



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

Gill, Iqbal

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Tuesday, October 7, 2025

Roll: 07308017

RE: Development Permit #PRDP20253190

Lot 4, Block 1, Plan 0511283, SW-08-27-28-04; (271040 RANGE ROAD 285)

The Development Permit application for the renewal of Home-Based Business (Type II), for a landscaping company, relaxation to the maximum number of non-resident employee requirement and relaxation to the maximum outside storage area 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 landscaping 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 employees for the Home-Based Business (Type II) shall be relaxed from **two (2)** to **three (3)**;
 - ii. That the maximum outside storage area shall be relaxed from **400.00 sq. m. (4305.56 sq. ft.)** to **529.54 sq. m. (5,700.00 sq. ft.)**; including:
 - a. Existing three (3) Shipping Containers which may remain within the approved outside storage area.

Permanent:

2. That this Development Permit, once issued, shall be valid for **two (2) years** from the date of issuance.
3. That the Home-Based Business (Type II) shall be limited to the dwelling, single detached, accessory building and outside storage area as per the approved site plan.
4. That the number of non-resident employees for the operation of this Home-Based Business shall not exceed **three (3)** 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.



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5. That the operation of this business may generate up to **three (3) business-related visits** per day. *That one business-related visit would include one entry into the site and one exit from the site.*
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, including:
 - i. Approved screening plan submitted under PRDP20235653.
7. 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.
8. That all vehicles, trailers, equipment, shipping containers or material that is used in the Home-Based Business (Type II) shall be kept within a building or the outside storage area in accordance with the approved site plan.
9. 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 by a wooden fence, shall meet the minimum setback requirements, and shall not exceed **529.54 sq. m. (5,700.00 sq. ft.)** in accordance with the approved site plan.
 - ii. That any expansion of the approved outside storage area shall require a new Development Permit.
10. That the approval of the Home-Based Business does not include the storage of unlicensed, derelict, or salvaged vehicles.
11. That the Home-Based Business (Type II) shall be ancillary to the primary agricultural and residential use of the parcel.
12. That the Home-Based Business (Type II) shall not change the residential and agricultural character and external appearance of the land and buildings.
13. 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.
14. 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.



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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 and shipping containers 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, November 16, 2022]*.
- 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, October 28, 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. Iqbal".

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