



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

McConnach, Marni

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Tuesday, July 1, 2025

Roll: 05828006

RE: Development Permit #PRDP20245282

Lot 1, Block 1, Plan 1811055, SE-28-25-04-05; (A, 254065 TOWERS TRAIL)

The Development Permit application for renewal of Home-Based Business (Type II), for health & wellness retreats, workshops, and classes, relaxation to the maximum number of business-related visits and relaxation to the maximum number of business-related signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the operation of a Home-Based Business (Type II), for health and wellness retreats, workshops and classes may continue on the subject lands in general accordance with the submitted application, revised site plan, and supporting documents as amended, and:
 - i. That the maximum number of vehicle trips be relaxed from eight (8) to twelve (12);
 - ii. That the maximum number of business-related signs be relaxed from one (1) to three (3);
 - iii. That three (3) freestanding directional signs may remain on the subject lands, in accordance with the approved plans under Board Order 2021-SDAB-016. The signs shall not exceed 0.50 sq. m. (5.38 sq. ft.) in area, or 1.50 m (4.92 ft.) in height, in accordance with the *Land Use Bylaw C-8000-2020*; and
 - iv. That all amenity areas and outdoor use of the property shall not exceed **400.00 sq. m. (4,305.56 sq. ft.)** in area, in accordance with the approved site plan

Permanent:

2. That the Home-Based Business (Type II) permit shall be valid for **two (2) years** from the date of issuance of the Development Permit.
3. That the Home-Based Business (Type II) shall be limited to the dwelling and accessory buildings only and that outside storage is not permitted.
4. That there shall be no non-resident employees associated with the Home-Based Business (Type II)



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5. That the operation of this Home-Based Business (Type II) may generate up to a maximum of twelve (12) business-related visits per day and that for the purposes of this permit, one business-related visit would include client arrival and departure.
6. That there shall be a minimum of twelve (12) parking stalls, including two (2) barrier-free, maintained on-site at all times, in accordance with the approved Site Plan.
7. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
8. That the hours of operation of this Home-Based Business (Type II) shall be:
 - i. Monday through Friday – 7:00 a.m. to 10:00 p.m.
 - ii. Saturday and Sunday – 9:00 a.m. to 10:00 p.m.
9. That there shall be no Vehicle (Commercial) used as part of the Home-Based Business.
 - i. For the purpose of this Home-Based Business, a Vehicle (commercial) means a vehicle, motor, exceeding 5,500.00 kg or 7.00 m (22.97 ft.) in length.
10. That the Accessory Building (yurt) shall not be used as a *Vacation Rental* at any time, unless approved by a Development Permit.
11. That any amenity or outdoor use of the property shall be ancillary in nature to the accessory building (yurt) for the Home-Based Business (Type II).
12. That overnight stays are not permitted, unless approved by a separate Development Permit.
13. That the operation of this Home-Based Business (Type II) shall be secondary to the residential use of the subject parcel and shall not change the residential character and external appearance of the land and buildings.
14. That any site landscaping or screening elements approved as part of PRDP20231259 shall be maintained onsite at all times.
15. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
16. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 227-230 of the County's *Land Use Bylaw C-8000-2020*. Lighting shall be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties
17. That any plan, technical submission, agreement or other matter submitted and approved as part of Board Order 2021-SDAB-016, PRDP20231259, or within this application, shall be adhered to, in perpetuity.

Advisory:

- That the County's *Noise Bylaw C-8067-2020* shall be adhered to at all times.
- That the Applicant/Owner shall adhere to any fire ban status identified within the County and shall ensure that proper site procedures are in place for any open flames.



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- That it is recommended the Applicant/Owner prepare and implement onsite an Emergency Management plan for the Home-Based Business (Type II) activities, in case of incident or an emergent event.
- That all customer parking shall be on the Owner's property at all times and there shall be no parking within a County roadway or right of way.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner is responsible for obtaining any permits through Alberta Environment & Protective Areas or Alberta Health Services, if required.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 2025**, 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. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca