



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

Hewlett, Nancy

Page 1 of 2

Tuesday, May 6, 2025

Roll: 08511001

RE: Development Permit #PRDP20252103
SE-11-28-01-W5M; (281056 DICKSON STEVENSON TRAIL)

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

Description:

1. That the Dwelling, Manufactured may remain on the subject parcel, in general accordance with the approved site plans and drawings submitted with the application, as amended.

Permanent:

1. That there shall be a minimum of one (1) parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
2. That the Dwelling, Manufactured shall remain on permanent foundation.
3. That the Dwelling, Manufactured shall not be used as a *Vacation Rental* or for commercial purposes at any time unless approved by a Development Permit.
4. 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.
 - 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.
5. 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*. 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.



Hewlett, Nancy #PRDP20252103
Page 2 of 2

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 Dwelling, Manufactured), in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), to facilitate emergency response. *Note: the municipal address for the Dwelling, Manufactured is 281056 Dickson Stevenson Trail.*
- That adequate sanitary sewer and water servicing shall remain provided for the Dwelling, Manufactured.
- That the subject development 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 a Building Permit and all applicable sub-trade permits are required through the County's Building Services Departments, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday May 27, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kozlowski".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca