



## 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

Drader, Natalie

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Tuesday, September 9, 2025

Roll: 04701338

**RE: Development Permit #PRDP20254971**

**Lot, Unit 43, Plan 0110008, NE-01-24-03-W05M; (76 GRANITE RIDGE)**

The Development Permit application for a Home Occupations, for an interior design consulting business has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That a Home Occupations, for an interior design consulting business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

### Permanent:

2. That the Home Occupations shall be limited to the principal dwelling only.
3. That there shall be no employees that are not permanent residents of the dwelling.
  - i. That an employee in this Home Occupations is a person who attends the property more than once in a seven-day period for business purposes.
4. That operation of this Home Occupations may generate up to a maximum of two (2) business-related visits per day.
5. That the Home Occupations shall not operate between the hours of 18:00 and 8:00 if the Home Occupations generate noise.
6. That the operation of the Home Occupations shall be secondary to the residential use of the subject parcel.
7. That the Home Occupations shall not change the residential character and external appearance of the land and buildings.
8. That the principal dwelling shall not be used for *Vacation Rental* or *Bed and Breakfast* purposes at any time.
9. That the Home Occupations shall not have any outside storage of equipment, goods, materials, commodities, or finished products.
10. That the Home Occupations shall not have any outside storage of Vehicle (Commercial), trailers, or equipment parked onsite.
11. That no off-site advertising signage associated with the Home Occupations shall be permitted.



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12. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building, at any times.
13. That the Home Occupations 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 Occupations shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.

**Advisory:**

- That there shall be no parking or signage on the County's Road Right-of-Way at any time.
- That the Applicant/Owner shall adhere to the County's *Noise Control Bylaw C-8067-2020* and the *Unsightly Bylaw C-7960-2017*, as amended, in perpetuity.
- That all other government compliances and approvals 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, September 30, 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. K. [unclear]".

Development Authority

Phone: 403-520-8158

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