



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

Sewak Gill Enterprises Inc. (Gursewak Gill)

Page 1 of 3

Tuesday, November 18, 2025

Roll: 05330003

RE: Development Permit #PRDP20257021
NW-30-25-28-04; (254186 84 STREET NE)

The Development Permit application for renewal of a Home-Based Business (Type II), for a gravel truck business, relaxation to the maximum number of non-resident employees and relaxation to the allowable business use has been **conditionally-approved** by the Development Officer subject to the listed conditions below
(PLEASE READ ALL CONDITIONS):

Description:

1. That the Home-Based Business (Type II) for a gravel truck business may continue to operate on the subject lands, in accordance with the approved site plan and application, and conditions of approval including:
 - i. That the maximum number of non-resident employees shall be relaxed from **two (2) to three (3)**; and
 - ii. That the proposed automotive use be allowed for this Home-Based Business (Type II).

Permanent:

2. That this Development Permit, once issued, shall be valid for **five (5) years** from the date of issuance.
3. That the Home-Based Business (Type II) shall be ancillary to the primary agricultural and residential use of the parcel.
4. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
5. 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 resident dwellings shall be preserved. The Home-Based Business (Type II) use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
6. That the Home-Based Business (Type II) shall be limited to the dwelling and outside storage area as per the approved site plan.
7. That the operation of this business may generate up to eight (8) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.



Sewak Gill Enterprises Inc. (Gursewak Gill) **#PRDP20257021**

Page 2 of 3

8. That the number of non-resident employees for the operation of this Home-Based Business shall not exceed three (3) 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-day period for business purposes.
9. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely visually screened from adjacent lands and roadways, with the installed fencing and mature landscaping, and shall meet the minimum setback requirements, and shall not exceed **390.19 sq. m (4,200.00 sq. ft.)** in accordance with the approved site plan.
 - i. That there shall be no more than **four (4)** commercial vehicles (gravel trucks) related to the Home-Based Business (Type II) located on the subject parcel at any time.
10. That all vehicles, trailers, equipment, or material that is used in the Home-Based Business (Type II) shall be kept within a building or the outside storage area in accordance with the approved site plan.
11. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the outside storage area upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
12. That any expansion of the approved outside storage area shall require a new Development Permit.
13. That the approval of the Home-Based Business does not include the storage of unlicensed, derelict, or salvaged vehicles.
14. That this approval does not include the repair, maintenance, salvaging, and/or dismantling of motor vehicles.
15. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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 motorists.
16. That no on-site and/or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.

Advisory:

- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* 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.



ROCKY VIEW COUNTY

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

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

Sewak Gill Enterprises Inc. (Gursewak Gill) **#PRDP20257021**
Page 3 of 3

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 9, 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

THIS IS NOT A DEVELOPMENT PERMIT