



## 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

Mountain's Edge Renovations Inc. (Greg Kennedy)

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Tuesday, September 19, 2023

Roll: 03913054

**RE: Development Permit #PRDP20234671**

**Lot 8, Block 2, Plan 1741 EW, SE-13-23-05-05; (28 RIVER DRIVE NORTH)**

The Development Permit application for placement of a Temporary Residence (recreational vehicle), during the construction of a Dwelling, Single Detached, and relaxation to allow the development within the hamlet of Bragg Creek has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That a Temporary Residence (recreational vehicle), approximately 24.53 sq. ft. (264.00 sq. ft.) in area and 3.66 m (12.00 ft.) in height, may be placed on the subject lands during construction of a Dwelling, Single Detached, in accordance with the approved site plan and photos, and conditions of approval including:
  - i. That the temporary residence shall be allowed **within the hamlet of Bragg Creek**.

### Permanent:

2. That this Development Permit, once issued, shall be valid for **one (1) year**.
3. That the Temporary Residence shall be used as a residence during the construction of the permanent dwelling, single detached.
4. That the Temporary Residence shall cease to be used as a residence, within thirty (30) days of occupancy of the Dwelling, Single Detached.
  - i. That the maximum outdoor parking of three (3) vehicles (recreation) shall be permitted on the subject lands, in accordance with Section 92 y) of *Land Use Bylaw C-8000-2020* (LUB).
5. That the Temporary Residence shall not be used for commercial or *Vacation Rental* purposes at any time unless approved by a Development Permit.



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6. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 227 – 230 of *Land Use Bylaw C-8000-2020*. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.

### Advisory:

- That a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction commencing, using the appropriate checklists and application forms.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- 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 animal-proof garbage bins and disposed of at an approved disposal facility.
- 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, 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,

A handwritten signature in black ink, appearing to read 'D. Kennedy'.

Development Authority  
Phone: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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