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

Clague, Brandon.

Tuesday, November 25, 2025

Roll: 06705002

RE: Development Permit #PRDP20257595

Lot 4, Plan 9311812, NW-05-26-03-05; (260210 RANGE ROAD 35)

The Development Permit application for renewal of a Home-Based Business (Type II), for a recreational sports equipment repair and maintenance business 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 recreational sports equipment repair and maintenance business, may continue to operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:

Permanent:

2. That this Development Permit, shall be valid for **five (5) years** 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 is a person who attends the property more than once in a seven (7) day period for business purposes.
4. That the operation of the Home-Based Business shall not exceed four (4) business-related visits per day.
    i. That one business-related would include one entry into the site and one exit from the site.
5. That all outside storage that is part of the 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 **161.84 sq. m. (1,742.00 sq. ft.)** in general accordance with the Site Plan.
6. That the operation of the Home-Based Business shall be secondary to the residential use of the subject land.
7. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
8. That the operation of the Home-Based Business shall not generate excessive or unacceptable increase in traffic within the neighbourhood or immediate area.

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9. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the approved outside storage area in accordance with the approved Site plan.
10. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
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 motorists.
13. That the Home Occupation shall not generate noise, smoke, steam, odor, 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 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, 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 County's Subdivision and Development Appeal Board.

Regards,



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

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