

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

Legacy Place Society (Diana Festejo)

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Tuesday, May 5, 2026

Roll: 06529004

**RE: Development Permit #PRDP20262308
NE-29-26-01-W05M; (264219 RANGE ROAD 14)**

The Development Permit application for a renewal of Home-Based Business (Type II), for an administrative office use, 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 an administrative office use, may operate on the subject parcel in accordance with the approved plans, application, and conditions of this permit.

Permanent:

2. That the Home-Based Business permit shall be valid for **five (5) year** from the date of issuance of the Development Permit.
3. That the number of non-resident employees 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-day period for business purposes.
4. That the operation of this Home-Based Business may generate up to a maximum of six (6) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
5. That there shall be a minimum of two (2) parking stalls maintained on-site at all times dedicated to the Home-Based Business.
6. That the operation of this Home-Based Business shall be limited to an administrative office use only, in the primary dwelling.
7. That no Accessory Building(s) shall be used as part of the Home-Based Business operations.

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8. That the hours of operation of the Home-Based Business shall be 8:00 to 20:00, Monday to Friday.
9. That the operation of this Home-Based Business shall not include any client programming, training or support services.
10. That this approval does not include the outside storage of goods, materials, equipment, related to the Home-Based Business (Type II).
11. That any expansion/intensification beyond office use of the Home-Based Business (Type II) shall require a new Development Permit.
12. That no signage shall be on the subject property, associated with the Home-Based Business.
13. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
14. That there shall be no Vehicle (Commercial) used as part of the Home-Based Business.
 - i. For the purpose of this Home-Based Business, a Vehicle (Commercial) means a vehicle, motor, exceeding 5,500kg or 7.00 m in length.
15. That the Home-Based Business 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 shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
16. 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.
17. That the operation of the Home-Based Business shall be secondary to the primary residential and agricultural use of the subject parcel.

Advisory:

- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That the subject development shall conform to the *County's Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.

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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 Subdivision and Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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