

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

Roystel Investments Ltd.

Tuesday, September 19, 2023

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Roll: 06532003

RE: Development Permit #PRDP20234131
NW-32-26-01-05; (265148 PANORAMA ROAD)

The Development Permit application for a renewal of a Dwelling, Manufactured 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 lands in accordance with the approved site plan and the conditions of this permit.

Permanent:

2. That the Dwelling, Manufactured shall remain on a permanent foundation.
3. That there shall be a minimum of one (1) dedicated parking stall maintained on-site at all times for the Dwelling, Manufactured.
4. That the Dwelling, Manufactured shall not be used for commercial or *Vacation Rental* purposes at any time, unless approved by a separate Development Permit.
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 – 231 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.

Advisory:

- That the Applicant/Owners shall obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw C-7562-2016*, for each dwelling unit located on the subject site, to facilitate accurate emergency response. The municipal address for the subject dwelling unit is *A 265148 PANORAMA ROAD*.



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- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022*].
- That there shall be adequate water and sanitary sewer servicing provided for the Dwelling, Manufactured at all times.
- 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 **October 10, 2023**, 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,

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca



ROCKY VIEW COUNTY

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