



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

Baidwan, Navjosh

Page 1 of 3

Tuesday, October 21, 2025

Roll: 05319005

RE: Development Permit #PRDP20254779

NW-19-25-28-04; (253216 84 STREET NE)

The Development Permit application for a Home-Based Business (Type II), for a construction company and relaxation to the maximum number of non-resident employees requirement 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 company, may operate on the subject lands, in general accordance with the approved application and site plan, and conditions of approval including:
 - i. That the maximum number of non-resident employee requirement for the Home-Based Business (Type II) shall be relaxed from **two (2) to four (4)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall relocate all business-related vehicles, trailers, equipment, office trailer, shipping containers and other business-related material into the approved outside storage areas as per the approved site plan.
 - i. That once completed, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, 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 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.
 - ii. That once completed, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, to ensure compliance with the above condition, to the satisfaction of the Development Authority.

Permanent:

4. That if the prior to release conditions have not been met by **MAY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



Baidwan, Navjosh #PRDP20254779

Page 2 of 3

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, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That the Home-Based Business (Type II) shall be limited to the dwelling, single detached and outside storage area as per the approved site plan.
 - i. That the Home-Based Business (Type II) shall not utilize any Accessory Buildings unless otherwise approved through a Development Permit.
8. That the number of non-resident employees for the operation of this Home-Based Business 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-day period for business purposes.
9. That the operation of this business may generate up to **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.
10. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely visually screened from adjacent lands and roadways as per approved screening plan, shall meet the minimum setback requirements, and shall not exceed **275.00 sq. m (2,960.08 sq. ft.)** in accordance with the approved site plan.
 - i. That any expansion of the approved outside storage area shall require a new Development Permit.
11. That all vehicles, trailers, equipment, or material that is used in the Home-Based Business (Type II) shall be kept within the outside storage area in accordance with the approved site plan.
12. That a maximum of six (6) Vehicle (Commercial) shall be permitted for the Home-based Business.
 - i. The Vehicle (Commercial) includes, one (1) gravel truck, two (2) bobcats, and three (3) small trailers; and
 - ii. That all Vehicle (Commercial) shall be stored within the approved outside storage area in accordance with the approved site plan.
13. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the outside storage area upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
14. That the Home-Based Business (Type II) shall be ancillary to the primary agricultural and residential use.
15. That the Home-Based Business (Type II) 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 resident dwellings shall be preserved. The Home-Based Business (Type II) use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
16. That the approval of the Home-Based Business does not include the storage of unlicensed, derelict, or salvaged vehicles.
17. 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.



Baidwan, Navjosh #PRDP20254779

Page 3 of 3

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 buildings used for business purposes. 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* 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, 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. Baidwan'.

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