

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

Slobodan & Smiljana Radivojevic

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Tuesday, April 2, 2024

Roll: 04735027

RE: Development Permit #PRDP20240409

Lot 5, Plan 8810395, NE-35-24-03-05; (245249 RGE RD 31A)

The Development Permit application for renewal of Home-Based Business, Type II, for a woodworking business 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 woodworking business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

Permanent:

2. That this Development Permit shall be valid until **FEBRUARY 1, 2029**.
3. That the number of non-resident employees shall not exceed one (1) at any time.
 - i. That an employee in this Home-Based Business is a person who attends the property more than once in a seven day period for business purposes.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
6. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
7. That the Home-Based Business 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. The Home-Based Business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
8. That the Home-Based Business shall be limited to the dwelling and its accessory buildings.

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9. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings. There shall be no outside storage permitted for this business.
10. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
11. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
12. 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.

Advisory:

- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 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]*.

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

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