



## 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

Iverson, Garrett

Tuesday, November 25, 2025

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Roll: 06827052

**RE: Development Permit #PRDP20256895**

**Lot 17, Block 2, Plan 5351 JK, SW-27-26-04-05; (47 COCHRANE LAKE TRAIL)**

The Development Permit application for renewal of a Home-Based Business (Type II), for a landscaping company and relaxation to the maximum outside storage area requirement 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 landscaping business may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit including:
  - i. That the maximum outside storage area shall be relaxed from **26.30 sq. m. (283.09 sq. ft.)** to **56.00 sq. m. (602.78 sq. ft.)**.

### 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 limited to the dwelling, single detached, accessory buildings and outside storage area as per the approved site plan.
4. 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.
5. That the operation of this Home-Based Business may generate up to a maximum of **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.
6. That all outside storage that is part of this 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 **56.00 sq. m (602.78 sq. ft.)** in general accordance with the approved Site Plan.
7. That outside storage shall be limited to the parking of a maximum of two (2) Vehicle (Commercial), and that no additional vehicles, equipment, or materials shall be stored within the outside storage area.
8. That a maximum of two (2) Vehicle (Commercial) shall be permitted for the Home-based Business.
9. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or designated outside storage area.



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10. That the operation of this Home-Based Business (Type II) shall be between the hours of 9:00 am to 6:00pm.
11. That the operation of this Home-Based Business (Type II) shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area
12. 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 and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
13. That the operation of this Home-Based Business (Type II) shall be secondary to the residential use of the subject parcel.
14. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
15. That no onsite or off-site advertisement signage associated with the Home-Based Business shall be permitted unless approved through a development permit.
16. That the approval of the Home-Based Business does not include the storage of unlicensed, derelict, or salvaged vehicles.
17. That there shall be no parking or signage in the County's Road Right-of-Way at any time.

**Advisory:**

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department, for any buildings used for business purposes. 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 & Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022]*.
- That any other government permits, approvals, 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 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. Kowalski".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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