



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

Sterling Homes (Reyes, Lynne)

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Tuesday, April 2, 2024

Roll: 03222691

RE: Development Permit #PRDP20240547

Lot 3, Block 1, Plan 2111497, NW-22-23-27-04; (231 BRANDER AVENUE)

The Development Permit application for a Show Home (Dwelling, Single Detached), including the installation of one (1) non-illuminated freestanding sign and 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 operate within the proposed dwelling, single detached on the subject parcel, in accordance with the submitted Site Plan and building drawings (Pages 1-12 and A-G, all inclusive) prepared by Sterling Homes, dated January 16, 2024, including:
 - i. The placement of one (1) non-illuminated freestanding sign, approximately **1.18 sq. m (12.70 sq. ft.)** in area.
 - ii. The placement of once (1) non-illuminated vinyl fascia sign, approximately **5.20 sq. m. (56.00 sq. ft.)** in area.

Prior to Occupancy:

2. That prior to occupancy of the site and building, all infrastructure required to service the subject parcel, under the Development Agreement #5266, for the approved Painted Sky Phase 1 Subdivision (Application PL20190052), shall be constructed and that a Construction Completion Certificate (CCC) for the infrastructure has been issued by the County:
 - i. That prior to occupancy of the show home, the underground water utility shall be in place with Construction Completion Certificates (CCC's) issued by Langdon Waterworks Ltd. For those utilities that do not provide standard CCC's, the Applicant/Owner shall provide an acknowledgment and release, in such form as is required by the County, wherein such party acknowledges that services including water and roads may not be completed prior to the completion of the structure, which is the subject of the Building Permit, and such party releases the County from any liability in respect thereof.

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.



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4. That the advertised hours for public viewing of the show home shall not be earlier than 8:00 a.m. and not 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 all show home advertising signage and features shall be removed immediately upon the cessation of use of the building as a show home.
7. That the sign shall be kept in a safe, clean, tidy condition and free from refuse material at all times.
8. That there shall be at least four (4) 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.
9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall adhere to any recommendations of the Painted Sky Phase 1 (PL20190052) Stormwater Management Report, prepared by LGN Consulting Engineering Ltd., dated September 2019, including application of 300 mm of topsoil within the lot.
 - ii. That the Applicant/Owner shall adhere to any recommendations of the Painted Sky Phase 1 (PL20190052) Geotechnical Investigation Report, prepared by McIntosh-Lalani Engineering Ltd., dated July 14, 2016.
10. That all grading on site shall align with the building grade plan for the subdivision development and the applicant shall rectify any adverse drainage impacts to neighbouring properties resulting from the proposed development.
11. That there shall be signs posted by the show home builder at any adjacent dwellings being occupied as private residence(s) to indicate these dwellings are private and do not contain a show home for public viewing.
12. 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.
13. 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.
14. 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 Section 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.
15. 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.

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Advisory:

- That the Applicant/Owner shall obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response. The address for the dwelling, single detached is assigned as *231 Brander Avenue*.
- 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 National Building Code - 2023 Alberta Edition (AE), the National Fire Code - 2023 AE, and the National Energy Code of Canada for Buildings 2020 come into force in Alberta on May 1, 2024. Until that time, designs can utilize the 2019 or the 2023 AE editions.
- 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, November 16, 2022]*.
- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- 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, April 23, 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,



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

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