

# Subdivision & Development Appeal Board June 17, 2021 Item B-1

File: PRDP20211237

*Construction of a Dwelling, Single Detached with relaxation of the maximum  
building height*

**Applicant:** Muhammad Basit

**Owner:** Muhammad and Nida Basit

**Appellants:** Wayne Bobye



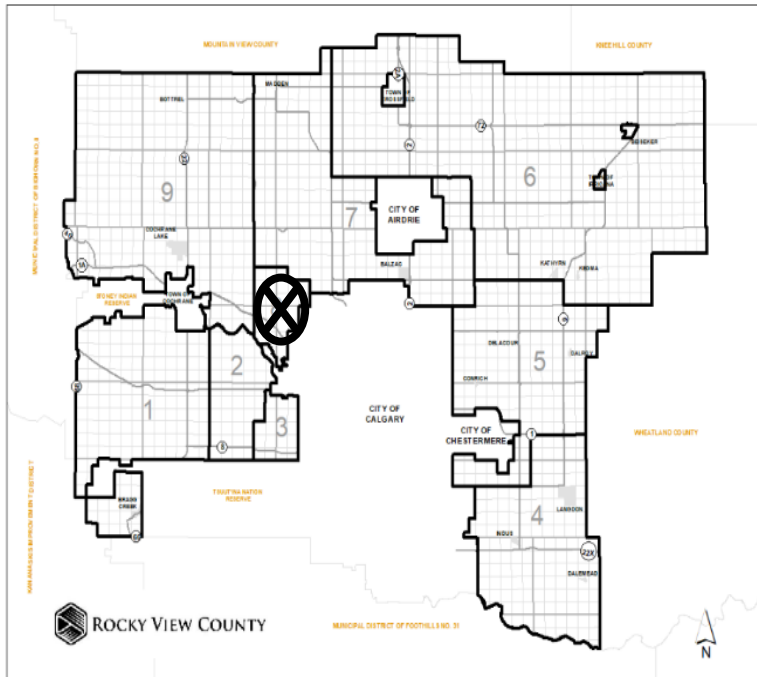
# Development Proposal

B-1 05629083 PRDP20211237

SDAB 2021 June 17

Development Authority Presentation  
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- 5.11 ha (12.63 acres) parcel is located approximately 0.40 km (1/4 mile) west of Rocky Ridge Road and on the north side of Aspen Drive (24050 Aspen Drive).
- Residential, Rural District (R-RUR) surrounded by similar land districts
- Application is for the construction of a dwelling, single detached with relaxation of the maximum building height.



