



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

Paul, John & Harriet

Page 1 of 4

Tuesday, April 16, 2024

Roll: 06713032

RE: Development Permit #PRDPDP20241007

Lot 7, Block 1, Plan 8010612, NE-13-26-03-05; (8 POPLAR HILL PLACE)

The Development Permit application for construction of an Accessory Dwelling Unit (garden suite), relaxation to the maximum gross floor area and relaxation to the maximum accessory building parcel coverage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of an Accessory Dwelling Unit (garden suite) may commence on the subject lands, in accordance with the approved application, site plan, and drawings, as submitted the Applicant, as amended for conditions of this approval, and includes:
 - i. That the maximum gross floor area of the Accessory Dwelling Unit shall be relaxed from **150.00 sq. m (1,614.59 sq. ft.) to 215.63 sq. m (2,321.00 sq. ft.)**.
 - ii. That the maximum accessory building parcel coverage shall be relaxed from **285.00 sq. m (3,067.71 sq. ft.) to 300.15 sq. m (3,230.76 sq. ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of capacity availability from the Cherry Valley Water co-op for the piped water services to the subject development, in accordance with the County's Servicing Standards.
 - i. That if capacity remains available via the water co-op, the subject dwelling shall connect to the piped water supply with confirmation/documentation provided to the satisfaction of the Development Authority; and
 - ii. That if capacity is not available via the water co-op, the Applicant/Owner shall propose an acceptable alternative water supply for the subject development, to the satisfaction of the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that adequately demonstrates how the Accessory Dwelling Unit shall be accessed from Poplar Hill Place, to the satisfaction of the Development Authority and County Road Operations.

Paul, John & Harriet #PRDP20241007
Page 2 of 4

4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall also discuss any requirements or improvements that may be required for the approach(es) off Poplar Hill Place. If required, a New Road Approach application shall be submitted to County Road Operations.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That if the prior to release conditions have not been met by **November 30, 2024**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented, and adhered to in perpetuity.
7. That it is the responsibility of the Applicant/Owner to obtain approval from County Road Operations for any new construction, installation, or alterations of any driveways/approaches, prior to commencing any work on the driveways/approaches.
 - i. That prior to building occupancy, the Applicant/Owner shall schedule an inspection with County Road Operations to verify that any road approach work has been constructed in accordance with the County's Servicing Standards if required.
8. That the maximum building height of the Accessory Dwelling Unit shall not exceed 7.00 m (22.97 ft.).
9. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction unless a separate Development Permit has been issued for additional fill.
10. That the Applicant/Owner shall be 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 placement of clean fill shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Poplar Hill Place.
11. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
12. 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.



Paul, John & Harriet #PRDP20241007

Page 3 of 4

13. That vehicular access to and from the dwelling unit shall be implemented in accordance with the final approved site plan, and adhered to in perpetuity.
14. That the dwelling unit shall not be used as a *Vacation Rental* or for commercial purposes at any time, unless approved by a Development Permit.
15. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject dwelling unit at all times.
16. 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*. 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.
17. 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 the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the National Energy Code is also required.
- 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 there shall be adequate water & sanitary sewer servicing provided for the subject dwelling unit.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- 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 each dwelling unit located on the subject site, to facilitate accurate emergency response. The municipal address for the subject dwelling unit is *A 8 POPLAR HILL PLACE*.
- 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



Paul, John & Harriet #PRDP20241007
Page 4 of 4

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 7, 2024**, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. [unclear]'. The signature is fluid and cursive.

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca