



## 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

Zuck, Derek & Renee

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Tuesday, February 6, 2024

Roll: 06115002

**RE: Development Permit #PRDP20237113**

**NE-15-26-26-04; (262243 RANGE ROAD 262)**

The Development Permit application for a Home-Based Business (Type II), for an auto restoration business, relaxation to the allowable business use requirement, the placement of one (1) non-illuminated fascia sign (existing), relaxation to the maximum fascia sign area requirement and relaxation to the maximum fascia sign height requirement, 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 an auto restoration business, may operate on the subject parcel in general accordance with the approved site plan, as amended.
  - i. That the Home-Based Business may operate as an automotive-related business;
  - ii. One (1) non-illuminated fascia sign, approximately 2.60 sq. m. (28.00 sq. ft.) in area;
    - a. That the maximum fascia sign area shall be relaxed from **0.50 sq. m. (5.38 sq. ft.)** to **2.60 sq. m (28.00 sq. ft.)**; and
    - b. That the maximum fascia sign height shall be relaxed from **1.50 m (4.92 ft.)** to **3.66 m (12.00 ft.)**.

#### Permanent:

2. That the number of non-resident employees shall not exceed two (2) 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.
3. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
4. 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.
5. That the operation of the Home-Based Business may generate up to a maximum of six (6) business-related visits per day.



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6. That the Home-Based Business shall be limited to the dwelling and its accessory buildings. That there shall be no outside storage of goods, materials, commodities, or finished products. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the existing dwelling or accessory buildings.
7. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.
8. 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.
9. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
10. That the display or placement of signage for the Home-Based Business shall be in accordance with Section 216 of the *Land Use Bylaw C-8000-2020*, except as noted within this approval.
11. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
12. That the Development Permit shall be valid until **FEBRUARY 28, 2025**.

**Advisory:**

- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, 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]*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 27, 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. Zuck'.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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