



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

Rockwood Custom Homes (Trevor Hadden)

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Tuesday, April 8, 2025

Roll: 04724181

RE: Development Permit #PRDP20251621

UNIT 6, Plan 1912209, NW-24-24-03-05; (134 ALANDALE PLACE SW)

The Development Permit application for construction of an Accessory Dwelling Unit (garden suite) and single-lot regarding and excavation 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 (garden suite), approximately 113.81 sq. m (1,225.00 sq. ft.) in footprint may commence on the subject parcel, in general accordance with the application, and site plans prepared by Dean Thomas Design Group and Rock Wood Custom Homes, Project IFC (Sheet A0.1 – E1.2), dated February 6, 2025, as amended, including:
 - i. That Single-lot Regarding and Excavation in accordance with the approved site plan and approved technical submissions; and
 - ii. Excavation of material to a maximum depth of **2.03 m (6.66 ft.) within a 15.00 m (49.21 ft.)** radius of the building foundation may occur.

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 permits or a Road Use Agreement 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 (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roaddata/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 *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Building Occupancy:

3. That prior to building occupancy of the Accessory Dwelling Unit, the Applicant/Owner shall be issued building occupancy of the proposed principal Dwelling, Single Detached, under Building Permit **#PRBD20240700**.



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Permanent:

4. That if the prior to release conditions have not been met by **AUGUST 31, 2025**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. 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 road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.
6. That for any undeveloped graded area(s), there shall be a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
7. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
8. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or as submitted, shall be implemented, and adhered to, in perpetuity.
9. That upon completion of the proposed development or at the request of the County, the Applicant/Owner shall submit an as-built survey or a limited scope Site Specific Stormwater Implementation Plan (SSIP), confirming that the development proposal and post grades align with the supporting technical submissions for the file.
10. That all site drainage shall be directed into the Overland Drainage Right of Way Plan No. 191 2211.
11. That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots.
12. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit, in accordance with the County's Servicing Standards and Policy #C-407.
 - i. That water servicing shall be confirmed through Westridge Water Utility Ltd.
13. 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 225-227 of the County's *Land Use Bylaw C-8000-2020 (LUB)* and Policy 4.4.2 of the *Lazy H Estates Conceptual Scheme (CS)*. 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 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.
15. 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.
16. That the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the subject site onto adjacent lands or roadways at all times.



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17. 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 the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the existing Dwelling, Single Detached and the proposed Accessory Dwelling Unit), in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. *Note: the municipal address for the Accessory Dwelling Unit is A 134 ALANDALE PLACE SW.*
- That a Building Permit 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 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 garbage bins and disposed of at an approved disposal facility.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- 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 any other federal, provincial, or County permits, approvals, and / or compliances, are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall submit to the County copies of any Ministry of Environment and Protected Areas regulatory approvals if they are proposing to disturb/fill any wetland(s) on the subject site.
 - That the subject site shall adhere to any requirements noted within Instrument #191 226 994 (Site Improvement/Service Agreement) and Instrument #191 226 995 (Deferred Service Agreement)

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. K. [illegible]'. The signature is written in a cursive style.

Development Authority
Phone: 403-230-8158
Email: development@rockyview.ca