



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

Denis, Meighan

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Tuesday, May 19, 2026

Roll: 04727017

RE: Development Permit #PRDP20262253

Lot 7, Plan 7410782, SW-27-24-03-05; (71 HUGGARD ROAD)

The Development Permit application for the renewal of a Home-Based Business, Type II, for a lawn care business 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 a lawn care business, may continue to operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

Permanent:

2. That this Development Permit shall be valid for **five (5) years** from the date of issuance.
3. That the operation of the Home-Based Business shall be secondary to the residential use of the subject 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 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.
6. That operation of this Home-Based Business may generate up to a maximum of 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.
7. That the operation of this Home-Based Business (Type II) shall be between the hours of 8:00 a.m. to 6:00 p.m., Monday to Friday.
8. 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 148.60 sq. m (1,599.52 sq. ft.) in general accordance with the Site Plan.
 - i. That the outside storage shall be limited to the parking of a maximum of two (2) pick up trucks and three (3) trailers and that no additional vehicles, equipment, or materials shall be stored within the outside storage area.
 - ii. That all vehicles, trailers used in the Home-Based Business shall be kept within the buildings or approved outside storage area.



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9. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
10. That there shall be no signage for the Home-Based Business, unless otherwise approved through a Development Permit.
11. That the Home-Based Business 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 shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

Advisory:

- That there shall be no resident or business parking or business signage within the County's Road Right-of-Way at any time.
- That all other government compliances and approvals 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 9, 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,

A handwritten signature in black ink, appearing to read "D. K...".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca