



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

Adekunle Bright Adelegan

Tuesday, September 5, 2023

Page 1 of 2

Roll: 06528026

RE: Development Permit #PRDP20233645

Lot 3, Block 4, Plan 0113510, NE-28-26-01-05; (13003 TWP RD 265)

The Development Permit application for Care Facility (Group) (existing Dwelling, Single Detached) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Care Facility (Group) (existing Dwelling, Single Detached) may commence on the subject site in general accordance with the approved site plan and application, prepared by Ever Bright Complex Needs Support Services dated July 19, 2023.
 - i. Operation of a Care Facility (Group) for the use of a maximum of three (3) clients; and
 - ii. Conversion of an existing dwelling, single detached, approximately 170.38 sq. m (1,834.00 sq. ft.) in footprint to operate a Care Facility (Group)

Permanent:

2. That the subject land shall ensure that existing mature landscaping is maintained onsite, around the *Care Facility (Group)*, in perpetuity. If the Development Authority deems the landscaping insufficient during the operation of the Care Facility (Group), a revised landscape plan shall be required and implemented.
3. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-230 of the County's Land Use Bylaw C-8000-2020. Lighting shall be designed to conserve energy, reduce glare, and reduce uplift. 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.
4. That the minimum number of parking stalls shall be 5 stalls and they shall be maintained at all times in accordance with the approved Site Plan.
5. That no topsoil shall be removed from the site.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effects on the adjacent lands from drainage alteration.



Adekunle Bright Adelegan #PRDP20233645

Page 2 of 2

7. That there shall be no signage on the subject property, advertising the *Care Facility (Group)* unless a separate Development Permit has been issued. No business signage shall be permitted within the County's road right-of-way on Township Road 262A.
8. That this approval does not include *Accommodation Unit, Bed & Breakfast, Care Facility (Clinic) or Care Facility (Medical) or Care Facility (Child) or Hostels*.
9. 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 or Occupancy condition, shall be implemented and adhered to in perpetuity.
10. That no more than three (3) clients shall reside on site at the Care Facility (Group) at any one time.
11. That this Development Permit shall be valid until **September 30, 2026**.

Advisory:

- That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any internal construction/renovation taking place for the Change of Use, using the appropriate checklist and application forms, if required.
- The Applicant shall adhere to *the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022* at all times.
- 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 at an approved disposal facility.
- That there shall be adequate water & sanitary sewer servicing provided for the proposed dwelling unit.
- 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- ***That it is the responsibility of the Applicant/Owner to obtain all necessary Environment and Protective Areas Water Act approvals should the development impact any wetlands.***

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **September 26, 2023**, a Development Permit may be issued, unless there are specific conditions that 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, appearing to read 'D. Adelegan'.

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

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