

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

Planning Protocol (Rodney Potrie)

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Tuesday, October 21, 2025

Roll: 05328023**RE: Development Permit #PRDP20243235****Block 14, Plan 1144 LK, SW-28-25-28-04; (254038 RGE RD 284)**

The Development Permit application for Agriculture (Intensive), construction of three (3) Accessory Buildings less than 930.00 sq. m (10,010.40 sq. ft.) [storage buildings], for a tree farm and associated landscaping business, and relaxation to the minimum side yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Agriculture (Intensive), for a tree farm and associated landscaping business, may commence on the subject lands, in accordance with the approved application Site Plan, and drawings, as amended, and conditions of approval including:
 - i. Construction of an Accessory Building (storage building #1), approximately 50.00 sq. m (2,690.98 sq. ft.) in area;
 - ii. Construction of an Accessory Building (storage building #2), approximately 585.12 sq. m (6,298.18 sq. ft.) in area;
 - iii. Construction of an Accessory Building (storage building #3), approximately 585.12 sq. m (6,298.18 sq. ft.) in area;
 - iv. That the minimum side yard setback requirement for Accessory Building (storage building #2) shall be relaxed from **6.00 m (19.69 ft.) to 4.20 m (13.78 ft.)**;
 - v. Onsite planting and growing of trees; and
 - vi. Outside storage of landscaping materials and equipment.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall install 1.83 m (6.00 ft.) high chain-link fencing (with vinyl slats throughout), for the approved outside storage areas, as noted and approved on the submitted Site Plan.



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- i. That once the screening is installed on site, a site inspection shall be completed by the County to confirm that the outside storage areas have been screened adequately to the satisfaction of the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall relocate all business-related material, equipment, vehicles, and machinery into the approved outside storage areas and/or an enclosed building, as per the approved Site Plan.
 - i. That any excess material/clutter/refuse not associated with the business, that in the opinion of the Development Authority may cause a negative visual impact to adjacent lands/roadways, shall be relocated into an enclosed building and/or removed from the subject lands completely.
 - ii. That once completed, a site inspection shall be completed by the County, to ensure compliance with the above conditions, to the satisfaction of the Development Authority.
4. That prior to release of this permit, the Applicant/Owner shall make payment of the required Transportation Off-Site Levy (TOL) for the development area of the approved development, in accordance with the County's *Regional Transportation Off-Site Levy Bylaw C-8007-2020*.
 - i. That the development area refers to the portion of lands utilized directly for development purposes and includes the driveway access; all structures (buildings), any storage and display areas directly associated to the use; and the required parking area(s), as illustrated in the approved Site Plan.
5. That prior to release of this Permit, the Applicant/Owner shall confirmation of any business-related exterior lighting fixtures, in accordance with Section 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB).
6. That prior to release of this permit, the Applicant/Owner shall submit elevation drawings for the three (3) existing Accessory Buildings (storage buildings) in accordance with Sections 95 (g), 100, 167, & 315 of the LUB.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. That the Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. That any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. That if a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.



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Permanent:

8. That if the prior to release conditions have not been met by **May 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, and/or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
10. That the operation of this business may generate up to a maximum of eight (8) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
11. That the number of non-resident employees shall not exceed three (3) at any time.
 - i. That an employee in this business is a person who attends the property more than once in a seven-day period for employment purposes.
12. That the hours of operation of the business shall be limited to 8:00 a.m. to 5:00 p.m., seven (7) days a week.
13. That all outside storage that is a part of the business shall be completely screened from adjacent lands, shall meet the minimum setback requirements as approved within this permit, and shall not exceed **2,035.47 sq. m (6,678.04 sq. ft.)**.
14. That all vehicles, trailers, equipment, and material used in the business shall be kept within a building or the outside storage areas in accordance with the approved site plan.
15. 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.
16. That there shall be no more than 2.00 m (6.56 ft.) of excavation and/or 1.00 m (3.28 ft.) of fill/topsoil adjacent to or within 15.00 m (49.21 ft.) of the proposed buildings under construction unless a separate Development Permit has been issued for additional fill/excavation.
17. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
18. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and



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- ii. That upon completion of the development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
19. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
20. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof containers in accordance with the final approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
 - i. That any garbage/recycling containers shall be always kept within the building or visually screened from all adjacent properties and public thoroughfares.
21. That any expansion/intensification of the business shall require a new Development Permit.
22. That no on-site/off-site advertisement signage associated with the business shall be permitted.
23. 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.
24. That the business shall not be approved for a *Noise Exemption Permit*.
25. That the 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 business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
26. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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 business, using the appropriate checklists and application forms, prior to commencement.
 - i. Compliance with the *National Energy Code* is also required.



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- That the development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly Property Bylaw C-7690-2017*, and *Road Use Agreement Bylaw C-8323-2022*.
- That the development shall adhere to all regulations and requirements of the *Agricultural Operation Practices Act*.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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.
 - i. That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement.
 - ii. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Environment and Protected Areas, prior to development commencement.
 - iii. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Agriculture and Irrigation, prior to development commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 11, 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. [Name]'.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca