



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

Kendall, Bruce

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Tuesday, April 2, 2024

Roll: 03230002

RE: Development Permit #PRDP20241054

Lot AREA A, Plan 9710719, SW-30-23-27-04; (234120 RANGE ROAD 280)

The Development Permit application for a Dwelling Unit, accessory to the principal use (existing commercial building) has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That a Dwelling Unit, accessory to the principal use (existing commercial building), may be converted on the subject parcel to a residential dwelling unit, in general accordance with the application, site plan, detailed drawings, and conditions noted herein.

Prior to Occupancy:

2. That prior to occupancy of the Dwelling Unit, accessory to the principal use, the Applicant/Owner shall be issued residential building occupancy of the building, in accordance with the current National Building Code – Alberta Edition, as amended.

Permanent:

3. That all conditions of Development Permit #DP-3934-90 and 2002-DP-9814 shall remain in effect unless otherwise conditioned within this approval.
4. That the Dwelling Unit, accessory to the principal use shall remain associated to and be ancillary to the on-site farming operations.
5. That any plan, technical submission, agreement, or matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition or as approved under DP-3934-90 and 2002-DP-9814, shall be implemented and adhered to in perpetuity.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
7. That the Dwelling Unit shall be on a permanent foundation.
8. That there shall be a minimum of two (2) parking stall maintained on-site at all times dedicated to the Dwelling Unit.
9. That the Dwelling Unit shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.



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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 225-231 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.
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 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 the accessory dwelling unit), in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. *Note, the municipal address for the Dwelling Unit is 234060 Range Road 280.*
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022]*.
- 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 all other government compliances and approvals 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,

A handwritten signature in black ink, appearing to read "D. Koenig".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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