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

Lyndsey Thiessen

Tuesday, November 25, 2025

Roll: 02232006

RE: Development Permit #PRDP20257723

Block 1, Plan 7410365, NE-32-22-27-04; (274119 TOWNSHIP ROAD 230)

The Development Permit application for the renewal of Home-Based Business, Type II, for a nail and hair salon business 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 nail and hair salon business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

Permanent:

2. That the Home-Based Business permit shall be valid for **five (5) years** from the date of issuance of the Development Permit.
3. That the Home-Based Business shall only operate between the hours of 8:00 a.m. and 6:00 p.m.
4. That the number of non-resident employees shall not exceed one (1) at any time.
5. 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.
6. That the Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
7. That one business-related visit would include one entry into the site and one exit from the site.
8. That there shall be two (2) parking stalls maintained at all times for the Home-Based Business (Type II).
9. That the Home-Based Business shall be limited to the Accessory Building only.
10. That the operation of the Home-Based Business shall be ancillary to the residential use of the subject parcel.
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 this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighborhood or immediate area.
13. That all vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings. There shall be no outside storage permitted for this business.
14. That no off-site advertising signage associated with the Home-Based Business shall be permitted.

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

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

15. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
16. 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.
17. 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.

Advisory:

- 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, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, Current as of December 7, 2023].*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner, including:
- That the Applicant/Owner shall obtain any required Provincial Alberta Health Services approvals.

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

THIS IS NOT A DEVELOPMENT PERMIT