

**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**

Brar, Ajmer Singh

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Tuesday, March 10, 2026

Roll: 05335031

**RE: Development Permit #PRDP20257689**

**Lot 1, Block 1, Plan 8811658, NE-35-25-28-04; (255133 RANGE ROAD 281)**

The Development Permit application for Home-Based Business (Type II), for the manufacturing of concrete and wooden stairs, 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 the manufacturing of concrete and wooden stairs, may commence and operate on the subject lands, in general accordance with the approved application, site plan, and conditions of approval including:
  - i. A perimeter solid slatted fenced, outside storage area of 400.00 sq. m (4,305.56 sq. ft), with approximately 6.00 ft., 3.00 inch high fencing, in accordance with the application.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall remove all the Automotive business-related storage associated with the previous Home-Based Business (Type II) use off the subject site.
  - i. That once removed, a site inspection shall be completed by the County and/or time and date photos shall be submitted to the satisfaction of the Development Authority.
3. That prior to the release of this permit, the Applicant/Owner shall submit details of all dust control measures and noise mitigation plans to be implemented to minimize on-site & off-site dust and noise impacts due to the proposed business use, to the satisfaction of the Development Authority.

**Permanent:**

4. That if this Development Permit is not issued by **SEPTEMBER 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 **one (1) year** from the date of issuance. *Note: The County will take into consideration any enforcement action of this Home-Based Business (Type II) prior to considering any subsequent applications.*
6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application shall be implemented and adhered to in perpetuity.



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7. That the Home-Based Business shall be limited to the approved outside storage area only and does not include the use of any Accessory Buildings.
  - i. That all outside storage that is a part of the Home-Based Business (Type II) shall be completely screened with the perimeter solid slatted fenced from adjacent lands, in perpetuity, shall meet the minimum setback requirements for buildings, and shall not exceed **400.00 sq. m (4,305.56 sq. ft)** in area.
  - ii. That any expansion of the approved outside storage area shall require a new Development Permit application.
  - iii. That all vehicles, trailers, and equipment used in the Home-Based Business (Type II) shall be kept within the outside storage area in accordance with the approved site plan.
  - iv. That there shall be only one (1) Vehicle (Commercial) used ancillary to the Home-Based Business (Type II) stored within the outside storage area at all times.
  - v. That all screening elements (solid slatted fencing) implemented 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.
8. That the accessory building shall not be used for *business* purposes at any time, including the parking of any Vehicle (Commercial) unless approved by a Development Permit.
  - i. "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00m in length.
9. That this approval does not include the storage of wrecked or derelict motor vehicles.
10. That this approval does not include the salvaging/crushing/wrecking and/or sales of motor vehicles/parts.
11. That operation of this Home-Based Business may generate up to a maximum of two (2) business-related visit per day.
  - i. That one business-related visit would include one entry into the site and one exit from the site.
12. That the 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 business purposes.
13. That there shall be a minimum of two (2) parking stalls for the Home-Based Business (Type II) at all times.
14. That the hours of operation of the Home-Based Business (Type II) shall be Monday – Saturday, 8:00 a.m. to 6:00 p.m.; Sundays 9:00 a.m. to 6:00 p.m.
15. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
16. That the operation of the Home-Based Business (Type II) shall be secondary to the agricultural and residential use of the subject parcel.
17. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.

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18. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
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 – 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.
20. 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 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 prior to any construction taking place, 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.
- 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 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 the site shall adhere to any requirements of any instruments registered on title.
- 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 31, 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](mailto:development@rockyview.ca)

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