

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

Hybrize Design Inc (Parabhjeet Singh)

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Tuesday, February 24, 2026

Roll: 05333090

RE: Development Permit #PRDP20252764

Lot 8, Plan 0012040, SE-33-25-28-W04M (134 SOUTH SHORE POINT)

The Development Permit application for a Home-Based Business (Type II), for a garage door company; placement of a Shipping Container (parcels greater than 3.95 acres) (existing), relaxation to the minimum setback requirement from a parcel holding an Agricultural or Residential designation 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 garage door company may operate on the subject lands, in general accordance with the approved application, site plan, and conditions of approval.
2. That one (1) Shipping Container, approximately 29.62 sq. m. (318.82 sq. ft.) in building footprint, may remain on the subject parcel, in accordance with the application, approved site plan, and the conditions of approval of this permit, as amended:
 - i. That the minimum front yard setback requirement from a parcel in an Agricultural or Residential District for the Shipping Container shall be relaxed from **50.00 m. (164.04 ft.)** to **22.19 m. (72.80 ft.)**.
 - ii. That the minimum side yard setback requirement from a parcel in an Agricultural or Residential District for the Shipping Container shall be relaxed from **50.00 m. (164.04 ft.)** to **23.79 m (78.05 ft.)**.

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall relocate all business-related vehicles and trailers into the approved outside storage areas as per the approved site plan or remove them from the parcel.
 - i. That once completed, the Applicant/Owner shall contact the County for an inspection, to ensure compliance with the above condition, to the satisfaction of the Development Authority.

Permanent:

4. That if the prior to release conditions have not been met by **APRIL 30, 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 **six (6) months** from the date of issuance.



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6. That the Applicant/Owner shall install/construct visual screening (1.83 m [6.00 ft.] high wooden fence) for the approved outside storage area, as per the approved site plan, in accordance with Section 146 of the County's *Land Use Bylaw C-8000-2020* (LUB). All business-related vehicles and shipping container shall be located within the outside storage area as per the approved site plan.
 - i. That once the screening has been installed, the Applicant/Owner shall contact the County for an inspection, to ensure compliance with the above condition, to the satisfaction of the Development Authority.
 - ii. That the screening shall be installed by **JUNE 30, 2026**, or through an approved extension date by the Development Authority, otherwise this approval is null and void.
 - iii. 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.
7. 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 **157.00 sq. m (1,689.93 sq. ft.)**.
8. 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.
9. That the outside storage shall be limited to the parking of a maximum of five (5) Vehicle (Commercial) and Shipping Container and that no additional vehicles, equipment, or materials shall be stored within the outside storage area. That the five (5) Vehicle Commercial are three (3) pickup trucks and two (2) trailers.
 - i. That if the Development Permit is not renewed or expires, all Home-Based Business vehicles, equipment, or materials including the Shipping Container shall be removed to the satisfaction of the Development Authority.
10. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory building, and approved outside storage area, in accordance with the approved site plan.
11. That there shall be no manufacturing, fabricating, or pre-cutting of materials as part of the operation of the Home-Based Business (Type II) on the site.
12. That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
13. 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.
14. That the hours of operation of the Home-Based Business (Type II) shall be limited to 9:00 a.m. to 6:00 p.m., Monday to Saturday.
15. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
16. That the operation of the Home-Based Business shall be secondary to the primary residential use of the subject parcel.
17. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.

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18. 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 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.
19. 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.

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) and the shipping container 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 on 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*, *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, March 17, 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 County's Subdivision and Development Appeal Board.

Regards,



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