

**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**

Youssef, Hesham

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Tuesday, February 20, 2024

Roll: 04312127

**RE: Development Permit #PRDP20237084**

**Lot 14, Block 04, Plan 0011913, SE-12-24-28-04; (103 EAST RIDGE DRIVE)**

The Development Permit application for the construction of an Accessory Building (oversize garage), relaxation to maximum accessory building parcel coverage requirement coverage 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 oversized accessory building (detached garage), may commence on the subject site, in accordance with the approved application and site plan, as prepared by *Manfred Lee (Quote #58923) dated November 13, 2023*, and conditions of the approval including:
  - i. That the maximum Accessory Building footprint shall be relaxed from **90.00 sq. m (968.75 sq. ft.)** to **134.13 sq. m (1,443.75 sq. ft.)**; and
  - ii. That the maximum Accessory Building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **134.13 sq. m (1,443.75 sq. ft.)**.

**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 construction/site development to confirm if Road Use Agreements or permits shall 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 off Serenity Lane. If required, a New Road Approach application shall be submitted to County Road Operations; and
  - ii. 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.

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3. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control plan (ESC), prepared by a qualified professional, in accordance with the County's Servicing Standards, outlining ESC measures to be implemented during and post construction of the proposed development.
4. That prior to release of this permit, the Applicant/Owner shall submit a Stormwater Memo, prepared by a qualified professional, in accordance with the County's Servicing Standards, confirming whether the proposed development has any adverse impacts on neighbouring properties or not.
  - i. That should further stormwater improvements be necessary to address the adverse impacts to the neighbouring properties, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development, in accordance with the County's Servicing Standards.

**Permanent:**

5. That if the prior to release conditions have not been met by **JUNE 30, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. 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 or Occupancy condition, including the Stormwater Memo/SSIP and ESC, shall be implemented and adhered to in perpetuity.
7. That the Accessory Building shall not be used as a Dwelling Unit or for commercial purposes at any time unless approved by a Development Permit.
8. 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 upon completion, if required.
9. That there shall be no more than 2.00 m (6.56 ft.) of excavation and 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional grading.
10. 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.
11. That 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.
12. That the Applicant/Owner shall be 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.

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13. 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.
14. 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 permit 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.

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,



Development Authority  
Phone: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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