

**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**

SBB HOLDING LTD (Rafiq Raja)

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Tuesday, March 24, 2026

Roll: 05336001

**RE: Development Permit #PRDP20260803  
SE-36-25-28-W04M; (255091 RANGE ROAD 280)**

The Development Permit application for renewal of a Home-Based Business (Type II) for a limousine business, relaxation to the maximum number of non-resident employee requirement and 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 the Home-Based Business (Type II), may continue to operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:
  - i. Relaxation to the allowable business use to include automotive related business; and
  - ii. Relaxation to the number of non-resident employees from **two (2) to four (4)**.

**Permanent:**

2. That this Development Permit, once issued, shall be valid for **five (5) years** from the date of issuance.
3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the original Development Permit application PRDP20203638 shall be implemented onsite and adhered to in perpetuity.
4. That the Home-Based Business (Type II) shall be ancillary to the primary agricultural and residential use of the parcel.
5. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.



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6. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
7. That the Home-Based Business shall be limited to the dwelling, accessory building and the outside storage area in accordance with the approved Site Plan.
8. That all outside storage that is a part of the Home-Based Business shall be completely visually screened from adjacent lands, shall meet the minimum setback requirements, and shall not exceed 400.00 sq. m. (4,305.56 sq. ft.) in accordance with the approved site plan.
  - i. That there shall be no more than 10 limousines parked in the designated storage area at any given time; and
  - ii. That any expansion of vehicle storage would require a new Development Permit.
9. That the number of non-resident employees for the operation of this Home-Based Business shall not exceed four (4) 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 (7) day period for business purposes.
10. That all vehicles, trailers, or equipment that is used in the Home-Based Business shall be kept within the dwelling, accessory building, or storage area in accordance with the approved Site Plan.
11. 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 (1) entry into the site and one (1) exit from the site.
12. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
13. That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
14. 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*. 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.
15. That the Home-Based Business (Type II) shall not generate noise, smoke, steam, odor, 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 (Type II) shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.

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**Advisory:**

- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- 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, April 14, 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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