

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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Maeg's Plant Design Co. (Hannay, Maegan)

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Tuesday, July 29, 2025

Roll: 04606243

RE: Development Permit #PRDP20253389

Lot UNIT 19, Plan 0212033, NW-06-24-02-05; (127 WINDING RIVER RISE)

The Development Permit application for Home-Based Business, Type I, for a plant and floral design business 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 I, for a plant and floral design business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

Permanent:

2. That this Development Permit shall be valid until **AUGUST 20, 2026**.
3. That the Home-Based Business shall be limited to the accessory use of the dwelling.
4. That the Home-Based Business shall have no employees that are not permanent residents of the dwelling.
5. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
6. That the Home-Based Business may generate up to two (2) business-related visits per day.
7. 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 neighboring or adjacent residents.
8. That all equipment used in the Home-Based Business shall be kept within the dwelling. There shall be no outside storage permitted for this business.
9. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
10. That there shall be no signage, exterior display, or advertisement of goods or services discernible from outside of the building.



Maeg's Plant Design Co. (Hannay, Maegan) **PRDP20253389**

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Advisory:

- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall adhere to the County's *Noise Bylaw C-8067-2020* and the *Unsightly Bylaw C-7960-2017* at all times.

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. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca