



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

Singh, Balbir

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Tuesday, January 20, 2026

Roll: 04328009

RE: Development Permit #PRDP20257241

Block B, E. Ptn, Plan 8.55 JK, SW-28-24-28-W04M; (283161 TOWNSHIP ROAD 244A)

The Development Permit application for renewal of a Home-Based Business (Type II), for a granite company, relaxation to the minimum outside storage front yard setback 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 Granite Company, may operate on the subject lands, in general accordance with the approved application, site plan, and conditions of approval including:
 - i. That the front yard setback requirement for the outside storage area shall be relaxed from **15.00 m (49.21 ft.) to 8.77 m (28.77 ft.)**.

Prior To Release:

2. That prior to release of this permit, the Applicant/Owner shall complete the installation of the existing fence, in accordance with the approved site plan.
 - i. That once completed, a site inspection shall be completed by the County, or time and dated photos shall be submitted, to the satisfaction of the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit a complete development permit application for the existing Accessory Building less than 930.00 sq. m. (10,0010.40 sq. ft.), which requires a relaxation to the minimum front yard setback requirement and relaxation to the maximum fence height requirement to the satisfaction of the Development Authority.

Permanent:

4. That if the prior to release conditions have not been met by **JULY 31, 2026**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.
5. That this Development Permit, once issued, shall be valid for **five (5) years** from the date of issuance.
6. That the operation of this Home-Based Business may generate up to a maximum of 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.

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7. That the maximum 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-day period for employment purposes.
8. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 6:00 p.m., Monday to Friday.
9. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
10. That the operation of the Home-Based Business shall be secondary to the primary residential use of the subject parcel.
11. That the Home-Based Business (Type II) shall be limited to the Accessory Building, and approved outside storage area only, in accordance with the approved site plan.
12. That any expansion of the approved outside storage area shall require a new Development Permit.
13. That all outside storage that is a part of the Home-Based Business (Type II) shall be screened from adjacent lands, shall meet the minimum setback requirements as approved within this permit, and shall not exceed **260.13 sq. m (2,800.00 sq. ft.)**.
14. That should outside storage-related concerns become evident, additional visual screening installation and/or reduction/relocation of outside storage may need to be implemented, to the satisfaction of the Development Authority.
15. That the approval of the Home-Based Business does not include the storage of unlicensed, derelict, or salvaged vehicles.
16. That all vehicles, trailers, equipment, and material used in the Home-Based Business (Type II) shall be kept within a building or the outside storage areas in accordance with the approved site plan.
17. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
18. 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.
19. 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* (LUB). 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 building(s) used for the Home-Based Business operations, using the appropriate checklists and application forms. 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.



ROCKY VIEW COUNTY

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- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 10, 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,

A handwritten signature in black ink, appearing to read "D. K. K. Development Authority".

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

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