

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

Tardiff, James & Krista

Page 1 of 3

Tuesday, May 5, 2026

Roll: 02234007**RE: Development Permit #PRDP20260569****NW-34-22-27-W04M; (225157 RANGE ROAD 272)**

The Development Permit application for renewal of Home-Based Business, Type II, for an excavation business, relaxation to the maximum number of non-resident employee requirement 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, for an excavation business, may continue to operate on the subject parcel in accordance with the approved Site Plan and application package, as amended, and conditions of this permit, including:
 - i. That the number of non-resident employees shall be relaxed from **two (2)** to **three (3)**; and;
 - ii. That the maximum outside storage area requirement shall be relaxed from **400.00 sq. m. (4,305.56 sq. ft.)** to **800.00 sq. m. (8,611.13 sq. ft.)**.

Permanent:

2. That this Development Permit, once issued, shall be valid for **three (3) years** from the date of issuance. *Note: At the time of renewal, the Development Authority will take into consideration any and all enforcement actions into consideration.*
3. That any plan, technical submission, agreement, or documentation submitted and approved as part of this application, or in response to a prior to release condition, shall be implemented and adhered to in perpetuity, unless otherwise directed by the County.
4. That the number of non-resident employees shall not exceed three (3) at any time.
 - o 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.
5. That operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
6. That one business-related visit would include one entry into the site and one exit from the site.
7. That there shall be a minimum of three (3) parking stalls for the Home-Based Business (Type II) at all times.



Tardiff, James & Krista #PRDP20260569
Page 2 of 3

8. That the hours of operation of the Home-Based Business (Type II) shall be Monday – Saturday, 8:00 a.m. to 6:00 p.m.; Sundays 9:00 a.m. to 6:00 p.m.
9. That the Home-Based Business (Type II) shall be limited to the dwelling, its accessory buildings and approved outside storage area only.
10. 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 **800.00 sq. m. (8,611.13 sq. ft.)** in accordance with the approved Site Plan.
 - i. That all vehicles, trailers, and equipment used in the Home-Based Business (Type II) shall be kept within the outside storage area in accordance with the approved site plan; and
 - ii. Any proposed expansion, relocation, or alteration to the size, configuration, or location of the designated outside storage area shall require the submission of a new Development Permit application.
11. That all vehicles, trailers, or equipment used in the Home-Based Business (Type II) shall be kept within the buildings and approved outside storage area.
 - i. That there shall be no more than ten (10) Vehicle (Commercial) associated with the Home-Based Business (Type II) at any time.
12. That this approval does not permit the repair, maintenance, wrecking, salvaging, and/or sales of motor vehicles, trailers, commercial equipment, or any other automotive-related business activity to take place on the subject lands.
13. That no off-site advertising signage associated with the Home-Based Business (Type II) shall be permitted.
14. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
15. That the operation of the Home-Based Business shall be secondary to the agriculture and residential use of the subject parcel.
16. That the subject Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
17. 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 shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
18. 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* (LUB). All lighting shall be full cut-off (shielded) 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Tardiff, James & Krista #PRDP20260569
Page 3 of 3

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department for any building(s) used for the Home-Based Business operations, using the appropriate checklists and application forms. Compliance with the National Energy Code is also required.
- That there shall be no parking or signage on the County's Road Right-of-Way at any time.
- 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.
- 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 all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #911 046 869 (Irrigation Order/Notice), Instrument #941 305 916 (Caveat), Instrument #951 281 134 (Utility Right-of-Way), and Instrument #251 013 151 (Easement), in perpetuity.

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