



**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**

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Tuesday, May 5, 2026

Roll: 05708387

**RE: Development Permit #PRDP20261116**

**Lot 3, Block 39, Plan 221906, NW-08-25-03-W05M; (188 GRAYLING ROAD)**

The Development Permit application for a Home-Based Business, Types I and II for tanning and hair salon business, 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 (Types I and II), may operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:

**Permanent:**

2. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
3. That the Home-Based Business (Types I and II) shall be ancillary to the primary residential use of the parcel.
4. That the Home-Based Business (Types I and II) shall not change the residential character and external appearance of the land and buildings
5. That the operation of the Home-Based Business (Types I and II) 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.
6. That there shall be no non-resident employees for the operation of this Home-Based Business.
  - 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.

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7. That the hours of operation of the Home-Based Business (Types I and II) shall be limited to 9:00 a.m. to 7:00 p.m., Tuesday to Saturday.
8. That the Home-Based Business shall be limited to the basement in accordance with the approved Site Plan. No business outside storage is permitted and there shall be no outside storage of goods, materials, commodities, or finished products.
9. That all customer parking shall be within the subject site in accordance with the approved site plan.
  - i. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
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 no on-site/or off-site advertisement signage associated with the Home-Based Business (Types I and II) shall be permitted.
12. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
13. That there shall be no *Vehicle (Commercial)* used as part of the Home-Based Business.
  - i. That "*vehicle (commercial)*" means a vehicle, motor, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
14. That this approval does not include retails sales on the subject lands.
15. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet *Section 27 of Land Use Bylaw C-4841-97*. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All developments will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
16. That the Home-Based Business (Types I and 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 (Types I and II) shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.

**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.

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- 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, May 26, 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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