



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

Lumley, Douglas

Page 1 of 2

Tuesday, May 20, 2025

Roll: 03223280

RE: Development Permit #PRDP20248175

Lot 1, Block 10, Plan 9611037, NW-23-23-27-04; (1 WELSHIMER CRESCENT NE)

The Development Permit application for the renewal of a Home-Based Business (Type II), for a motorcycle repair shop, relaxation to the allowable business use 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 motorcycle repair shop, may operate on the subject parcel in general accordance with the approved site plan, as amended.
 - i. Relaxation to the allowable business use, to allow an Automotive Related Business.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall ensure that both approaches to the subject parcel are built in accordance with County Servicing Standards.
 - i. The applicant/owner shall shall contact County Road Operations (roadapproach@rockyview.ca), to review the secondary road approach on the parcel.
 - ii. That upon review, the applicant/owner shall complete any necessary upgrades to the secondary access to ensure that it complies with all County Servicing Standards.
 - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

3. That if the prior to release condition has not been met by **November 20, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That this Development Permit shall be **valid for (5) five years** from date of issuance.
5. That this approval does not include the salvaging/crushing/wrecking of motor vehicles
6. That there shall be no non-resident employees associated with the Home-Based Business (Type II).
7. That the Home-Based Business hours of operation shall be Monday – Friday, 10:00 am to 6:00 pm.
8. That the operation of the Home-Based Business may generate up to a maximum of three (3) business-related visits per day
9. That the Home-Based Business (Type II) shall be limited to the dwelling and accessory building only and that no outside storage is permitted.
 - i. That the existing Shipping Containers are not included as part of this approval and shall not be used in the operations of the Home-Based Business (Type II)



Lumley, Douglas #PRDP20248175

Page 2 of 2

10. 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 7.0m in length
11. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within the designated accessory building
12. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
13. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
14. That no onsite or off-site advertisement signage associated with the Home-Based Business shall be permitted unless approved through a development permit.
15. 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.
16. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-227 of the LUB. 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.

Advisory:

- That all other government compliances and approvals 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.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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]*

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 10, 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. [illegible]'. The signature is written in a cursive style.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca