



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

Ahmed Gouda (Tricor Design Group Inc.)

Tuesday, September 12, 2023

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Roll: 04332053

RE: Development Permit #PRDP20234755

Lot 26, Block 2, Plan 0210496, SE-32-24-28-04; (29 MEADOW RIDGE WAY)

The Development Permit application for the construction of a dwelling, single detached, relaxation to the maximum height requirement and single-lot regrading and the placement of clean fill [reactivation of PRDP20221021] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That construction of a dwelling, single detached [reactivation of PRDP20221021] may commence on the subject land in general accordance with the drawings submitted with application.
 - i. That the single-lot regrading and the placement of clean fill, up to a depth of approximately **2.52 m (8.27 ft.)**, may take place on the subject lands.
 - ii. That the maximum building height for the dwelling, single detached shall be relaxed from **12.00 m (39.37 ft.)** to **13.95 m (45.77 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills report, conducted, and stamped by a professional geotechnical engineer that provides recommendations on the placement of fill for areas where the fill is greater than 1.20 m (3.93 ft.) in depth, in accordance with County Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that manages stormwater runoff in accordance with the Conrich Master Drainage Plan, CSMI requirements and County Servicing Standards.
4. That prior to release of this permit, the Applicant/Owner shall submit a detailed Erosion and Sedimentation Control & Construction Management Plan, prepared and stamped by a qualified professional that analyzes the pre-fill and post-fill grades to determine if there are any impacts to adjacent properties or the public road network. The engineer in both pre and post-grading shall confirm conditions associated with site stormwater storage, site releases and offsite drainage. The analysis shall also include recommendations for mitigating measures for Erosion & Sediment Control as a result of the activity, as per County Servicing Standards.



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5. 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 a Road Use Agreement or permits will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreements or permits shall be obtained unless otherwise noted by the County Road Operations.

Permanent:

6. That if this Development Permit is not issued by **FEBRUARY 29, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That the Applicant/Owner shall submit a Compaction Testing Report to the County, that verifies that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills Report.
8. That upon completion, the Applicant/Owner shall submit an as-built grading survey, to confirm that post grades align with the application drawings as approved with the application.
9. That the Applicant/Owner shall adhere to any requirements related to the revised Overland Drainage Right-of-Way-Plan (ODRW), Instrument #021 054 989, approved under the County's PRDP20211321. No grading works within this approval shall occur within the ODRW plan area at any time.
10. That if no future development of the proposed graded area occurs, the proposed graded area shall have 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.
11. 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.
12. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
14. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 during construction of the building, 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 restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022*].
- 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 Demolition Permit for the existing dwelling, single detached shall be obtained through Building Services, prior to any demolition taking place.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That a Building permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any construction taking place.
- That the Applicant/Owners shall obtain and display a distinct municipal address in accordance with the County Municipal Addressing *Bylaw C-7562-2016*, for each dwelling unit located on the subject site, to facilitate accurate emergency response. Note: the municipal address for the Dwelling, Single Detached is *29 Meadow Ridge Way*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 3, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to issuance. 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. Gouda".

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

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