



## **South Beach Development Permit Communication**



There have been a lot of emails and posts regarding the Appeal of the Development Permit for the South Beach Building. This communication is intended to provide clarity on the status of this Development Permit.

For context, the Owners Association of Harmony (OAH) engaged Modern Dimensions Design to prepare drawings and then submit a Development Permit application to Rocky View County (RVC) for the construction of the South Beach Building.

Following RVC's review of this application, the Development Permit application was conditionally approved by Rocky View Municipal Planning Commission. One of the RVC Development Permit conditions was that the application include two onsite parking stalls within the south beach area. The original application did not include any onsite parking for this building given existing site constraints and there was sufficient street parking adjacent to the building to accommodate the parking necessary parking requirements for the building use..

As we were at an impasse with this issue, and in order to move forward with the South Beach Building development permit, Modern Dimensions was instructed by the OAH to lodge an appeal of the conditional RVC Development Permit approval.



The Notice of a Hearing issued by Rocky View County Subdivision and Development Appeal Board was in response to the Modern Dimensions appeal of the South Beach Building Development Permit conditions of approval as noted above. Many residents in Harmony would have received the Notice of a Hearing.

Over the past few weeks Modern Dimensions and the OAH have worked very closely with the Rocky View County to find a way to accomplish the County's additional onsite parking requirement.

We are pleased to advise that through ongoing cooperation and collaboration with Rocky View County, the parking issue has now been resolved and the appeal lodged against the conditional development permit for the South Beach Building is being withdrawn.

As a result, the Appeal Hearing on this Development Permit application is no longer needed, and we anticipate the Development Permit will be issued shortly so construction can begin on our South Beach Building.

Thank you must go out to those who have written to us and offered their support on our appeal.

We look forward commencing with the site works on this building and will provide updates as the work progresses.

If you have any question please contact [admin@harmonyowners.com](mailto:admin@harmonyowners.com).

Thank you,