



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

Pothier, Charles & Sandra

Page 1 of 2

Tuesday, September 12, 2023

Roll: 07303003

RE: Development Permit #PRDP20233957

NW-03-27-28-04; (270168 RANGE ROAD 283)

The Development Permit application for the renewal of a Home-Based Business, Type II, for a construction business 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 construction business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

Permanent:

2. That the number of non-resident employees shall not exceed two (2) 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 (7) day period for business purposes.
3. That operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
4. 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.
5. That the Home-Based Business shall be limited to the dwelling, its accessory buildings and approved outside storage area.
6. That all outside storage that is part of the Home-Based Business, Type II shall be screened from adjacent lands to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings and shall not exceed 139.35 sq. m (1,500.00 sq. ft.) in general accordance with the Site Plan.



Pothier, Charles & Sandra #PRDP20233957
Page 2 of 2

7. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings and approved outside storage area.
8. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
9. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
10. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
11. That the Development Permit shall be valid until **September 12, 2028**.

Advisory:

- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 3, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to issuance. 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 Development Appeal Committee.

Regards,

A handwritten signature in black ink, appearing to read "D. Pothier".

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

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