



**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**

Dew, Lori

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Tuesday, April 2, 2024

Roll: 07517005

**RE: Development Permit #PRDP20240249**

**Block A, Plan 7907 JK, S-17-27-01-05; (14138 TWP RD 272)**

The Development Permit application for renewal of a Home Enterprise, for a septic field and tank installation service and septic pumping service business, including buildings and indoor and outdoor storage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a Home Enterprise, for a well and pump installation business, may continue to operate on the subject parcel in accordance with the approved site plan.

**Permanent:**

2. That this Development Permit shall be valid until **FEBRUARY 7, 2029**.
3. That the home enterprise shall be limited to the dwelling, the shop, two (2) storage buildings, the storage & equipment repair building, and the outside storage area as shown on the approved site plan.
4. That all outside storage that is a part of the home enterprise shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **1,114.84 sq. m (12,000.00 sq. ft.)**.
  - i. That any expansion of the approved outside storage area shall require a new Development Permit.
5. That all vehicles, trailers, equipment, or material that is used in the home enterprise shall be kept within a building or the outside storage area in accordance with the approved site plan.
6. That the maximum number of employees, including the Applicant/Owner, is five (5).
7. That at least two (2) marked customer parking spaces and five (5) marked employee parking spaces are located on the property within the outside storage area.



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8. That two (2) on-site, commercially produced identification signs for the home enterprise may remain on the subject property and shall be in accordance with the submitted signage details.
9. That no off-site advertisement signage associated with the home enterprise shall be permitted.
10. That no commodity other than the product or service of the home enterprise shall be sold on the premises.

**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 Unightly 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, 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,

A handwritten signature in black ink, appearing to read "D. Kowalski".

Development Authority  
Phone: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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