

**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**

Urban Devpro Inc. (Tahir Rafiq)

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Tuesday, April 2, 2024

Roll: 05619021

**RE: Development Permit #PRDP20240777**

**Lot 3, Block 2, Plan 7319 GP, NW-19-25-02-05 (71 CAMPBELL DRIVE)**

The Development Permit application for construction of an Accessory Dwelling Unit (garden 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 an Accessory Dwelling Unit (garden suite), may commence on the subject lands, in accordance with the approved Site Plan, dated August 31, 2023, and drawings (1-3) dated November 6, 2023, prepared by Van Ellenberg Designs Ltd., and conditions of this permit.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during site development to confirm if Road Use Agreements or permits will be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
  - i. 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:**

3. That if the Development Permit is not issued and the prior to release conditions have not been met by **August 31, 2024**, or the approved extension date, then this approval is null and void, and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
5. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.

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6. That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
7. That the Accessory Dwelling Unit shall not be used as a *Vacation Rental* or for commercial purposes at any time unless approved by a Development Permit.
8. 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.
9. That the Applicant/Owner shall be solely responsible financially 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.
10. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
11. 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 animal-proof garbage bins and disposed of at an approved disposal facility.
12. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
13. 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.
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 this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of release and completed within twenty-four (24) months of the release, 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 sub-trade permits shall be obtained from Building Services prior to construction of the Accessory Dwelling Unit using the appropriate checklist and application forms in accordance with the Building Code Comments dated March 12, 2024.

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- That the proposed development is subject to access route design and water supply requirements as per the National Building Code (AE) and the National Fire Code (AE) and the County Servicing Standards. Adequate separation between buildings required for emergency access purposes.
- 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 the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the dwelling single, detached and accessory dwelling unit), in accordance with the *County's Municipal Addressing Bylaw C-7562-2016*, to facilitate emergency response.
- 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 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, 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](mailto:development@rockyview.ca)

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