



## 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

Borhot, Ali

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Tuesday, May 6, 2025

Roll: 03305056

**RE: Development Permit #PRDP20247339**

**Lot 6, Block A, Plan 0111726, SE-05-23-28-04; (230048 Range Road 284A)**

The Development Permit application for renewal of Home-Based Business (Type II), for a concrete supply storage business [readvertisement] 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 concrete supply storage business, may continue to operate on the subject parcel in general accordance with the approved site plan, as amended:

### Permanent:

2. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
3. That the Home-Based Business (Type II) shall be limited to the dwelling and accessory building only.
4. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within the designated accessory building.
5. No outside storage of business-related materials is permitted.
6. That the number of non-resident employees shall not exceed one (1) at any given 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.
7. That the operation of the Home-Based Business may generate up to a maximum of two (2) business-related visits per day, excluding employee visits.
8. That the Home-Based Business may generate up to a maximum of three (3) vehicle (commercial) visits annually.
  - i. That a commercial vehicle visit shall be included within the total number of business-related visits per day requirement.
9. That no commercial vehicles shall be parked overnight.
10. That the Home-Based Business hours of operation shall be Monday – Saturday, 8:00 am to 6:00 pm.
11. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
12. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.



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13. That no onsite or off-site advertisement signage associated with the Home-Based Business shall be permitted unless approved through a development permit.
14. 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.
15. 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 any 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, May 27, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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)