



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

MFAF Forming Ltd. (Jessica Ferreira)

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Tuesday, May 6, 2025

Roll: 03314006

RE: Development Permit #PRDP20251014

Lot 2, Block 3, Plan 2410677, NE-14-23-28-04; (232145 RANGE ROAD 281)

The Development Permit application for Home-Based Business (Type II), for a construction contractor business, relaxation to the minimum front yard setback requirement, and relaxation to the maximum allowable sign 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 construction contractor business, may operate on the subject lands, in accordance with the approved application, site plan, and conditions of approval including:
 - i. That the minimum front yard setback requirement for the outside storage area shall be relaxed from **45.00 m (147.64 ft.) to 12.00 m (39.37 ft.)**.
 - ii. That the maximum allowable sign area for the freestanding sign shall be relaxed from **0.50 sq. m (5.38 sq. ft.) to 1.86 sq. m (20.00 sq. ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall relocate all business-related vehicles, trailers, equipment, material into the approved outside storage areas or within a building, as per the approved site plan.
 - 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.
3. That prior to release of this permit, the Applicant/Owner shall submit a Screening Plan to ensure the approved outside storage area(s) of the Home-Based Business (Type II) are adequately visually screened from adjacent lands and roadways, in accordance with Section 146 a) of *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority.
 - i. That upon acceptance of the submitted Screening Plan by the County, the Applicant/Owner shall install the approved screening measures to the satisfaction of the Development Authority.



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Permanent:

4. That if the prior to release conditions have not been met by **October 31, 2025**, or the approved extension date, then this approval is null and void, and the Development Permit shall not be issued.
5. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
6. 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.
7. That the Home-Based Business shall be limited to the dwelling, accessory buildings, and approved outside storage area, in accordance with the approved site plan.
8. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
9. 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-day period for business purposes.
10. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 6:00 p.m., seven (7) days a week.
11. 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 **236.00 sq. m (2,540.28 sq. ft)**.
12. 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.
13. 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.
14. 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.
15. That any expansion of the approved outside storage area shall require a new Development Permit.
16. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
17. That the operation of the Home-Based Business shall be secondary to the primary residential use of the subject parcel.
18. That one (1) freestanding sign may be installed on the subject lands, in accordance with the approved application and site plan.
 - i. That the sign shall be kept in a safe, clean, and tidy condition at all times.



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19. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
20. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. 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.
21. 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, prior to commencement.
 - 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, 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: 403-520-8158

Email: development@rockyview.ca

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