



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

Alex Johnson
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Tuesday, October 21, 2025

Roll: 07308002

RE: Development Permit #PRDP20254742

Lot 2, Block 1, Plan 0511283, SW-08-27-28-04; (271060 RANGE ROAD 285)

The Development Permit application for renewal of a Home-Based Business (Type II) for a landscaping 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 landscaping business, may continue to operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit including:
 - i. That the maximum number of non-resident employees shall be relaxed from **two (2)** to **four (4)**.
 - ii. That the maximum outside storage area shall be relaxed from **400.00 sq. m. (4,305.56 sq. ft.)** to **566.71 sq. m. (6,100.00 sq. ft.)**.
 - iii. That the minimum outside storage area side yard setback shall be relaxed from **6.00 m. (19.69 ft.)** to **3.05 m. (10.00 ft.)**

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall screen the outside storage areas as per the approved application landscaping plan.
 - i. That once screening is completed, a site inspection/confirmation shall be completed by the Development Authority to confirm the installation is per the approved application landscaping plan, to the satisfaction of the County.

Permanent:

3. That if this Development Permit is not issued by **May 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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4. That the Development Permit shall be valid for **three (3) years** from the date the development permit is issued.
5. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings and approved outside storage area.
6. That the number of non-resident employees shall not exceed four (4) 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.
7. That operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
8. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
9. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
10. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site.
11. That the Home-Based Business shall not generate noise, smoke, steam, odor, 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 neighboring or adjacent residents.
12. 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.

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 operations, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.



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- 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 November 16, 2022]*.

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,

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

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