



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

Armstrong Custom Fabrication Inc. (Nathan James Armstrong)

Tuesday, September 19, 2023

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Roll: 02322002

RE: Development Permit #PRDP20232205

SW-22-22-28-04

The Development Permit application for Home-Based Business (Type II), for a custom fabrication business (within the existing dwelling and accessory buildings) 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 custom fabrication business, may operate on the subject lands in accordance with the approved Site Plan, application, and conditions of this permit, as amended.

Permanent:

2. That the Development Permit shall be valid until **October 11, 2024**.
3. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the Home-Based Business shall be limited to the dwelling and its accessory buildings.
5. 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.
6. That operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
7. That the Home-Based Business hours of operation shall be Monday – Friday, 8:00 – 18:00 and 10:00 – 18:00 on weekends and statutory holidays.
8. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
9. That there shall be no outdoor storage of goods, materials, commodities, or finished products.



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10. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
11. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within a building or approved storage area.
12. 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 neighboring or adjacent residents.
13. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorist.
14. That no off-site advertising signage associated with the Home-Based Business shall be permitted.

Advisory:

- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall adhere to the *County Noise Bylaw C-8067-2020* at all times.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **October 10, 2023**, a Development Permit may be issued, unless there are specific conditions which 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. [unclear]'.

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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