



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

Twenty First Century Homes LTD. (Gaganjot Thind)

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Tuesday, September 22, 2026

Roll: 03215367

RE: Development Permit #PRDP20263254

Lot 6, Block 17, Plan 2610723, NE-15-23-27-04 (104 NORTH BRIDGES ROAD SW)

The Development Permit application for the construction of a Show Home (dwelling, single detached), installation of one (1) non-illuminated fascia sign 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 on the subject parcel in accordance with the submitted Site Plan and building drawings as amended, including:
 - i. The placement of one (1) non-illuminated vinyl fascia sign, approximately 11.89 sq. m (128.00 sq. ft.) in area.
 - a. 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 PL20240097, Development Agreement No.: 6141 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 during the time that the dwelling 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.



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6. 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;
 - 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.
7. That there shall be at a minimum of two (2) off-street parking spaces for the show home, to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter.
8. 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.
9. 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.
10. 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 Building Services has issued an Occupancy Permit.
11. 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.
12. 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.



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13. 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 it is the Applicant/Owner's shall obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (*Bylaw C-7562-2016*), for the dwelling unit located on the subject site, to facilitate accurate emergency response. *That the address for the Dwelling, Single Detached shall be 104 NORTH BRIDGES ROAD SW.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That no business-related signage shall be installed, or parking shall be within the County's right of ways.
- 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 a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any construction taking place. The Applicant shall also include any requirement noted within the *Building Code Comments for Proposed Development Letter, dated May 9, 2023. The Development shall conform to the current National Energy Code.*
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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]*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 13, 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. K. Gaganjot Thind'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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