## Location

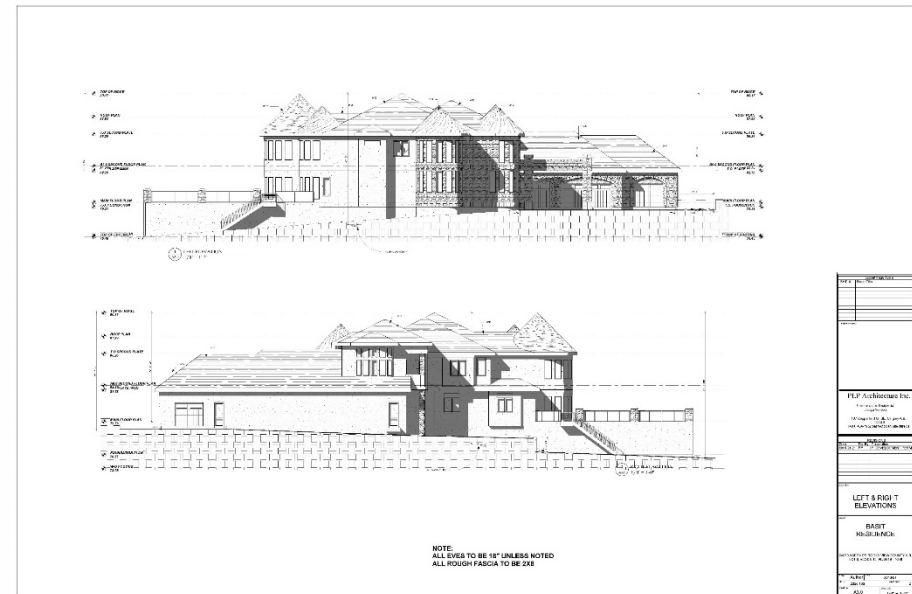
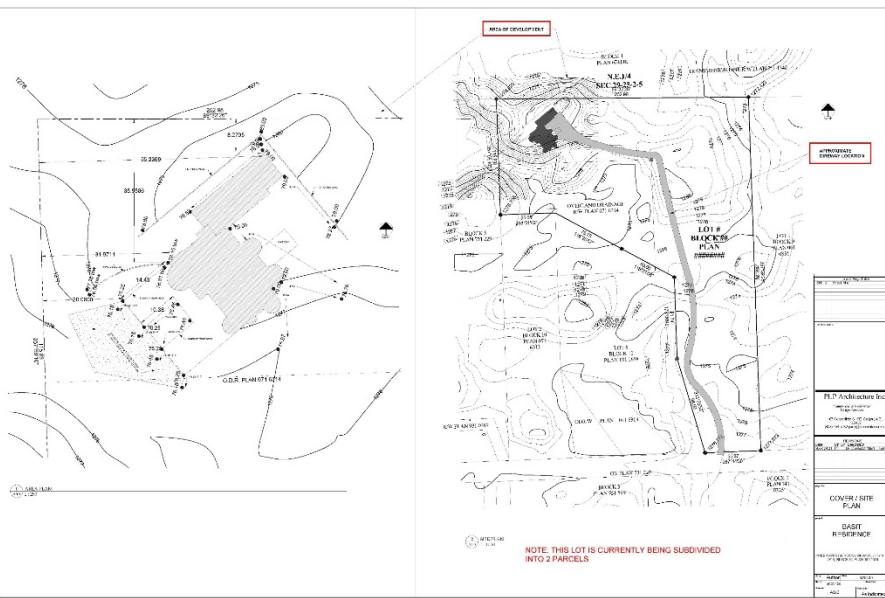
Lot 6, Block 10, Plan 1911658, NE-29-25-02-W05M, Division 8, File: 05629083



ROCKY VIEW COUNTY



- Applicant proposes to construct a new dwelling, single detached that requires relaxation of the maximum building height from 12.0 m (39.37 ft.) to 12.56 m (41.20 ft.)
- Parcel is currently vacant with no structures or previous development or building permit history.



Proposal

Lot 6, Block 10, Plan 1911658, NE-29-25-02-W05M, Division 8, File: 05629083



ROCKY VIEW COUNTY

**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 Issuance conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

Muhammad Basit  
4709 Hamptons Way NW  
Calgary, AB T3A 6N6

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Tuesday, May 4, 2021

Roll: 05629083

RE: Development Permit #PRDP20211237

Lot 6, Block 10, Plan 1911658, NE-29-25-02-05; (24050 ASPEN DRIVE)

The Development Permit application for construction of dwelling, single detached, relaxation of the maximum 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 a dwelling, single detached may commence on the subject parcel in general accordance with the drawings submitted with the application.
  - i. That the maximum building height shall be relaxed from 12.00 m (39.37 sq. ft.) to 12.56 m (41.20 ft.).

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.
3. 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 Road Use Agreements 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.

**Permanent:**

4. That the Applicant/Owner shall ensure any excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.
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/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.

