



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

Larson, Ross & Mary

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Tuesday, June 17, 2025

Roll: 04209011

RE: Development Permit #PRDP20251771

Lot 5, Block 1, Plan 7711088, SE-09-24-27-04; (11 WILLOW VIEW)

The Development Permit application for renewal of a Home-Based Business (Type II), for a machine shop, relaxation to the maximum business-related visits per day, relaxation to the maximum number of non-resident employees, and relaxation to the maximum allowable outside storage area 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 machine shop, may continue to operate on the subject lands, in general accordance with the approved application, site plan, and conditions of approval including:
 - i. That the maximum number of business-related visits per day for the Home-Based Business (Type II) shall be relaxed from **four (4) to eight (8)**;
 - ii. That the maximum number of non-resident employees for the Home-Based Business (Type II) shall be relaxed from **two (2) to six (6)**;
 - iii. That the maximum allowable outside storage area for the Home-Based Business (Type II) shall be relaxed from **161.87 sq. m (1,742.40 sq. ft.) to 400.00 sq. m (4,305. 56 sq. ft.)**.

Permanent:

2. That this Development Permit, once issued, shall be valid for **five (5) years** from the date of issuance.
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
4. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory buildings, and approved outside storage areas, in accordance with the approved site plan.



Larson, Ross & Mary #PRDP20251771

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5. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
6. That the maximum number of non-resident employees shall not exceed six (6) 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-day period for employment purposes.
7. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 4:00 p.m., Monday to Friday.
8. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely screened from adjacent lands, shall meet the minimum setback requirements as approved within this permit, and shall not exceed **400.00 sq. m (4,305. 56 sq. ft.)**.
9. That all screening elements implemented to mitigate any visual impacts of the outside storage areas upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
 - i. That should outside storage-related concerns become evident, additional visual screening installation and/or reduction/relocation of outside storage may need to be implemented, to the satisfaction of the Development Authority.
10. That all vehicles, trailers, equipment, and material used in the Home-Based Business (Type II) shall be kept within a building or the outside storage areas in accordance with the approved site plan.
11. That there shall be no *Vehicle (Commercial)* used as part of the Home-Based Business.
 - i. That for the purpose of this Home-Based Business, a *Vehicle (Commercial)* means a vehicle, motor, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
12. That any expansion of the approved outside storage area shall require a new Development Permit.
13. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
14. That the operation of the Home-Based Business shall be secondary to the primary residential use of the subject parcel.
15. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
16. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of *Land Use Bylaw C-8000-2020* (LUB). Lighting shall be designed to conserve energy, reduce glare, and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.



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17. 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 neighbouring or adjacent residents.

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.
 - i. Compliance with the *National Energy Code* is also required.
- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, June 17, 2025

Roll Number: 04209011
Application Number: PRDP20251771
Division: 6

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

11 WILLOW VIEW. Located approximately 1.21 km (0.75 mile) south of Highway 1 and 0.20 km (0.13 mile) west of Vale View Road

What is the development permit proposing?

Renewal of a Home-Based Business (Type II), for a machine shop, relaxation to the maximum business-related visits per day, relaxation to the maximum number of non-resident employees, and relaxation to the maximum allowable outside storage area

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Larson, Ross & Mary
Owner(s): Larson, Ross & Mary
Legal: Lot 5 Block 1 Plan 7711088, SE-09-24-27-04

