

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

Rai, Jaspal S.

Page 1 of 3

Tuesday, July 1, 2025

Roll: 05333105

RE: Development Permit #PRDP20250210**Lot 24, Block 1, Plan 0211172, NE-33-25-28-04; (14 NORTH SHORE POINT)**

The Development Permit application for the renewal of a Home-Based Business (Type II), for a landscaping company, relaxation of the maximum number of non-resident employees and relaxation to the maximum allowable outside storage area requirements 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 landscaping company, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit, as amended:
 - i. That the maximum number of non-resident employees shall be relaxed from **two (2) to five (5)**.
 - ii. That the maximum outside storage area shall be relaxed from **163.08 sq. m (1,755.46 sq. ft.) to 458.83 sq. m. (4,938.82 sq. ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that includes revisions in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB). The revisions shall include
 - i. The new location of the outside storage area, not exceeding **458.83 sq. m. (4,938.82 sq. ft.)** in area, to the satisfaction of the Development Authority.
 - ii. Additional screening/ landscaping around the revised outside storage area, to the satisfaction of Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall move all business-related materials into the approved outdoor storage area as per the approved site plan.
 - i. That upon completion, a site inspection shall be requested by the Applicant/Owner and carried out by the County, or dated-stamped photos shall be submitted, to the satisfaction of the County



Rai, Jaspal S. #PRDP20250210

Page 2 of 3

Permanent:

4. That the Home-Based Business (Type II) permit shall be valid for **three (3)** years from the date of issuance of the Development Permit
5. That unless approved in writing by the Prairie Royale Water Co-op, water usage to support the Home-Based Business (Type II) shall not be drawn from the Prairie Royale Water Co-op and is strictly prohibited.
 - i. An alternative water source as indicated in the approved site plan and application details, shall be used at all times to support the Home-Based Business (Type II).
 - ii. The Applicant/Owner shall be required to demonstrate evidence of the alternative water source being implemented, to support the Home-Based Business (Type II) at the request of the County (e.g., receipts demonstrating the amount of water paid for to fill the alternative water source).
6. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory building, and outside storage area.
7. That the number of non-resident employees shall not exceed five (5) 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 (7) day period for business purposes.
8. That operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
9. That the use of business-related equipment for the Home-Based Business shall be limited to 8:00 a.m. to 6:00 p.m.
10. That all vehicles, trailers, or equipment that are used in the Home-Based Business (Type II) shall be kept within a building or designated outside storage area.
11. 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.
12. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
13. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
14. 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 225-227 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.



Rai, Jaspal S. #PRDP20250210

Page 3 of 3

15. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
16. 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 the privacy of the adjacent residential dwellings shall be preserved at all times. The Home-Based Business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

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, 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. Kaur".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT