

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

Rai, Jaspal S.

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Tuesday, April 2, 2024

Roll: 05333105

RE: Development Permit #PRDP20234181

Lot 24, Block 1, Plan 0211172, NE-33-25-28-04; (14 NORTH SHORE POINT)

The Development Permit application for renewal of a Home-Based Business (Type II), for a landscaping company, relaxation to the maximum allowable outside storage area requirement and relaxation to the maximum number of non-resident employees requirement (amendment) 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 landscaping company, including outside storage, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
 - i. That the maximum number of non-resident employees shall be relaxed from **two (2) to five (5)**.
 - ii. That the maximum outside storage area shall be relaxed from **163.08 sq. m (1,755.46 sq. ft.) to 464.51 sq. m. (5,000.00 sq. ft.)**.

Permanent:

2. That this Development Permit, once issued, shall be valid until **April 2, 2025**.
3. That the number of non-resident employees shall not exceed five (5) at any time.
 - i. That an employee in this Home-Based Business (Type II) is a person who attends the property more than once in a seven (7) day period for business purposes.
4. That all outside storage part of the Home-Based Business (Type II) shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **464.51 sq. m. (5,000.00 sq. ft.)**.
5. That unless approved in writing by the Prairie Royale Water Co-op, water usage to support the Home-Based Business (Type II) shall not be drawn from the Prairie Royale Water Co-op and is strictly prohibited.
 - i. An alternative water source as indicated in the approved site plan and application details, shall be used at all times to support the Home-Based Business (Type II).



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- ii. The Applicant/Owner shall be required to demonstrate evidence of the alternative water source being implemented, to support the Home-Based Business (Type II) at the request of the County (e.g., receipts demonstrating the amount of water paid for to fill the alternative water source).
6. That operation of this Home-Based Business (Type II) may generate up to a maximum of four (4) business-related visits per day.
7. That the Home-Based Business shall not generate excessive noise between the hours of 18:00 p.m. and 8:00 a.m.
8. That the Home-Based Business (Type II) shall not generate noise, smoke, steam, odour, dust, 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 residential dwellings shall be preserved and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
9. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
10. That all on-site 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 motorists.
11. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory building, and outside storage area.
12. That all vehicles, trailers, or equipment that are used in the Home-Based Business (Type II) shall be kept within a building or designated outside storage area.
13. That no on-site or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted unless approved through a development permit.
14. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
15. That the operation of this Home-Based Business (Type II) shall be secondary to the residential use of the subject parcel.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022]*.

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- That any other government permits, approvals, 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, April 23, 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