



## 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

deHaas, Richard

Page 1 of 2

Tuesday, May 6, 2025

Roll: 03305081

**RE: Development Permit #PRDP20252265**

**Lot 2, Block 4, Plan 0914213, SE-05-23-28-04; (7 SHORTRIDGE PLACE)**

The Development Permit application for a Home-Based Business (Type II), for a wood working 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 wood working business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

#### Permanent:

2. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
3. That the number of non-resident employees shall not exceed two (2) at any time.
4. 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.
5. That operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
6. That the use of business-related equipment for the Home-Based Business shall be limited to 8:00 a.m. to 6:00 p.m.
7. That the Home-Based Business shall be limited to the dwelling and accessory building.
8. That there shall be no outside storage of business-related materials or vehicles.
9. 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 5,500.00 kg or 7.00 m (22.97 ft.) in length.
10. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings and approved outside storage area.
11. That no off-site advertising signage associated with the Home-Based Business shall be permitted.



deHaas, Richard #PRDP20252265

Page 2 of 2

12. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
13. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
14. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-227 of the County's *Land Use Bylaw C-8000-2020*. 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.
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 of the adjacent residential dwellings shall be preserved at all times. The Home-Based Business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

**Advisory:**

16. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
17. 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, appearing to be 'D. [Name]'.

Development Authority

Phone: 403-520-8158

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