

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

Jin, Xia

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Tuesday, July 15, 2025

Roll: 06636004**RE: Development Permit #PRDP20250171****Block 1, Plan 7810555, SW-36-26-02-05; (265110 SYMONS VALLEY ROAD)**

The Development Permit application for Farm Gate Sales, Agriculture (Intensive), construction of five (5) Accessory Buildings less than 930.00 sq. m (10,010.40 sq. ft.) [one (1) storage building and four (4) existing greenhouses], for an agricultural products business has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Farm Gate Sales and Agriculture (Intensive), for an agricultural products business, may take place on the subject lands, in accordance with the approved application, Site Plan, drawings, as amended, and conditions of approval including:
 - i. Construction of an Accessory Building (storage building), approximately 460.00 sq. m (4,951.40 sq. ft.) in area;
 - ii. Four (4) existing Accessory Building (greenhouses), each approximately 307.93 sq. m (3,314.53 sq. ft.) in area; and
 - iii. Onsite production and sales of agricultural products including chickens, ducks, geese, eggs, vegetables, fruits, greenhouse plants and flowers.

Prior to Release:

2. That prior to release of this Permit, the Applicant/Owner shall submit a Lighting Plan for all business-related exterior lighting fixtures, in accordance with Section 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised Site Plan to include the following components:
 - i. Location, quantity, and dimension of the minimum required motor vehicle parking stalls for the subject development, in accordance with Sections 232 – 239 of the LUB and Table 3.8.2.5 of the *National Building Code – 2023 Alberta Edition*;
 - ii. Location of any business-related garbage/recycling enclosures, in accordance with Section 251 – 252 of the LUB; and
 - iii. Dimensions of all driveway area(s) and parking areas associated with the subject development.



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4. That prior to release of this permit, the Applicant/Owner shall make payment of the required Transportation Off-Site Levy (TOL) for the development area of the approved development, in accordance with the County's *Regional Transportation Off-Site Levy Bylaw C-8007-2020*.
 - i. That the development area refers to the portion of lands utilized directly for development purposes, and includes the driveway access; all structures (buildings), any storage and display areas directly associated to the use; and the required parking area(s), as illustrated in the required revised site plan under condition #3 of this permit.
5. That prior to release of this permit, the Applicant/Owner shall submit Elevation and Floor Plan drawings for the four (4) existing Accessory Buildings (greenhouses) in accordance with Sections 95 (g), 100, 167, & 315 of the LUB.
6. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca ;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

7. That if the prior to release conditions have not been met by **February 28, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
8. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, and/or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
9. That the operation of this business may generate up to a maximum of **20** business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
10. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill/topsoil adjacent to or within 15.00 m (49.21 ft.) of the proposed buildings under construction unless a separate Development Permit has been issued for additional fill/excavation.
11. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.



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12. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
13. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
14. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof containers in accordance with the final approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
 - i. That any garbage/recycling containers shall be kept within the building or visually screened from all adjacent properties and public thoroughfares at all times.
15. That a minimum of sixteen (16) parking stalls, including two (2) barrier-free stalls, shall be maintained onsite at all times, as per the final approved site plan, in accordance with Section 236 of the LUB, and the *National Building Code – 2023 Edition*.
 - i. That all customer and employee parking shall be restricted to the subject parcel and there shall be no offsite parking; and
 - ii. That there shall be no parking and/or business signage placed in any public road right-of-way at any time.
16. That no onsite/off-site advertisement signage associated with the business shall be permitted.
17. That this approval does not include the uses of *Abattoir, Agriculture (Processing), Cannabis Cultivation, Cannabis Processing, and/or Farmers Market*, as defined in Part 8 of the LUB.
 - i. That this approval does not include aquaculture, agricultural research & development, herbal medicine uses, and/or onsite slaughtering of animals.
18. That where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.
19. That any build-up of manure shall be removed immediately from the subject lands, to the satisfaction of the County.
20. That if overgrazing becomes evident, revising practices may need to be implemented on-site or the number of animal units may need to be decreased, to the satisfaction of the County.
21. That the subject lands shall contain adequate fencing and be maintained at all times when livestock are present. No livestock shall be allowed in any unfenced areas.



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22. That any expansion/intensification/changes of the approved business areas shall require a new Development Permit.
23. That vehicular access for emergency vehicles to and from the subject parcels remain unimpeded/unobstructed at all times.
24. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby properties.
25. That development 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 development shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
26. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department for any building(s) used for the Home-Based Business, using the appropriate checklists and application forms, prior to commencement.
 - i. Compliance with the *National Energy Code* is also required.
- That the development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly Property Bylaw C-7690-2017*, *Road Use Agreement Bylaw C-8323-2022*, and *Animal Control Bylaw C-5758-2003* in perpetuity.
- That the development shall adhere to all regulations and requirements of the *Agricultural Operation Practices Act*, and *Disposal of Dead Animals Regulation*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Agriculture and Irrigation, prior to development commencement.
 - ii. That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement.



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- iii. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of the existing on-site groundwater wells for business purposes, prior to development commencement.
- iv. That the Applicant/Owner shall obtain any required approvals/permits from Alberta Health Services, prior to development commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 5, 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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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