



## 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

Singh, Dalvir

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Tuesday, October 7, 2025

Roll: 05335022

**RE: Development Permit #PRDP20255159**

**Lot 13, Plan 731491, NE-35-25-28-W04M; (255201 RANGE ROAD 281)**

The Development Permit application for the temporary Outside Parking of Vehicle (Commercial) in an agricultural district, relaxation to the maximum number of Vehicle (Commercial) in an agricultural district requirement, has been **conditionally approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the outside parking of Vehicle (Commercial) may commence on the subject lands, in accordance with the approved application, site plan, and conditions of approval as amended, including:
  - i. That the maximum number of Vehicle (Commercial) that may be parked on the agricultural parcel shall be relaxed from **one (1)** to **four (4)** (two [2] trucks and two [2] trailers).

### Permanent:

2. That if this Development Permit shall be valid for **one (1) year** from the date of issuance.
3. That upon the expiration of the Development permit, the three commercial vehicles shall be removed from the parcel immediately.
4. That the Vehicle (Commercial) associated with this permit shall not be used for business-related trips traveling to and from the subject lands and shall not carry or store any business-related products or materials while parked on the subject site.
5. That the number of trips for the Vehicle (Commercial) associated with this permit shall be limited to no more than one trip every three calendar months. That one trip would include one entry into the site and one exit from the site.
6. That this approval does not permit the repair, maintenance, wrecking, salvaging, and/or sales of motor vehicles, trailers, commercial equipment, or any other automotive-related business activity to take place on the subject lands.
7. That the County may consider the record of compliance and any enforcement actions taken in relation to the subject lands prior to evaluating any future development applications.
8. That any additional Vehicle (Commercial) beyond the approved four (4) shall require a new Development Permit prior to being placed or operated from the subject lands.



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9. That the parking of the Vehicle (Commercial) shall not result in disturbance or nuisance to adjacent landowners, to the satisfaction of the Development Authority.
10. That the Vehicle (Commercial) shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse considered offensive or excessive, in the opinion of the Development Authority. At all times, the privacy and enjoyment of adjacent residential dwellings shall be preserved, and the commercial vehicle use shall not unduly offend or interfere with surrounding properties.
11. That the Applicant/Owner shall take all necessary measures to control and prevent dust from leaving the site, ensuring that dust does not adversely affect adjacent properties or public roadways.
12. That the Applicant/Owner is responsible for ensuring that proper dust mitigations measures are adhered to on site.
13. That the Applicant/Owner shall be solely responsible for the clean-up and cost of any mud tracking and/or debris deposited on adjacent County roads as a result of this development.
14. That the site shall be maintained in a neat and orderly condition at all times, to the satisfaction of the County.

#### Advisory:

- *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, Noxious, or Nuisance weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of 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, 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. Singh'.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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