

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

Brandon Cardone (Scala Designs)

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Tuesday, February 20, 2024

Roll: 04725072

RE: Development Permit #PRDP20235629

Lot 5, Block E, Plan 1212275, SE-25-24-03-05; (244131 PARTRIDGE PLACE)

The Development Permit application for construction of an Accessory Dwelling Unit (garden suite), relaxation to maximum gross floor area requirement, relaxation to the maximum accessory building parcel coverage requirement, relaxation to maximum building height requirement, single-lot regrading and placement of clean fill for the construction of a dwelling, single detached 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 parcel, in general accordance with the application, site plan, detailed drawings prepared by Scala Designs, (pages 1 – 9) dated September 18, 2023, and conditions noted herein, as amended:
 - i. That the maximum accessory building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **156.33 sq. m (1,682.72 sq. ft.)**;
 - ii. That the maximum accessory dwelling unit gross floor area requirement shall be relaxed from **150.00 sq. m (1,614.59 sq. ft.)** to **156.33 sq. m (1,682.72 sq. ft.)**; and
 - iii. That the maximum building height requirement for the Accessory Dwelling Unit shall be relaxed from **7.00 m (22.97 ft.)** to **7.16 m (23.49 ft.)**.
2. That the single-lot regrading and placement of clean fill, for the construction of a dwelling, single detached may commence on the subject lands in accordance with the approved drawings, as prepared by Scala Designs, Sheet Number dated January 5, 2024, and approved technical, as amended to meet the conditions of this permit.

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified professional, for all areas of fill greater than 1.20 m (3.94 ft.) in depth, in accordance with the County's Serving Standards.



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4. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP) in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation, and dust control, weed control, construction best management practices, waste management and all other relevant construction management details.
5. That prior to release of this permit the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional engineer, in accordance with the Springbank Master Drainage Plan and the County's Servicing Standards. The SSIP shall include:
 - i. A grading plan that illustrates the original ground profile; the depth of proposed fill; and an analysis of the pre- and post-construction grades considering site stormwater storage, site releases and offsite drainage to ensure there are no impacts to adjacent properties, the County's public road network and riparian areas; and
 - ii. Recommendations for Erosion and Sediment control mitigation measures detailing impacts on existing drainage corridors and impacts downstream and upstream.
6. 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 a Road Use Agreement or permits will 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 of Partridge 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 agreements or permits shall be obtained unless otherwise noted by the County Road Operations.

Permanent:

7. That if 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.
8. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the Deep Fills Report, CMP, and SSIP, shall be implemented and adhered to in perpetuity.
9. That the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the overlying technical accepted by the County, once completed.
10. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.



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11. 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.
12. That the Applicant/Owner shall be solely 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 is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way of Partridge Place.
13. That there shall be no importation of materials to the subject lands and 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.
14. That the accessory dwelling unit shall be constructed on a permanent foundation.
15. That there shall be a minimum of one (1) dedicated on-site parking stall for the subject accessory dwelling unit at all times.
16. That the dwelling units shall not be used as a Vacation Rental or for commercial purposes at any time unless approved by a Development Permit.
17. 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.
18. 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 Building Permit and applicable sub-trade permits shall be obtained through Building Services using the appropriate checklist, prior to any construction taking place. The applicant shall also include any requirement noted within the Building Code Comments for Proposed Development Letter, dated October 31, 2023. The Development shall conform to the current National Energy Code.
- That during construction of the building, 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.



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- That the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site, in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562- 2016), to facilitate emergency response. Note, the municipal address for the Accessory Dwelling Unit is **A 244131 Partridge Place**.
- 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 the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements including Utility Right of Way #121 211 255.
- That there shall be adequate water & sanitary sewer servicing provided for the subject dwelling units, in accordance with the County's Servicing Standards, County Policy #449, and the National Building Code 2019 – Alberta Edition.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall submit to the County copies of Environment and Protective Areas regulatory approvals if they are proposing to disturb/fill any wetland(s) on the subject site.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **March 12, 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 be 'D. K...'.

Development Authority

Phone: 403-230-1401

Email: development@rockyview.ca

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