ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

Green Cedar Homes.

Tuesday, November 03, 2026

Roll: 06513181

RE: Development Permit #PRDP20266963
Lot 6, Block 4, Plan 2412423, NW-13-26-01-W05M; (26 OPAL PLACE)

The Development Permit application for the construction of an Accessory Dwelling Unit (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 the Accessory Dwelling Unit (secondary suite), may commence on the subject parcel, in accordance with the application, site plan, and drawings as prepared by “Green Cedar Homes” (Project No.: 24-192), dated August 17, 2026, as amended, and the conditions of approval of this permit.

Prior to Occupancy:

2. That prior to occupancy of the Accessory Dwelling Unit (secondary suite), the County shall have issued Construction Completion Certificates for the Goldwyn Phase 2 Development Agreement, #2594, under the County file PL20240018, which includes all offsite infrastructure necessary to support this site has been constructed and is operational.
3. That prior to occupancy of the Accessory Dwelling Unit (secondary suite), the Applicant/Owner shall be issued final building occupancy of the proposed principal Dwelling, Single Detached, under Building Permit # PRBD20265774.
    i. Written confirmation shall be received from County Building Services confirming the status of this condition.

Permanent:

4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Occupancy condition, shall be implemented and adhered to in perpetuity.
5. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.

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6. That the Accessory Dwelling Unit shall not be used as a *Vacation Rental*, or for Business purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
    i. That "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
7. 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.
8. 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.
9. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the requirements of the Subdivision and County's Servicing Standards.
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 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 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 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.

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- 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 Accessory Dwelling Unit), in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, to facilitate emergency response. *Accessory Dwelling Unit addressing will be requested upon Building Permit application submission.*
- 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 24, 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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