



## 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

Prime Design Solutions Ltd (Musa Raimi)

Page 1 of 3

Tuesday, July 29, 2025

Roll: 04329432

**RE: Development Permit #PRDP20254215**

**Lot 52, Block 10, Plan 2410226; NW-29-24-28-04 (10 EATON BAY)**

The Development Permit application for the construction of Accessory Dwelling Unit (secondary suite); Single-lot Regrading and Placement of Fill for the construction of a Dwelling, Single Detached, retaining walls and a driveway 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 (secondary suite); Single-lot Regrading and Placement of Fill for the construction of a Dwelling, Single Detached, including the construction of retaining walls and a driveway, may commence on the subject parcel, in general accordance with the approved application, site plan, drawings prepared by Prime Design Solutions (Page A0.0 – A4.1) dated May 27, 2025, as amended, including:
  - i. The placement of fill of up to 1.98 m (6.49 ft.) in height, within approximately 750.00 sq. m (8072.93 sq. ft) in area; and
  - ii. Construction of retaining walls.

#### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional, in accordance with the Stormwater Report for Knightsbridge Phase 1&2, prepared by Jubilee Engineering Consultants Ltd., dated July 20, 2022, File No.:21-059, and the County's Servicing Standards to the satisfaction of the County.
  - i. Should further stormwater improvements be necessary to address the adverse impacts to the neighbouring properties, the Applicant/Owner shall submit a revised SSIP, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed development.
3. 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 Roaddata/Heavy Haul/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* (Bylaw C-8323-2022) and send the information to [roaduse@rockyview.ca](mailto:roaduse@rockyview.ca);



Prime Design Solutions Ltd (Musa Raimi) **#PRDP20254215**

Page 2 of 3

- ii. Any required agreements or a 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 County's *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 Occupancy:**

4. That prior to occupancy of the Accessory Dwelling Unit (secondary suite), the Applicant/Owner shall be issued residential building occupancy of the building, in accordance with the current *National Building Code – Alberta Edition*, as amended.

#### **Permanent:**

5. That if the prior to release conditions have not been met by **FEBRUARY 28, 2026**, 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, including the required SSIP, shall be implemented and adhered to in perpetuity.
7. That the fill material shall not contain concrete, large rocks, rebar, asphalt, building materials, metal, or hazardous chemicals/materials.
8. That the Applicant/Owner shall ensure any fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on stormwater drainage in accordance with the Stormwater Management Report for Knightsbridge Phase 1&2, prepared by Jubilee Engineering Consultants Ltd., dated July 20, 2022, File No.:21-059 and the County's Servicing Standards, to the satisfaction of the County.
9. 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/Owners 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 Development Permit application, or in response to a Prior to Release condition.
10. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
11. That any future stripping, grading, and/or placement of fill activities outside the scope of this Development Permit shall require a separate Development Permit approval.
12. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Accessory Dwelling Unit.
13. That the Applicant/Owner shall have adequate sanitary sewer and water service provided for the Accessory Dwelling Unit.
14. That the Accessory Dwelling Unit shall not be used as a *Vacation Rental* or for *Business* purposes at any time unless approved by a Development Permit.



Prime Design Solutions Ltd (Musa Raimi) #PRDP20254215

Page 3 of 3

15. 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 225-227 of the County's *Land Use Bylaw C-8000-2020* (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 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 subject development shall conform to the County's *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- 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, December 7, 2023]*.
- That the Applicant/Owner shall obtain and display a distinct municipal address for each dwelling unit located on the subject site (the proposed 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.
- 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner, including:
  - Instrument # 241 032 150 (Restrictive Covenant).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 19, 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. Kouroumbas'.

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)