



## 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

Coy, Jamieson

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Tuesday, May 6, 2025

Roll: 06702003

**RE: Development Permit #PRDP20244919**

**Lot 3, Block 8, Plan 9011211, SE-02-26-03-05; (260091 WOODLAND ROAD)**

The Development Permit application for the renewal of a Home-Based Business (Type II), for a contractor (waste management) 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 II, for a contractor (waste management) business may operate on the subject parcel in accordance with the application details and approved site plan.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, which includes the proposed screening and compliance with the approved outdoor storage amount of **196.87 sq. m. (2,108.30 sq. ft.)**, to the satisfaction of the Development Authority.
3. That prior to release of this permit, the installation of the proposed screening, in accordance with the revised site plan, shall be completed by the Applicant/Owner:
  - i. That once completed, a site inspection shall be completed by the County to ensure compliance with the above condition, to the satisfaction of the Development Authority.

### Permanent:

4. That the Home-Based Business permit shall be valid for **one (1) year** from the date of issuance of the Development Permit.
5. That if this Development Permit is not issued by **September 30, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the original Development Permit application PRDP20232348 or submitted in response to a Prior to Release condition and shall be implemented onsite and adhered to in perpetuity.
7. That the business operation hours shall be limited to the following:
  - i. Weekdays (Monday to Friday) 8:00 a.m. to 5:00 p.m.
8. That no more than 2 (two) roll-off bins and 2 (two) trucks shall be used as part of the Home-Based Business.



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9. That all vehicles, trailers or equipment that are used in conjunction with the Home-Based Business shall be kept within a building or the approved storage area.
10. That the number of non-resident employees shall not exceed two (2) 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 (7) day period for business purposes.
11. That the operation of this business may generate up to three (3) business-related visits per day.
  - i. That one business-related visit would include one entry into the site and one exit from the site.
12. That all outside storage that is a part of the Home-Based Business shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed **196.87 sq. m. (2,108.30 sq. ft.)**.
13. That no refuse or garbage may be stored on site at any time.
14. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area.
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 the privacy and enjoyment of the adjacent residential dwellings shall be preserved at all times.
16. The Home-Based Business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
17. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.

#### Advisory:

- That any other government permits, approvals, 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, May 27, 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: 403-230-8158

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

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