



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

Kane, Phys

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Tuesday, May 6, 2025

Roll: 03912190

RE: Development Permit #PRDP20252119

Lot 14, Block A, Plan 7510094, NW-12-23-05-05 (15 PARK POINT)

The Development Permit application for construction of an Accessory Building less than 65.00 sq. m. (699.65 sq. ft.) (detached garage), located within the flood fringe and relaxation to the minimum freeboard level 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 an Accessory Building less than 65.00 sq. m. (699.65 sq. ft.) (detached garage), located within the flood fringe, approximately 53.51 sq. m. (576.00 sq. ft.) in footprint may commence on the subject lands, in accordance with the approved site plan, drawings and conditions of approval, as amended, including:
 - i. That the minimum freeboard level requirement for the Accessory Building shall be relaxed from **0.50 m (1.64 ft.)** to **0.00 m (0.00 ft.)**. *That the minimum flood elevation for the site is 1306.28 m.*

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/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;
 - ii. Any required agreements or a 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 Road Use Agreement Bylaw C-8323-2022;
 - iv. The Applicant/Owner shall also discuss any requirements for the proposed new residential gravel approach off Burnside Drive, in accordance with the County's Servicing Standards. *A New Road Approach application shall be submitted to County Road Operations; and*



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

Permanent:

3. That if this Development Permit is not issued by **November 30, 2025**, or the approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
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 or Occupancy condition, shall be implemented and adhered to in perpetuity.
5. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
6. 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 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.
7. That all mechanical and electrical equipment within the Accessory Building shall be located at or above the designated flood level as per Section 201 of the County's Land Use Bylaw C-8000-2020 (LUB).
8. That the Accessory Building shall not be used for *commercial* purposes at any time, unless approved by a Development Permit.
9. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
10. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
11. 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 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.
12. That the Applicant/Owner shall shall take whatever means necessary to ensure minimal clearing/disturbance of any existing trees/vegetation during the course of development.
13. 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.



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Advisory:

- 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 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 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 the Applicant/Owner shall engage in appropriate FireSmart principles in accordance with Policy 7.2.1(b) of the Greater Bragg Creek Area Structure Plan.
- That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed accessory building, to help prevent additional disturbance of any onsite trees and vegetation.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, likely belonging to a representative of the Development Authority.

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