



## 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

Stingray Express Inc. (Ammann, Sandi)

Page 1 of 2

Tuesday, July 29, 2025

Roll: 02335023

**RE: Development Permit #PRDP20253675**

**Lot 3, Block 1, Plan 1014735, NW-35-22-28-04; (281218 TOWNSHIP ROAD 225A)**

The Development Permit application for renewal of a Home-Based Business (Type II), for a logistics office and relaxation to the maximum number of non-resident employees requirement 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 logistics office, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.
  - i. That the number of non-resident employees shall be relaxed from **two (2)** to **four (4)**.

#### Permanent:

2. That the Development Permit shall be valid until **AUGUST 20, 2028**.
3. That the number of non-resident employees shall not exceed four (4) at any time.
4. 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.
5. That operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
6. That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
7. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings.
8. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
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 5,500kg or 7.00 m in length.
10. 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.



Stingray Express Inc. (Sandi Ammann) #PRDP20253675

Page 2 of 2

11. 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.
12. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.

**Advisory:**

- That any other federal, provincial, or County permits, approvals, and/or compliances, 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.

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. Singh".

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)