

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

Goy, Brent

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Tuesday, September 5, 2023

Roll: 03901027

RE: Development Permit #PRDP20233769**Lot 2, Block 9, Plan 2111785, SE-01-23-05-W05M; (50140 BOYCE RANCH ROAD)**

The Development Permit application for the construction of an Accessory Building (oversized shop) located in a Riparian Protection Area, relaxation to maximum accessory building footprint requirement and relaxation to the maximum accessory building parcel coverage 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 Accessory Building (oversized shop), located in a Riparian Protection Area, may commence on the subject lands, in accordance with the approved site plan and drawings and the conditions of approval of this permit.
 - i. That the maximum accessory building footprint requirement shall be relaxed from **90.00 sqm (968.75 sq. ft.) to 142.70 sq. m (1,536.00 sq. ft.)**, and;
 - ii. That the maximum accessory building parcel coverage requirement shall be relaxed from **120.00 sq. m (1,291.67 sq. ft.) to 142.70 sq. m (1,536.00 sq. ft.)**.
 - iii. That the proposed development may be located within the Riparian Protection Area in accordance with Riparian Setback Assessment, as prepared by Western Water Resources (WWR), Project No. RSA5710420; dated October 6, 2020.
 - iv. No part of the development shall not encroach further than 15.00 m (49.21 ft.) into the 30.00 m (98.43 ft.) Riparian Protection Area.

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 site development to confirm if Road Use Agreements or permits will be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
 - i. The Applicant/Owner shall also discuss any requirements or improvements that may be required for the existing approach off Boyce Ranch Road. If required, a New Road Approach application shall be submitted to County Road Operations.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.



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Permanent:

3. That if the prior to release conditions have not been met by **FEBRUARY 29, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented, and adhered to in perpetuity.
 - i. Including the Riparian Setback Assessment prepared by Western Water Resources (WWR) Inc., Project No. RSA5710420; dated October 6, 2020, and;
 - ii. The Site Specific Stormwater Implementation Plan prepared by Western Water Resources (WWR) Inc., Project No. SSIP5690320; dated May 19, 2020.
5. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction unless a separate Development Permit has been issued for additional fill.
6. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
7. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
8. That the accessory building shall not be used for commercial purposes at any time unless approved by a Development Permit.
9. That all 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.
10. That for this specific proposal the Applicant/Owner shall install a Packaged Sewage Treatment System complying with NSF 40 and/or BNQ standards and any other recommendations in accordance to the County Servicing Standards.
11. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and placement of clean fill is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in the County's road right-of-way.
12. That the Applicant/Owner shall minimize disturbance to the Riparian Protection Area and follow the recommendations of the County's *Riparian Land Conservation and Management Policy (C-419)*.
 - i. That the site shall incorporate best management practices for erosion and sedimentation control on-site, to mitigate any potential impact to the Riparian Protection Area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses.



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13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (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. That if the development authorized is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (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 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 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 there shall be adequate water & sanitary sewer servicing provided for the subject building.
- 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 at an approved disposal facility.
- That 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. The applicant shall also include any requirement noted within the *Building Code Comments for Proposed Development Letter, dated August 22, 2023. The Development shall conform to the current National Energy Code.*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, 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. Goy'.

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

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