



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

CYNC Architecture Inc. (Evan Dodds)

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Tuesday, April 8, 2025

Roll: 04207006

RE: Development Permit #PRDP20251369

Block 1 MSR, Plan 8410647, SW-07-24-27-04; (241078 RANGE ROAD 280)

The Development Permit application for existing School (Chestermere High School), construction of two (2) modular classroom additions, relaxation to the minimum front yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the construction of two (2) modular classroom additions to the existing School (Chestermere High School), approximately 224.00 sq. m (2,411.12 sq. ft.) in total footprint, may commence on the subject lands in accordance with the approved application, site plan and drawings, as submitted by the applicant, as amended, and conditions of approval including:
 - i. That the minimum front yard setback for the existing School shall be relaxed from **60.00 m (196.85 ft.) to 31.02 m (101.77 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. Information provided will confirm if a Road Use Agreement or a Roadata/HeavyHaul/Overweight/Overdimension Permit 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 answer all questions from the County Road Operations Road Use Agreement Questionnaire and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and



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- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

3. That prior to occupancy of the proposed additions, all development items including building exterior, landscaping, final site surfaces, parking, lighting, and addressing shall be completed.
 - i. That should permission for occupancy of the additions 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 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 30th day of June immediately thereafter.
4. That prior to occupancy of the proposed additions, the Applicant/Owner shall submit as-built drawings, prepared by a professional engineer. The as-built drawings shall include verification of site grading and any other information deemed necessary by the Development Authority.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.

Permanent:

5. That if the prior to release conditions have not been met by October 31, 2025, 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, 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.
7. That the Applicant/Owner shall be solely financially 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 and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any public road right-of-way.
8. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed additions under construction unless a separate Development Permit has been issued for additional fill/excavation.
9. 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.



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10. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
11. That the proposed addition shall be similar to, and complement, the existing school in exterior material, colour and appearance.
12. That a minimum of (171) motor vehicle parking stalls and five (5) barrier-free motor vehicle stalls shall be maintained onsite at all times, in accordance with Section 233, 236 of the County's *Land Use Bylaw (C-8000-2020)* (LUB), and the *National Building Code – 2023 Alberta Edition*.
13. That the school shall be adequately serviced for potable water and wastewater, in accordance with the County's Servicing Standards.
14. That the proposed tree to be removed and relocated, as per the approved site plan, shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region and shall be irrigated and maintained by the Applicant/Owner in perpetuity.
15. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225 – 231 of the LUB. 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.
16. 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 date of 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 the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the Applicant/Owner shall take all means necessary to ensure proper access to emergency exits during construction is maintained at all times.
- 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.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That during construction, 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 weatherproof garbage bins and disposed of at an approved disposal facility.



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- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for all buildings located on the subject site, to facilitate accurate emergency response. The municipal address for the subject building is **241078 RANGE ROAD 280**.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 29, 2025**, 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. Kozanidis".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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