



## 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

Chatha, Parminder

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Tuesday, July 29, 2025

Roll: 04333057

**RE: Development Permit #PRDP20250512**

**Lot 12, Block, Plan 9311225, NE-33-24-28-04; (245179 RANGE ROAD 283)**

The Development Permit application for Outside Parking of Vehicle (Commercial) in a residential district, relaxation to the maximum number of Vehicle (Commercial) in a residential district requirement, and relaxation to the maximum accessory building parcel coverage requirement, has been **conditionally approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the outside parking of *Vehicle (Commercial)* may commence on the subject lands, in accordance with the approved application, site plan, and conditions of approval as amended and including:
  - i. That the maximum number of *Vehicle (Commercial)* that may be parked on the residential parcel shall be relaxed from **one (1)** to **three (3)**; and
  - ii. That the maximum Accessory Building parcel coverage shall be relaxed from **285.00 sq. m. (3067.71 sq. ft.)** to **300.00 sq. m. (3229.17 sq. ft.)**.

### Prior to Release:

2. That prior to release of this permit, the installation of the proposed black wire metal fence, in accordance with the approved site plan, shall be completed by the Applicant/Owner.
  - i. That once completed, a site inspection shall be completed by the County or time and dates photos shall be submitted, to the satisfaction of the Development Authority.

### Permanent:

3. That if this Development Permit is not issued by **FEBRUARY 28, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That the County may consider the record of compliance and any enforcement actions taken in relation to the subject lands prior to evaluating any future development applications.
5. That any plan, technical submission, agreement, or documentation submitted and approved as part of this application, or in response to a prior to release condition, shall be implemented and adhered to in perpetuity, unless otherwise directed by the County.
6. That the outside parking area approved for the three (3) *Vehicle (Commercial)* shall be limited to a maximum total area of **235.00 sq. m. (2,529.52 sq. ft.)**, in accordance with the approved site plan, as amended.
  - i. Any proposed expansion, relocation, or alteration to the size, configuration, or location of the designated outside parking area shall require the submission of a new Development Permit application.



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7. That this approval does not permit the repair, maintenance, wrecking, salvaging, and/or sales of motor vehicles, trailers, commercial equipment, or any other automotive-related business activity to take place on the subject lands.
8. That the outside parking of *Vehicle (Commercial)* shall not alter the residential character or external appearance of the land and/or buildings.
9. That any additional *Vehicle (Commercial)* beyond the approved three (3) shall require a new Development Permit prior to being placed or operated from the subject lands.
10. That at any given time, a maximum of two (2) *Vehicle (Commercial)* trucks shall be used for business-related trips off-site.
11. That the Accessory Building (Quonset) shall not be used for *business* or *dwelling unit* purposes at any time, unless approved by a Development Permit.
12. That the *Vehicle (Commercial)* associated with this permit shall only be used for business-related trips traveling to and from the subject lands and shall not carry or store any business-related products or materials while parked on the subject site.
13. That the *Vehicle (Commercial)* operational hours shall be Monday – Saturday, 8:00 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m. only.
  - i. No loading, unloading, servicing, or maintenance of *Vehicle (Commercial)* shall occur on the subject site at any time.
14. That the operation of the *Vehicle (Commercial)* shall not result in disturbance or nuisance to adjacent landowners, to the satisfaction of the Development Authority.
15. That all site visual screening measures approved with the application, intended to mitigate visual impacts of the *Vehicle (Commercial)* parking on adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
16. That the *Vehicle (Commercial)* shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse considered offensive or excessive, in the opinion of the Development Authority. At all times, the privacy and enjoyment of adjacent residential dwellings shall be preserved, and the commercial vehicle use shall not unduly offend or interfere with surrounding properties.
17. That the Applicant/Owner shall take all necessary measures to control and prevent dust from leaving the site, ensuring that dust does not adversely affect adjacent properties or public roadways.
18. That the Applicant/Owner is responsible for ensuring that proper dust mitigations measures are adhered to on site.
19. 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.
20. That the Applicant/Owner shall be solely responsible for the clean-up and cost of any mud tracking and/or debris deposited on adjacent County roads as a result of this development.
21. That the site shall be maintained in a neat and orderly condition at all times, to the satisfaction of the County. All waste materials and refuse shall be stored in appropriate waste bins and disposed of at an approved disposal facility.



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22. That no on-site or off-site advertising signage shall be permitted in association with this development at any time.
23. 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 cutoff (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.

**Advisory:**

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 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 Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 19, 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](mailto:development@rockyview.ca)