



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

Fifth Avenue Homes (Cathy Hawker)

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Tuesday, August 25, 2026

Rolls: 06822061

RE: Development Permit #PRDP20264732

Lot 3, Block 1, Plan 2610963; NW-22-26-04-W05M; (4 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 Fifth Avenue Homes (Job No.: SKR-01001003), Drawing No.: Zero (0) to Eleven (11), dated June 12, 2026, and the submitted Plot Plan dated July 30, 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 and building, all infrastructure required under Subdivision file PL20240205 and Development Agreement No.: 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 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.
7. 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.
8. 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;



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- 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.
9. 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 4 Stellar Crescent.*
- 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, 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 County's Subdivision & Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [illegible]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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