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

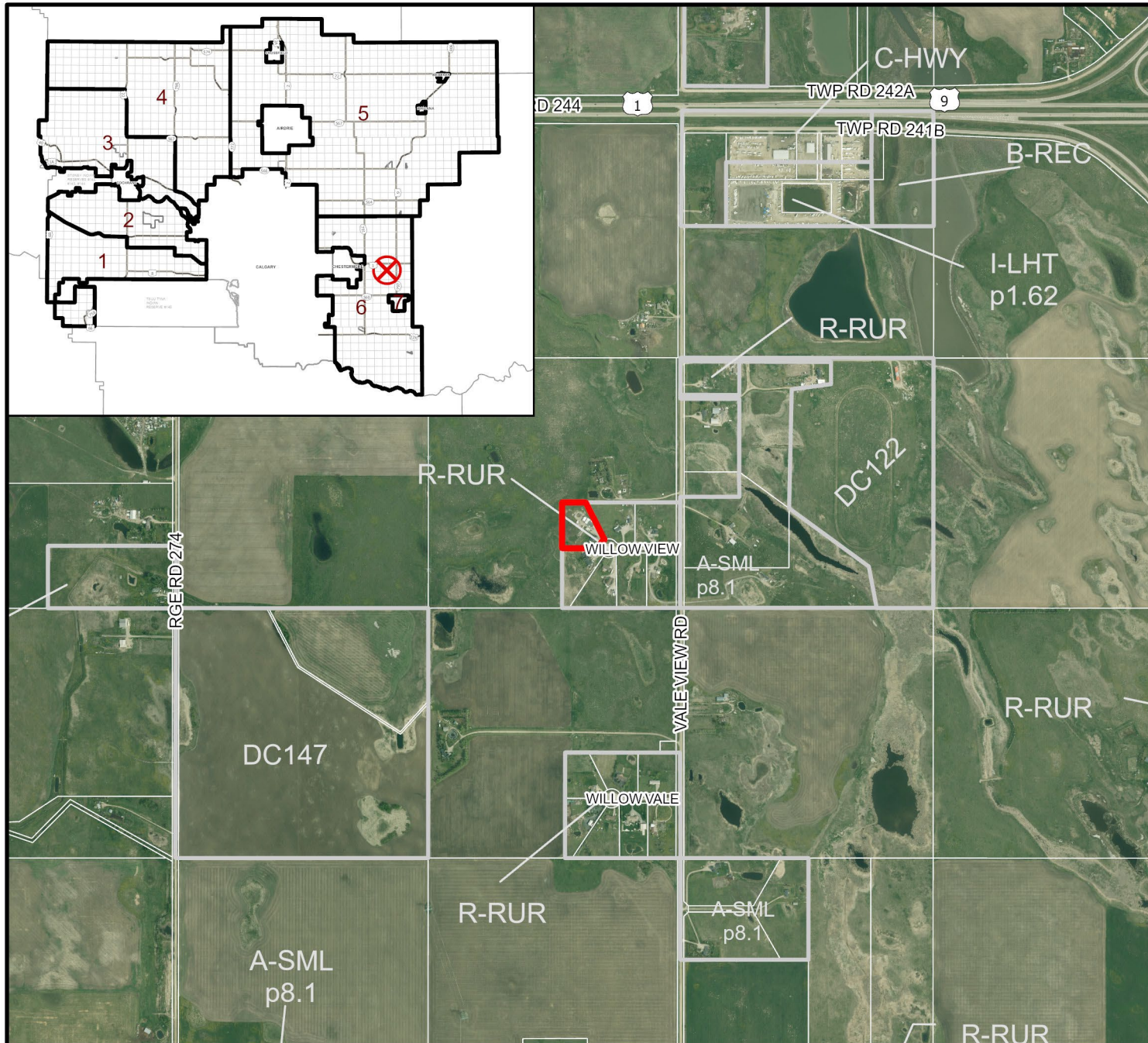
ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

Location & Context

Development Proposal

Renewal of a Home-Based Business (Type II), for a machine shop, relaxation to the maximum business-related visits per day, relaxation to the maximum number of non-resident employees, and relaxation to the maximum allowable outside storage area



Division: 6
 Roll: 04209011
 File: PRDP20251771
 Printed: 6/12/2025
 Legal: A portion of
 SE-09-24-27-W04M



ROCKY VIEW COUNTY

Site Plan

Development Proposal

Renewal of a Home-Based Business (Type II), for a machine shop, relaxation to the maximum business-related visits per day, relaxation to the maximum number of non-resident employees, and relaxation to the maximum allowable outside storage area



ROCKY VIEW COUNTY



- Outside Storage (~ 4,305.56 sq. ft.)



Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

All other storage of goods/materials/vehicles are for personal use

Printed: Jun 12, 2025

Division: 6
Roll: 04209011
File: PRDP20251771
Printed: 6/12/2025
Legal: A portion of
SE-09-24-27-W04M