

**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**

Carswell Planning Inc. (Bart Carswell)

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Tuesday, April 7, 2026

Roll: 06706023

**RE: Development Permit #PRDP20258797**

**Lot 1, Block 4, Plan 0410148; NW-06-26-03-W05M (260179 MOUNTAIN RIDGE PLACE)**

The Development Permit application for a Home-Based Business (Type II) for a yoga studio, 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 yoga studio, may operate on the subject lands, in general accordance with the approved application and site plan, dated March 3, 2026, as amended and conditions of approval including:
  - i. A Geodesic dome "*The Serenity Dome*" of approximately 50.30 sq. m. (541.42 sq. ft.) in area; and
  - ii. One (1) Freestanding sign "*The Serenity Dome*" of approximately 0.50 sq. m. (5.38 sq. ft.) in area.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall provide a revised site plan in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB), including the location of site servicing such as a porta potty and provide servicing and maintenance details, to the satisfaction of the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall provide a revised site plan in accordance with Section 223 of the County's LUB, including the location and dimensions of one (1) barrier free parking stall, to the satisfaction of the Development Authority.

**Permanent:**

4. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance. *Note, that the County will take into consideration any enforcement action result of the subject Home-Based Business (Type II) prior to considering subsequent application.*
5. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceeds any of the threshold identified below, the Applicant/Owner shall contact the County Road Operations ([roaduse@rockyview.ca](mailto:roaduse@rockyview.ca)) and provide haul details for materials and equipment required during construction and/or site development:



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- i. More than 30 vehicle movements within any seven (7) day period;
  - ii. More than five (5) vehicle movements within any one (1) hour period;
  - iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
    - a. Two (2) axles;
    - b. 11.00 (36.09 ft.) in length; or
    - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
  - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted as part of the application, shall be implemented and adhered to in perpetuity.
7. That the Home-Based Business (Type II) shall be ancillary to the primary residential use of the parcel.
8. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
9. That the Home-Based Business (Type II) shall be limited to the Accessory Building (Geodesic Dome) only, as per the approved site plan.
10. That the operation of this business may generate up to 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.
11. That the Applicant/Owner shall maintain a minimum of four (4) parking stalls, including one (1) barrier free parking stall, for the Home-Based Business (Type II) at all times.
12. That all the parking associated with the subject Home-Based Business (Type II) shall be restricted to on-site only and no parking is permitted within the County’s road right-of-way of Mountain Ridge Place.
13. That the subject Home-Based Business (Type II) shall not exceed the total occupancy of eight (8) guests at any one time.
14. That the hours of operation of the Home-Based Business (Type II) shall be Monday – Sunday 9:00 a.m. to 6:00 p.m.
15. That there shall be no non-resident employees for the operation of this Home-Based Business (Type II).
16. That there shall be no outside storage as part of the Home-Based Business (Type II).
17. That there shall be no Vehicle (Commercial) used as part of the Home-Based Business.
  - i. That for the purpose of this Home-Based Business, a Vehicle (Commercial) means a vehicle, motor, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
18. That the operation of the Home-Based Business (Type II) shall not generate excessive or unacceptable increase in traffic within the neighbourhood or immediate area.



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- i. That should the Home-Based Business (Type II) have significant traffic impacts; the existing access approach shall be updated/constructed to a 7.00 m wide paved approach as per the original subdivision (2002048) in accordance with the County Servicing Standards and to the satisfaction of the Development Authority.
19. That this approval does not include the authorization of any Special Events or Weddings to be held onsite.
20. That if the Home-Based Business (Type II) ceases operation and/or the development permit expires, all structures associated with the Home-Based Business (Type II) shall be removed from the site in their entirety, unless a new development permit application is submitted and approved.
21. That all approved signs shall be kept in a safe, clean, and tidy condition at all times.
  - i. That any additional signs, permanent or temporary shall require a separate Development Permit application;
  - ii. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed;
  - iii. That the sign shall be maintained in accordance with the design drawings and site plans as submitted with the application;
  - iv. That any future business sign not included within this development permit shall require development permit approval;
  - v. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic; and
  - vi. That the sign shall not be illuminated, digital, flashing, or animated at any time.
22. 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 the privacy of the adjacent resident dwellings shall be preserved at all times. 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.
23. 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 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.
24. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue date, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

#### **Advisory:**

25. 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 Home-Based business purposes. Compliance with the *National Energy Code* is also required.



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26. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
27. 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.
28. 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]*.
29. That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - i. That the subject site shall adhere to any requirements noted within Instrument #8747KV. (Deferred Reserve Caveat), Instrument #731 067 064 (Utility Right of Way), Instrument #801 065 631 (Restrictive Covenant), Instrument #041 023 693 (Roadway Caveator), Instrument #041 023 696 (Restrictive Covenant), Instrument #041 023 825 (Easement), Instrument #041 023 826 (Easement), Instrument #041 023 827 (Easement), Instrument #041 023 828 (Easement), Instrument #041 023 830 (Easement).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 28, 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 be 'D. K. [unclear]'. The signature is cursive and somewhat stylized.

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)