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

Second Generation Exteriors (Brad Lambert).

Tuesday, November 25, 2025

Roll: 07526008

RE: Development Permit #PRDP20257339
SW-26-27-01-W05M; (274062 RANGE ROAD 12)

The Development Permit application for a Home-Based Business (Type II) for a for a roofing and siding company, and one (1) fascia sign, relaxation to the maximum sign area, and relaxation to the maximum sign height 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 roofing and siding company, and one (1) fascia sign, relaxation to the maximum area, and relaxation to the maximum height, may operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:
    i. Business Tenancy: *SECOND GENERATION EXTERIORS;*
    ii. That one (1) fascia sign, which reads "*SECOND GENERATION EXTERIORS*", may be allowed on the subject land.
        a. That the maximum allowable area for the sign shall be relaxed from **0.50 sq. m. (5.35 sq. ft.)** to **5.95 sq. m. (64.05 sq. ft.).**
        b. That the maximum allowable height for the sign shall be relaxed from **1.50 m. (4.92 ft.)** to **5.49 m. (18.01 ft.).**

Prior to release:

2. That prior to release, the Applicant/Owner shall confirm how they intend to access the site for Home-Based Business, Type II and if the existing approach they intend to use can accommodate turning movements of any trucks and trailers that will be accessing the site without impeding traffic movements.
    i. That should any upgrade work to the existing approach be required, the Applicant/Owner shall contact County Road Operations to confirm the scope of work to ensure adherence to County Servicing Standards.

Permanent:

3. That if this Development Permit is not issued by **June 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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4. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
5. That the access/approach to the Home-based Business shall be kept clean and maintained at all times.
6. That the number of non-resident employees for the operation of this Home-Based Business 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.
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.
8. That the Home-Based Business (Type II) shall be limited to the accessory building 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.
9. That the operation of the Home-Based Business (Type II) shall be secondary to the residential use of the subject land.
10. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
11. That the operation of the Home-Based Business (Type II) shall not generate excessive or unacceptable increase in traffic within the neighbourhood or immediate area.
12. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
13. That the sign shall be kept in a safe, clean, and tidy condition at all times.
14. 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.
15. 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.
16. 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 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.

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- 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.
    - *That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of the existing on-site groundwater well for business purposes, prior to commencement of operation.*

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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