

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

Weldertech Inc. (Corwin Hryniuk)

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Tuesday, September 23, 2025

Roll: 05230021

RE: Development Permit #PRDP20252040

Lot 2, Block 4, Plan 8811331, NW-30-25-27-04; (254184 RGE RD 280)

The Development Permit application for renewal of a Home-Based Business (Type II), for a welding equipment repair shop 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 welding equipment repair shop may continue to operate on the subject lands, in general accordance with the approved application and site plan, and conditions of approval including:
 - i. That the maximum sign area for the fascia sign for the Home-Based Business (Type II) shall be relaxed from **0.50 sq. m (5.38 sq. ft.) to 1.49 sq. m (16.00 sq. ft.)**; and
 - ii. That the maximum sign height for the fascia sign for the Home-Based Business (Type II) shall be relaxed from **1.50 m (4.92 ft.) to 5.18 m (17.00 ft.)**.

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 Home-Based Business shall be limited to the dwelling, accessory buildings, and approved outside storage area, in accordance with the approved site plan.
5. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
6. That the number of non-resident employees shall not exceed two (2) at any time.

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- 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 employment purposes.
7. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 5:00 p.m., Monday to Friday.
8. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely screened from adjacent lands, shall meet the minimum setback requirements as approved within this permit, and shall not exceed **222.97 sq. m (2,400.00 sq. ft.)**.
9. That all vehicles, trailers, equipment, and material used in the Home-Based Business (Type II) shall be kept within a building or the outside storage areas in accordance with the approved site plan.
10. That all screening elements implemented to mitigate any visual impacts of the outside storage areas upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
11. That any expansion of the approved outside storage area shall require a new Development Permit.
12. That one (1) fascia sign on the subject lands may remain onsite, in accordance with the approved site plan and the conditions of approval of this permit, in accordance with Section 217 of the County's *Land Use Bylaw C-8000-2020*.
 - i. That the sign shall be kept in a safe, clean, and tidy condition at all times.
13. That the approval of the Home-Based Business (Type II) does not include the storage of unlicensed, derelict, or salvaged vehicles.
14. That there shall be no *Vehicle (Commercial)* used as part of the Home-Based Business.
 - i. That for the purpose of this Home-Based Business, 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.
15. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
16. That the operation of the Home-Based Business shall be secondary to the primary residential use of the subject parcel.
17. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
18. 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 uplift. 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.
19. That the Home-Based Business shall not be approved for a *Noise Exemption Permit*.
20. That all Shipping Containers (sea-cans) on the subject lands shall comply with Sections 150.1 – 150.2 of the LUB.

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21. That the Home-Based 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 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 neighbouring or adjacent residents.

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, using the appropriate checklists and application forms.
 - That compliance with the *National Energy Code* is also required.
- That there shall be no parking or signage in any public road right-of-way at any time.
- That the subject development shall conform to the *County's Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, 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.
 - That it is the responsibility of the Applicant/Owner to obtain and maintain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 14, 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: 403-230-1401
Email: development@rockyview.ca

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