

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

Waldner, Craig

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Tuesday, January 13, 2026

Roll: 07127005

RE: Development Permit #PRDP20257582

Lot 2, Plan 9810467; SE-27-27-26-W04M (262054 TOWNSHIP ROAD 274)

The Development Permit application for a Home-Based Business (Type II) for a tire shop, relaxation of the allowable business use 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 tire shop, may operate on the subject lands, in general accordance with the approved application and site plan, and conditions of approval including:
 - i. Relaxation to the allowable business use for a Home-Based Business (Type II) to allow for an automotive related business.

Permanent:

2. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
3. That the Home-Based Business (Type II) shall be limited to the dwelling, single detached and accessory building as per the approved site plan.
4. That there shall be no non-resident employees for the operation of this Home-Based Business.
5. 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.
6. That there shall be no outside storage as part of the Home-Based Business (Type II).
7. That all vehicles, equipment, or material that is used in the Home-Based Business (Type II) shall be kept within the accessory building (shop) in accordance with the approved site plan.
8. That the hours of operation of the Home-Based Business (Type II) shall be Monday – Friday 5:00 p.m. to 8:00 p.m. and Saturday - Sunday, 8:00 a.m. to 5:00 p.m.



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9. That the operation of the Home-Based Business is limited to the servicing of passenger vehicles only, no Vehicle (Commercial) shall be allowed to be serviced on the site.
 - i. That for the purpose of this Home-Based Business, a Vehicle (Commercial) means a vehicle, motor, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
10. That the operations of the Home-Based Business shall be limited to the minor automotive services such as tire installation and servicing.
11. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted as part of the application, shall be implemented and adhered to in perpetuity.
12. That the Home-Based Business (Type II) shall be ancillary to the primary agricultural and residential use of the parcel.
13. 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 the privacy of the adjacent resident dwellings shall be preserved at all times. The Home-Based Business (Type II) use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
14. That the approval of the Home-Based Business does not include the storage of unlicensed, derelict, or salvaged vehicles.
15. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-231 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 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 Home-Based business purposes. 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.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unightly Property Bylaw C-7690-2017* 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.

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 3, 2026**, 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
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Email: development@rockyview.ca