

**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**

Problem Solved Plumbing & Heating Ltd. (Brody Burton).  
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Tuesday, May 5, 2026

Roll: 06834014

**RE: Development Permit #PRDP20261427**

**Block 4 W1/2, Plan 7710065, NW-34-26-04-W05M; (42245 WEEDON TRAIL)**

The Development Permit application for renewal of a Home-Based Business (Type II) for a plumbing and heating business, relaxation to the maximum number of non-resident employee 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), for a plumbing and heating business, may continue to operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:
  - i. That the maximum number of non-resident employees shall be relaxed from **two (2)** to **seven (7)**.

**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 seven (7) 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 there shall be a minimum of two (2) parking stalls maintained on-site at all times dedicated to the Home-Based Business.
8. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 4:00 p.m., Monday to Friday
9. That the Home-Based Business shall be limited to operate within the accessory building only, in accordance with the approved Site Plan. No portion of the existing approved Accessory Dwelling Unit can be utilized for business purposes. No business outside storage is permitted and there shall be no outside storage of goods, materials, commodities, or finished products.
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 the accessory building in accordance with the approved Site plan.
12. That no on-site/or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
13. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
14. 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.
15. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
16. 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 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, 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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