05M; (11 STELLAR CRESCENT)

The Development Permit application for a Show Home (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 Show Home may be operated within the proposed Dwelling, Single Detached as on the subject parcel in accordance with the approved site plan and application drawings prepared by *Tamson Developments, dated June 4, 2026*, as amended, including:
 - i. Signage for Show Home may be placed onsite, including A-frame sandwich boards, vinyl window/wall graphics and fascia signage.

Prior to Occupancy:

2. That prior to occupancy of the site, building and Show Home use, all infrastructure required under Subdivision file PL20240205 and Development Agreement #6238 necessary to service this lot, is constructed and that a Construction Completion Certificate (CCC) for the infrastructure has been issued by the County.

Permanent:

3. That there shall be no private residential occupancy of the Dwelling, Single Detached during the time that the Dwelling, Single Detached is operated as a Show Home.
4. That the advertised hours that the Show Home is open to the public shall not be earlier than 8:00 a.m. or later than 8:00 p.m.
5. That the conditions of the permit do not prohibit the private showing, by prior appointment, of the Show Home at any time.
6. That there shall be a minimum of two (2) off-street parking stalls for the Show Home.
7. 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.
8. That no residential occupancy of the Show Home shall occur until such time as all required utility services are installed, available, and working to service the *Show Home*, and the Building Department has issued an Occupancy Permit.
9. That any signage shall be maintained and kept neat and orderly at all times onsite.



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- 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;
 - 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; and
 - iv. That the signs shall not be illuminated at anytime.
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.
11. 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 of the Development Permit application, or in response to a Prior to Release condition.
12. 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.

Advisory:

- That a Building Permit and applicable sub-trade permit are required through the County's Building Services department, for the use of a *Show Home*, prior to any construction taking place and business operation onsite.
- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly 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 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 11 Stellar Crescent.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

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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 15, 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 & Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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