

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

Safri, Charanjit Singh

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Tuesday, June 2, 2026

Roll: 05335015

**RE: Development Permit #PRDP20256734
Block 14, Plan 1851 LK; NW-35-25-28-W04M (255210 RANGE ROAD 282)**

The Development Permit application for a Home-Based Business (Type II) for an automotive repair shop [commenced without permits], relaxation of the allowable business 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 automotive repair shop, may operate on the subject lands, in general accordance with the approved application and site plan, as amended and conditions of approval including:
 - i. Relaxation to the allowable business use for a Home-Based Business (Type II) to allow for an automotive related business use.

Permanent:

2. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance. *Note: At the time of renewal, the Development Authority will take into consideration any and all enforcement actions.*
3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted as part of the application, shall be implemented and adhered to in perpetuity, unless otherwise directed by the County.
4. That the Home-Based Business (Type II) shall be limited to the Dwelling, Single Detached, the subject Accessory Building (Shed), and the associated outside storage area as per the approved site plan.
5. That there shall be no non-resident employees for the operation of this Home-Based Business.
6. That the operation of this business may generate up to four (4) business-related visits per day.
7. That one business-related visit would include one entry into the site and one exit from the site.
8. That all vehicles, equipment, or material that is used in the Home-Based Business (Type II) shall be kept within the Accessory Building (Shop) [232.08 sq. m. (2,498.08 sq. ft.)] and/or the approved Outside Storage area [400.00 sq. m. (4,305.56 sq. ft.)], in accordance with the approved site plan.



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9. That the Home-Based Business (Type II) shall be ancillary to the primary residential and agriculture use of the parcel.
10. That the hours of operation of the Home-Based Business (Type II) shall be Monday – Friday 8:00 a.m. to 6:00 p.m.
11. That the operation of the Home-Based Business (Type II) is limited to the servicing of passenger vehicles only, no Vehicle (Commercial) shall be allowed to be serviced on the site.
 - i. That for the purpose of this Home-Based Business, a Vehicle (Commercial) means a vehicle, motor, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
12. 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 400.00 sq. m. (4,306.00 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 approved Outside Storage area in accordance with the approved site plan;
 - ii. That no salvaged or damaged vehicles shall be stored within the Outside Storage area; and
 - iii. 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.
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 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
16. That any non-domestic wastewater, ani-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site.
17. That the Home-Based Business (Type II) 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 the privacy of the adjacent resident dwellings shall be preserved at all times. The Home-Based Business (Type II) use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring 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 uplight, in accordance with Sections 225-231 of the County's *Land Use Bylaw C-8000-2020* (LUB). 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.



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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 buildings used for Home-Based business purposes. 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017* 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #1407KY. (Utility Right-of-Way), Instrument #6882KT. (Deferred Services Agreement), Instrument #1326KX. (Utility Right-of-Way) and Instrument #5874LO. (Utility Right-of-Way), in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 23, 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,

A handwritten signature in black ink, appearing to read 'D. Kaur'.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca