262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

Jamil Hussein

Tuesday, November 4, 2025

Roll: 03333008

RE: Development Permit #PRDP20256847

Block,1 Plan 0111882, SW-33-23-28-W04M; (235098 RANGE ROAD 284)

The Development Permit application for a Home-Based Business (Type II) for a hearing aid business, and installation of one (1) non-illuminated fascia sign, have 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 hearing aid business, may operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:
    i. That one (1) non-illuminated sign, approximately 2.44 m. (8.00 ft.) in length and 1.22 m (4.00 ft.) in height, which reads “ROCKY VIEW HEARING CENTRE”, may be allowed on the subject land in general accordance with the drawing submitted with the application.

Permanent:

2. That this Development Permit shall be valid for **one (1) year** from the date of issuance.
3. That the number of non-resident employees shall not exceed two (2) at any time.
    i. That an employee in this Home-Based Business (Type II) is a person who attends the property more than once in a seven (7) day period for business purposes.
4. That the operation of this Home-Based Business (Type II) shall not exceed 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.
5. That the Home-Based Business (Type II) shall be limited to the dwelling in accordance with the approved Site Plan. No business outside storage is permitted and there shall be no outside storage of goods, materials, commodities, or finished products.
6. That the operation of the Home-Based Business (Type II) shall be secondary to the residential use of the subject land.
7. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
8. That the operation of this Home-Based Business (Type II) shall not generate excessive or unacceptable increase in traffic within the neighbourhood or immediate area.
9. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.

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10. That the sign shall be kept in a safe, clean, and tidy condition at all times.
11. That there shall be no *Vehicle (Commercial)* used as part of the Home-Based Business.
    i. That "*vehicle (commercial)"* means a vehicle, motor, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
12. 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 225-227 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.
13. That the Home-Based Business (Type II) 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 Occupation shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.

Advisory:

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- 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, November 25, 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 County's Subdivision and Development Appeal Board.

Regards,

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

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