

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

Jennifer Dorey

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Tuesday, April 7, 2026

Roll: 05204012

RE: Development Permit #PRDP20260831

Block 3, Plan 9512826, SW-04-25-27-W04M; (250136 RANGE ROAD 274)

The Development Permit application for the renewal of a Home-Based Business (Type II) for campervan and camping equipment sales and rentals business, relaxation to the permitted allowable use and relaxation to the maximum outside storage area requirement 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. That the proposed Automotive use is permitted as a Home-based Business (Type II);
 - ii. That the maximum outside storage area shall be relaxed from **169.00 sq. m. (1,819.10 sq. ft.)** to **231.90 sq. m. (2,496.15 sq. ft.)**; and
 - iii. One (1) freestanding sign approximately 0.60 sq. m. (6.46 sq. ft.) in area may remain on the subject parcel, in accordance with the approved site plan.

Permanent:

2. That this Development Permit, once issued, shall be valid for **five (5) years** from the date of issuance.
3. That the Home-Based Business (Type II) shall be ancillary to the primary residential use of the parcel.
4. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
5. That the operation of the Home-Based Business (Type II) 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.



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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 (7) day period for business purposes.
7. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 6:00 p.m., Monday to Friday
8. That the Home-Based Business shall be limited to the Dwelling, Single Detached (attached garage), and the outside storage area in accordance with the approved Site Plan.
9. That all outside storage that is part of the Home-Based Business (Type II) shall be screened from adjacent lands to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings, and shall not exceed **231.90 sq. m. (2,496.15 sq. ft.)** in general accordance with the Site Plan.
 - i. That any expansion of the approved outside storage area shall require a new Development Permit.
10. That the operation of the Home-Based Business shall not generate excessive or unacceptable increase in traffic within the neighbourhood or immediate area.
11. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the approved outside storage area in accordance with the approved Site plan.
12. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
13. That there shall be no exterior display, or advertisement of goods or services discernible from the outside of the building.
14. That the sign shall be kept in a safe, clean, and tidy condition at all times.
15. That any non-domestic wastewater, antifreeze, oils or fuels that accumulate on site shall be in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment and Protected Areas.
16. 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.
17. 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 (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 a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. 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 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 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 read "D. Kowalski".

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