

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

Rozema, John & Marlette

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Tuesday, September 19, 2023

Roll: 04312043

RE: Development Permit #PRDP20234174**Lot 4, Block 1, Plan 7510533, NE-12-24-28-05; (248 HIGH POINT ESTATES)**

The Development Permit application for construction of an oversized Accessory Building (shop), relaxation to the maximum accessory building parcel coverage requirement and relaxation to the maximum accessory building height 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 approximately 173.91 sq. m (1,872.00 sq. ft.) in area, may proceed on the subject lands in general accordance with the approved application and site plan, as amended.
 - i. That the maximum Accessory Building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.)** to **205.13 sq. m (2,304.00 sq. ft.)**.
 - ii. That the maximum Accessory Building height requirement shall be relaxed from **7.00 m (22.97 ft.)** to **7.92 m (26.00 ft.)**.

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 to confirm if permits or a Road Use Agreement 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 the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Building Occupancy:

3. That prior to occupancy of the Accessory Building, the Applicant/Owner shall remove from the subject lands the noted accessory buildings within 30 days of building occupancy in accordance with the approved site plan.
 - i. Accessory building (cold storage), approximately 17.84 sq. m (6192.00 sq. ft.);
 - ii. Accessory building (storage shed), approximately 7.43 sq. m (80.00 sq. ft.);



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- iii. Accessory building (storage shed), approximately 8.92 sq. m (96.00 sq. ft.); and
- iv. Accessory building (tool shed), approximately 5.95 sq. m (64.00 sq. ft.).

Permanent:

- 4. That if this Development Permit is not issued by **MARCH 31, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 5. That the accessory building shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
- 6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
 - i. The Accessory Building shall not result in any additional overland surface drainage into the County's road right-of-way of Highpoint Estates.
- 7. That there shall be no more than 2.00 m (6.56 ft.) of excavation and 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional grading.
- 8. 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 motorist
- 9. 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 Authority.

Advisory:

- That during construction, all construction and building materials shall be maintained onsite, 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 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

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- Tha the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statues of Alberta, 2008 Chapter W-5.1, November 16, 2022*].

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 10, 2023**, a Development Permit may be issued, unless there are specific conditions which 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,

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

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