ROCKY VIEW COUNTY

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

Birkett, Ken

Tuesday, November 25, 2025

Roll: 07914002

RE: Development Permit #PRDP20257084
NW-14-27-05-05; (272244 GRAND VALLEY RD)

The Development Permit application for Renewal of a Home-Based Business (Type II), for yoga, sound baths, and educational workshops, and relaxation to the maximum number of business-related visits per day 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 yoga, sound baths, and educational workshops, may continue to operate on the subject lands, in accordance with the approved site plan, drawings, and conditions of approval including:
    i. That the maximum number of business-related visits per day for the Home-Based Business (Type II) shall be relaxed from **eight (8) to ten (10).**

Permanent:

2. That this Development Permit, once issued, shall be valid for **five (5) years** from the date of issuance.
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, shall be implemented and adhered to in perpetuity.
4. That this approval does not include the outside storage of goods, materials, equipment, related to the Home-Based Business (Type II).
5. That this approval does not include the uses of *Care Facility (Clinic), Care Facility (Group), Recreation (Culture & Tourism), Special Function Business, Recreation (Outdoor), Recreation (Private),* or *Recreation (Public),* as defined in Part 8 of the County's *Land Use Bylaw C-8000-2020* (LUB).
6. That this approval does not include overnight stays of clientele/employees.
7. That the Home-Based Business shall be limited to the existing Accessory Building (*Geodesic Dome*).
8. That any changes and/or intensification of the Home-Based Business (Type II) shall require a new Development Permit, prior to commencement.
9. That the operation of this Home-Based Business may generate up to a maximum of ten (10) business-related visits per day.
    i. That one business-related visit would include one entry into the site and one exit from the site.
10. That the number of non-resident employees shall not exceed two (2) at any time.

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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 employment purposes.

11. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
12. That the operation of the Home-Based Business shall be secondary to the primary agricultural and residential use of the subject parcel.
13. That no on-site and/or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
14. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
15. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
16. That the Home-Based Business (Type II) shall not be issued for a *Noise Exemption Permit.*
17. 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.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to business operations, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly Property Bylaw C-7690-2017*, and *Road Use Agreement Bylaw C-8323-2022*, 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 16, 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,



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

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