



## 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

Velji, Alnoor & Shellina A.

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Tuesday, October 7, 2025

Roll: 04331006

**RE: Development Permit #PRDP20253375**

**Lot 1, Plan 9011064, NW-31-24-28-04; (245152 84 ST NE)**

The Development Permit application for Outdoor Storage, for an existing trucking company, and Dwelling Unit, accessory to principal use has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That Outdoor Storage, for an existing trucking company, may take place on the subject lands, in general accordance with the approved application, Site Plan, and the conditions of approval of this permit including:
  - i. Conversion of the existing Dwelling, Single Detached to Dwelling Unit, accessory to principal use.

### Permanent:

2. That this Development Permit, once issued, shall be valid for **three (3) years** from the date of issuance.
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
4. That the business shall be limited to the outdoor storage area, in accordance with the approved site plan.
5. That a maximum of **seventeen (17) Vehicles, Commercial** may be stored on the subject lands, at any time.
  - i. That a *Vehicle (Commercial)* means a vehicle, motor, exceeding 5,500 kg (12,125.42 lbs.) in weight or 7.00 m (22.97 ft.) in length.
6. That all outdoor storage shall be completely screened from adjacent lands and roadways and shall meet the minimum setback requirements of Section 442 of the County's *Land Use Bylaw C-8000-2020* (LUB).



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7. That all screening elements implemented to mitigate any visual impacts of the business upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
8. That the hours of operation of the subject business, including truck idling, shall be limited to **7:00AM – 6:00PM, Monday to Friday.**
9. That there shall be no queuing of business-related vehicles along 84<sup>th</sup> Street at any time.
  - i. That Applicant/Owner shall ensure to maintain any access gate a sufficient distance onto the subject lands, to ensure that the traffic movements on 84<sup>th</sup> Street are not impeded by any business-related vehicle traffic.
10. That all employee, and business-related parking shall be restricted to the subject lands. There shall be no offsite parking along any public road Right-of-Way(s) at any time.
11. That this approval does not include the repair, maintenance, salvaging, crushing, and/or retail sales of motor vehicles, at any time.
12. That this approval does not include the storage of derelict/wrecked motor vehicles, at any time.
13. That this approval does not include the construction/erection of any buildings, permanent or temporary.
14. That any addition/intensification to the existing dwelling shall require a separate issued Development Permit and Building Permit, prior to commencement.
15. 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 properties or roadways. All garbage/recycling containers shall be visually screened from all adjacent properties and public thoroughfares at all times.
16. That the Applicant/Owner shall take whatever means necessary to control and prevent dust associated with the development from escaping the site so that the dust originating therein shall not have adverse effects or nuisance to properties and roadways.
17. That the clean-up of any mud tracking and/or dirt that enters onto adjacent public roads as a result of the development, shall be the sole responsibility and cost of the Owner.
18. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
19. That any expansion/intensification of the approved business shall require a new Development Permit, prior to commencement.
20. That any future tenant(s) of the site shall require separate Development Permit approval OR New Business Tenant (No Change of Use) approval, prior to tenancy.
21. That no off-site/on-site advertisement signage associated with the business shall be permitted, at any time.



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22. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 231 of the LUB, and Section 11.7 of the *Conrich Area Structure Plan* (ASP). 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.
23. 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 adjacent lands shall be preserved. The business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent lands.

#### Advisory:

- That should the subject parcel be issued a separate permanent Development Permit for commercial/industrial development, the subject Development Permit shall be null and void.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2020*, *Roads and Transportation Bylaw C-8427-2023*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the subject site, to facilitate accurate emergency response.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the grantor of the instrument, prior to commencement.
- That any other federal, provincial, or municipal 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, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

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

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