## Application History

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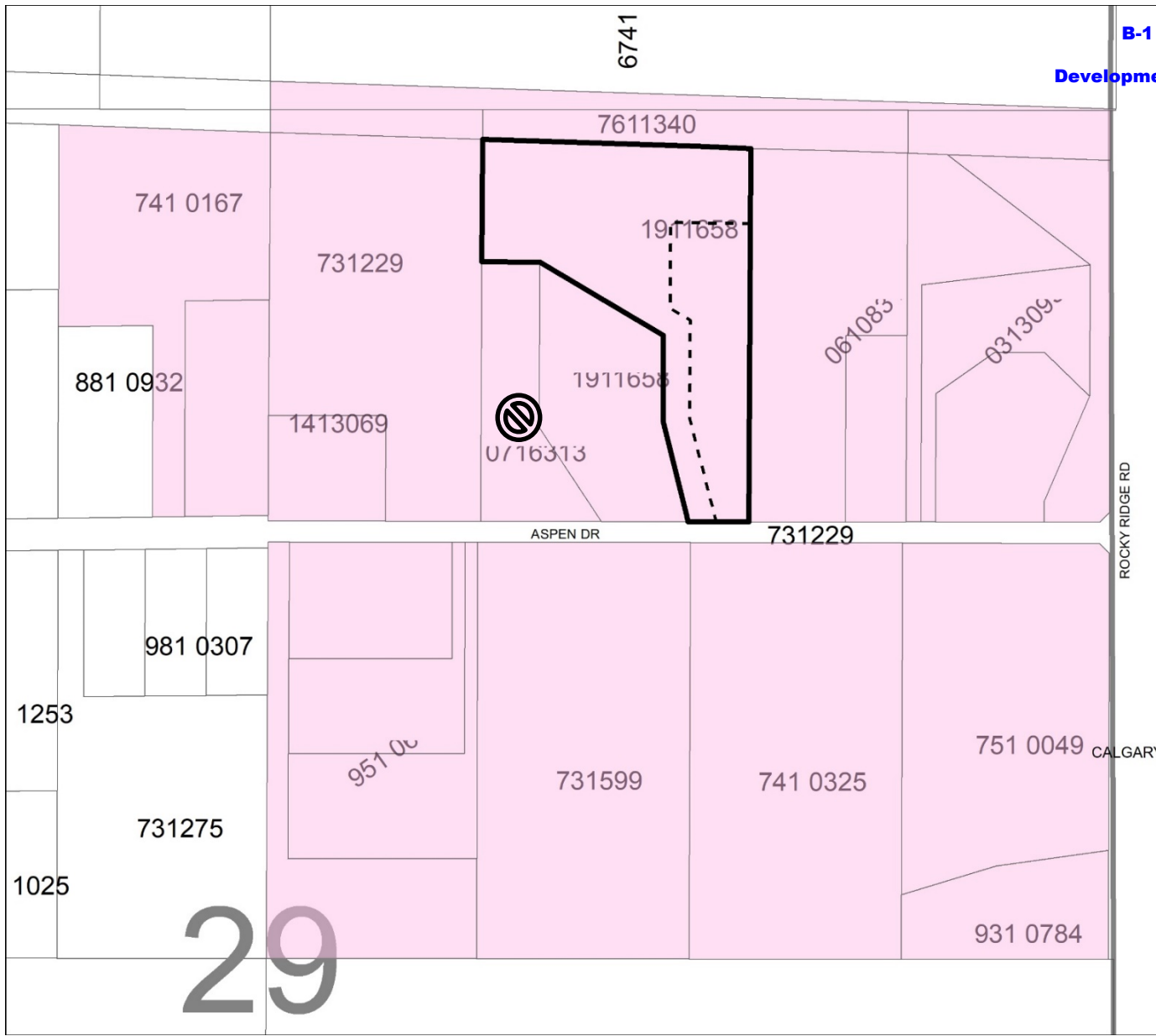
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Development Authority Presentation

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- PRDP20211237 for the construction of a dwelling, single detached with relaxation to the maximum building height applied for March 26, 2021.
- Development Authority conditionally approved the application on May 4, 2021.
- Notice of Decision circulated to 21 adjacent landowners
- 1 appeal received
- No letters of support or opposition received at time of report writing

## Landowner Circulation Area



### Legend

- Support 
- Opposition 

