

**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**

NORR (Cody Vanden Broek)  
2300 - 411 1<sup>st</sup> Street SE  
Calgary, AB T2G 4Y5

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Tuesday, February 6, 2024

**Rolls:** 05708433/2/1/30/29/28/27/26/25/24/23/22/21/20/19/18/17/16/15/14;  
05708412/11/10/9/8/7/6/5/4/3/2/1/0/399/398; 05708160; 05708509/8/7/6/5/4/3/2/1/0/499;  
05708497/6/5/4/3/2/1/90/89

**RE: Development Permit #PRDP20236032**

**Lots 38-19 & 17-2, Block 26, Plan 2312501; NW-08-25-03-W5M  
(1169 Sailfin Heath through 1021 Sailfin Heath);**

**[Lots 24-14 & 12-4, Block 48, Plan 2312501; NW-08-25-03-W5M  
(1176 Sailfin Heath through 1012 Sailfin Heath);**

The Development Permit application for Dwellings, Row, construction of 13 multi-family townhomes (59 units) and 9 associated accessory buildings (garages) (59 units) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the construction of Dwellings, Row and the associated accessory buildings (garages), may be constructed on the subject land in accordance with the application package submitted with the application, as prepared by NORR (Dwgs. 71); Job No. NCCA21-0246, dated September 18, 2023, as amended, and includes:
  - i. Construction of 13 Dwellings, Row (townhomes), totaling 59 units; developed in phases; including 23 attached garage combinations;
  - ii. Construction of nine accessory buildings (garages), totaling 36 units; developed in phases;
  - iii. Site Grading (as required to meet conditions of this approval);
  - iv. Wood Fencing; and
  - v. Site Landscaping.

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**Prior to Release:**

2. That prior to release of this development permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any requirement agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Prior to Site Occupancy:**

3. That prior to site occupancy, the County shall have issued Construction Completion Certificates for the signed Development Agreement for Phase 12 (associated to the County's subdivision file #PL20220114). *This is required to ensure the offsite infrastructure servicing this site is in place and operational before occupancy of any of the proposed structures occurs.*
4. That prior to site occupancy, all development addressing shall be placed and installed onsite. *Note, addressing may be placed and installed per phase development.*
5. That prior to site occupancy, all landscaping and final site surfaces shall be in place prior to occupancy of the site.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
  - ii. That upon each phase completion, a landscaping cost and site surfacing breakdown shall be submitted to the County, detailing the outstanding works for that phase. Upon completion and inspection by the County, the associated phase security shall be released back to the Applicant/Owner.

**Permanent:**

6. 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 or occupancy condition, shall be implemented and adhered to in perpetuity including all correlating technical submissions, under the County's Phase 12 Subdivision File #PL20220114.
  - i. That all units shall comply with the final Phase 12 Building Grade Plan, as approved under the County's Subdivision File #PL20220114.
7. That the entire site/development area shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

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8. That all landscaping shall be in accordance with the landscaping details provided on the accepted application drawings. All landscaping shall not alter the approved stormwater design without prior written consent of the County.
  - i. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas year-round. Any trees that perish shall be replanted by June 30<sup>th</sup> of the next growing season.
9. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall be in accordance with Direct Control District 129 (DC 129) and Section 27 of the County's Land Use Bylaw C-4841-97 (LUB). Lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
10. That all fencing shall be installed in accordance with the requirements of the Harmony Conceptual Scheme, DC 129 and LUB regulations and shall not exceed 2.00 (6.56 ft.) in height.
11. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
12. That on-site wayfinding signage, including for direction and information purposes, shall be permitted and does not require additional development permit approvals for signage.
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 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.
14. That if this Development Permit is not issued by **July 31, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

- That the Applicant/Owner shall be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the County's Master Rates Bylaw, as amended.

*For any 3<sup>rd</sup> party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.*
- That during construction, all construction and building materials shall be maintained onsite 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 it is the Applicant/Owner's responsibility to display distinct municipal addressing for each *Dwelling, Row* located on the subject site, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), to facilitate accurate emergency response.

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- 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 County's Noise Control Bylaw (C-8067-2020) shall be adhered to at all times.
- That Building Permit(s) 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 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, February 27, 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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