

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

Outside the Auction (Jim Murphy)

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Tuesday, February 24, 2026

Roll: 07525005

RE: Development Permit # PRDP20257219

NE-25-27-01-W05M (10103 TOWNSHIP ROAD 275)

The Development Permit application for a Home-Based Business (Type II), for an agricultural equipment business, relaxation to the maximum sign area requirement and maximum sign height 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 agricultural equipment business, may operate on the subject lands, in general accordance with the approved application and site plan, and conditions of approval including:
 - i. Business Name "*Outside the Auction*";
 - ii. That the maximum freestanding sign area for the Home-Based Business (Type II) shall be relaxed from **0.50 sq. m (5.38 sq. ft.)** to **3.50 sq. m (37.67 sq. ft.)**; and
 - iii. That the maximum freestanding sign height for the Home-Based Business (Type II) shall be relaxed from **1.50 m (4.92 ft.)** to **2.40 m (7.87 ft.)**.

Permanent:

2. That this Development Permit shall be valid for **one (1) year** from the date of issuance.
3. That the Applicant/Owner shall install/construct visual screening of a 2.00 m (6.56 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).
 - i. That once completed, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, to ensure compliance with the above condition, to the satisfaction of the Development Authority.
 - ii. That the screening shall be installed no later than **JUNE 30, 2026**, or through an approved extension date by the Development Authority, otherwise this approval is null and void.
4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
5. That the operation of the Home-Based Business shall be secondary to the agricultural and residential use of the subject parcel.



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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-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 hours of operation of the Home-Based Business (Type II) shall be Monday – Friday, 8:00 a.m. to 6:00 p.m.
9. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the outside storage area upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
10. That this approval does include the onsite sales of *Vehicle (Agriculture)*, as required.
11. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely visually screened from adjacent lands and roadways as per approved screening plan, shall meet the minimum setback requirements, and shall not exceed **396.00 sq. m (4,262.51 sq. ft.)** 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 vehicles, equipment used in the Home-Based Business (Type II) shall be kept within the outside storage area in accordance with the approved site plan.
14. That the outside storage area shall be limited to the storage of *Vehicle (Agriculture)*.
 - i. That a maximum of eight (8) *Vehicle (Agriculture)* may be stored in the outside storage area, in accordance with the approved site plan.
 - a. “*Vehicle (Agriculture)*” means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.
15. That this approval of the Home-Based Business (Type II) does not include the use of onsite *Auctioneering*, as defined by the County’s LUB.
 - i. That this approval of the Home-Based Business (Type II) does not include the salvaging/crushing/wrecking and/or sales of vehicles/parts or include the storage of any unlicensed, derelict, or salvaged vehicles.
 - ii. That this approval of the Home-Based Business (Type II) does not include the storage or sales of *Vehicle (Commercial)*.
 - a. “*Vehicle (Commercial)*” means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
16. That the Home-Based Business (Type II) shall be limited to the Dwelling, Single Detached and outside storage area as per the approved site plan.
17. That the Home-Based Business shall not change the residential and agricultural character and external appearance of the land and buildings.
18. That the one (1) freestanding sign may be placed on the subject lands, in accordance with the approved site plan and Section 217 of the County’s LUB.



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- i. That the sign shall not be digital, illuminated, flashing, or animated at any time;
 - ii. That the sign shall be one sided;
 - iii. That the sign shall be kept in a safe, clean, and tidy condition at all times;
 - iv. That if the sign is not maintained to the satisfaction of the Development Authority; the sign may be required to be renovated or removed; and
 - v. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
19. 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 at all times, the privacy of the adjacent resident dwellings shall be preserved. 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.
20. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of the County's LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplift. All development will be required to demonstrate lighting design that includes fully shielded/cut-off lighting models and lighting that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties and adjacent roadways.

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 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*, *Nuisance and Unightly Property Bylaw C-7690-2017*, and *Road Use Agreement Bylaw C-8323-2022* 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,

A handwritten signature in black ink, appearing to read "D. Murphy".

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

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