

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

Cornerstone by Dallaire Homes Ltd. (Binnion, Darryl)

Page 1 of 3

Tuesday, April 2, 2024

Roll: 06827236

RE: Development Permit #PRDP20240728

Lot UNIT 18, Plan 0810165, NE-27-26-04-05; (12 MONTERRA RISE)

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 **2.98 sq. m. (32.00 sq. ft.)** in area; and
 - ii. The placement of one (1) non-illuminated vinyl fascia sign, approximately **11.89 sq. m. (128.00 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 for the approved Cochrane Lake Estates Phase 2 Subdivision (Application 2006-RV-182) shall be 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 for public viewing of the show home shall not be earlier than 8:00 a.m. and not later than 8:00 p.m.



Cornerstone by Dallaire Homes Ltd. (Binnion, Darryl) #PRDP20240728
Page 2 of 3

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 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.
10. 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.
11. 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.
12. 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.
13. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift. 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.
14. 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 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 *12 Monterra Rise*.
- That no business-related signage shall be installed, or parking shall be within the County's right of ways.

Cornerstone by Dallaire Homes Ltd. (Binnion, Darryl) #PRDP20240728

Page 3 of 3

- 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 and 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

THIS IS NOT A DEVELOPMENT PERMIT