

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

Dick, Kimberly & Greenstein, Derek

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Tuesday, April 2, 2024

Roll: 03909029

RE: Development Permit #PRDP20240690

Lot 12, Block 9, Plan 1811530, NW-09-23-05-05; (31 BREEZEWOOD BAY)

The Development Permit application for renewal of Home-Based Business, (Type II), for a personal care 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 personal care business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
 - i. That for the purposes of this permit, the personal care business involves paramedical services such as reiki, qua sha massage, tui na eastern massage, cupping therapy, acupuncture, and acutonics (sound therapy).

Permanent:

2. That the Development Permit shall be valid until **APRIL 12, 2029**.
3. That there shall be no non-resident employees.
 - 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 operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
5. 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 neighbouring or adjacent residents.
6. That the Home-Based Business shall be limited to the dwelling unit and its accessory buildings.

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7. That there shall be no outside storage permitted on-site, unless otherwise approved through a Development Permit.
8. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings or approved outside storage area.
9. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
10. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
11. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That the business shall obtain any approvals for the business through Alberta Health Services, prior to operation, in accordance with the *Public Health Act, RSA 2000*.
- 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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