

**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**

MacDonald, Shane

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Tuesday, April 16, 2024

Roll: 06636004

**RE: Development Permit #PRDP20240516****Block 1, Plan 7810555, SW-36-26-02-05; (265110 SYMONS VALLEY ROAD)**

The Development Permit application for renewal of a Home-Based Business, (Type II), for a trucking company, relaxation of the allowable business use and relaxation of the permitted number of non-resident employees has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a Home-Based Business (Type II), for a trucking company, may continue to operate on the subject lands in general accordance with the approved site plan, application, and conditions of this permit including:
  - i. That the number of non-resident employees is relaxed from **two (2)** to **six (6)**.
    - a. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
  - ii. That the existing automotive-related use be allowed for this Home-Based Business (Type II).

**Permanent:**

2. That this Development Permit shall be valid until **May 7, 2029**.
3. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.

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5. That the hours of business operations of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 5:00 p.m., Monday to Friday.
6. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory buildings, and the outside storage area in accordance with the approved Site Plan.
7. That the operation of this business may generate up to eight (8) business-related visits per day.
  - i. That one business-related visit would include one (1) entry into the site and one (1) exit from the site.
8. That all vehicles, trailers, equipment, or materials that are used in the Home-Based Business (Type II) shall be kept within a building or the outside storage area in accordance with the approved Site Plan.
  - i. That any expansion of the approved outside storage area shall require a new Development Permit.
9. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely visually screened from adjacent lands and roadways, shall meet the minimum setback requirements, and shall not exceed **371.61 sq. m (4,000.00 sq. ft.)** in accordance with the approved site plan.
10. That all site landscaping or screening elements approved with the application, to mitigate any visual impacts of the outside storage area upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
11. That the Home-Based Business (Type II) shall not generate noise, smoke, steam, odour, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Home-Based Business (Type II) use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
  - i. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
12. That this approval does not include the salvaging/crushing/wrecking of motor vehicles.
13. That no on-site/off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
14. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of *Land Use Bylaw C-8000-2020* (LUB). 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.

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**Advisory:**

- That there shall be no parking or signage in the County's road right-of-way at any time.
- 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 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, May 7, 2024**, a Development Permit may be issued, unless there are specific conditions which 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,



Development Authority

Phone: 403-230-1401

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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