

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

Stachiw, Aaron & Andriana

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Tuesday, February 6, 2024

Roll: 05632060

RE: Development Permit #PRDP20237313

Lot 2, Block 1, Plan 9112425, SE-32-25-02-05; (255019 ROCKY RIDGE ROAD)

The Development Permit application for a Dwelling, Single Detached (existing), construction of an addition including an Accessory Dwelling Unit (secondary suite), 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, as an extension to the existing dwelling, single detached, may commence on the subject lands, in accordance with the approved Site Plan, floor plan(s), elevation(s), and conditions of approval herein.

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 site development to confirm if Road Use Agreements 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 existing approach off Bearspaw 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 agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

3. That if the Development Permit is not issued and the prior to release conditions have not been met by **April 31, 2024**, or the approved extension date, then this approval is null and void, and the Development Permit shall not be issued.



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4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
5. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration resulting from the proposed development.
6. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction unless a separate Development Permit has been issued for additional fill.
7. That the Accessory Dwelling Unit shall be constructed on a permanent foundation.
8. That there shall be a minimum of one parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
9. That the Accessory Dwelling Unit shall not be used as a Vacation Rental or for commercial purposes at any time unless approved by a Development Permit.
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 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.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of release and completed within twenty-four (24) months of the release, 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:

- A building permit and applicable sub-trade permit are required through the County's Building Services department, prior to any construction taking place as noted within the Building Code Comments for Proposed Development Letter, dated January 12, 2024. 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 accessory dwelling unit), in accordance with the *County's Municipal Addressing Bylaw C-7562-2016*, to facilitate emergency response. *Note, the **municipal address for the Accessory Dwelling Unit is A 255019 Rocky Ridge Road, Calgary, AB, T3R 1J9.***



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- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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 subject development shall conform to the *County's Noise Control Bylaw C-8067-2020, Nuisance and Unsightly Property Bylaw C-7690-2017, and Road Use Agreement Bylaw C-8323-2022, as amended.*

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

A handwritten signature in black ink, appearing to read 'D. [unclear]'. The signature is fluid and cursive.

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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