

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

McElroy, Matthew H. & Nancy D.

Tuesday, February 6, 2024

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Roll: 05312004

RE: Development Permit #PRDP20236871
NE-12-25-28-04; (251163 RGE RD 280)

The Development Permit application for renewal of an existing Dwelling, Manufactured has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the existing Dwelling, Manufactured, approximately 118.92 sq. m (1,280.00 sq. ft.) in gross floor area, may remain on the subject lands in accordance with the approved site plan.

Permanent:

2. That there shall be a minimum of (1) one parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
3. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
4. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, and reduce glare and uplight, in accordance with Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be fully 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.
5. That the Applicant/Owner shall be solely responsible for rectifying any adverse effect on the adjacent County or private lands from drainage alteration.

Advisory:

6. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured.

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7. That an applicable sub-trade permit (private sewage) is required through the County's Building Services department, as noted within the *Building Code Comments for Proposed Development Letter, dated January 24, 2024*. Compliance with the National Energy Code is also required.
8. That the Applicant/Owners shall display a distinct municipal address in accordance with the *County Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for each dwelling unit located on the subject site, to facilitate accurate emergency response. *Note, the municipal address for the Dwelling, Manufactured is A 251163 RGE RD 280.*
9. 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.
10. 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 2022]*.
11. 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **February 17, 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
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ROCKY VIEW COUNTY

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