



**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**

Mountain Acres Property Service LTD (Ryley Reefke).

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Tuesday, June 16, 2026

Roll: 06713047

**RE: Development Permit #PRDP20260602**

**Lot 7, Block 9, Plan 9210373, SW-13-26-03-W05M; (262107 POPLAR HILL DRIVE)**

The Development Permit application for a Home-Based Business (Type II) for a landscaping business, relaxation to the maximum number of non-resident employee requirement; Single-lot Regrading and Placement of Clean Fill for the construction of a berm 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 landscaping business, may operate on the subject parcel in accordance with the approved application, Site Plan, and conditions of approval including:
  - i. That the maximum number of non-resident employees **shall be relaxed from two (2) to six (6)**.
  - ii. Installation of one (1) non-illuminated freestanding sign "MOUNTAIN ACRES", approximately 0.50 sq. m. (5.38 sq. ft.) in area and 1.00 m (3.28 ft.) in height, may be allowed on the subject land in general accordance with the drawing submitted with the application.
  - iii. A screened Outside Storage area, in accordance with the final site plan, up to a maximum of **± 195.09 sq. m (± 2,100.00 sq. ft.) in area, per the revised final site plan.**
  - iv. Employee parking area shall include personal employees' vehicles only and is located adjacent to outside storage area in accordance with approved site plan.
2. Single-lot Regrading and Placement of Clean Fill, for the construction of a berm approximately 1.82 m (6.00 ft) in height and approximately 305.82 cubic meter (10,800 cubic feet) volume.



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### Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SSIP shall include:
  - i. A grading plan that illustrates the original ground profile, the depth of proposed soil, the total amount of soil to be imported/exported from the site, and analysis of pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network;
  - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage; and
  - iii. Recommendations for Erosion and Sediment Control (ESC) mitigation measures.

### Permanent:

4. That if the prior to release conditions have been met by **DECEMBER 31, 2026**, or the approved extension date, then this approval is null and void, and the Development Permit shall not be issued.
5. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
  - i. That if the home-based business permit is not renewed, the Applicant/Owner shall submit a separate Development Permit for the constructed berm, to be maintained on the subject lands. If no Development Permit is issued, the constructed berm will be in non-compliance with the *County's Land Use Bylaw C-8000-2020 (LUB)*.
6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
7. That the Home-Based Business (Type II) shall be ancillary to the primary residential use of the parcel.
8. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings
9. That the operation of the Home-Based Business (Type II) may generate up to 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.
10. That the operation of the Home-Based Business shall not generate excessive or unacceptable increase in traffic within the neighbourhood or immediate area.



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11. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 6:00 p.m. Monday to Saturday and 9:00 a.m. to 6:00 p.m. on Sunday; No operations on Statutory Holidays.
12. That the number of non-resident employees for the operation of this Home-Based Business shall not exceed six (6) 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.
13. That the Home-Based Business shall be limited to the dwelling and the outside storage area in accordance with the approved Site Plan.
14. 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 **± 195.09 sq. m (± 2,100.00 sq. ft.)** in general accordance with the final site plan.
15. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within the approved outside storage area in accordance with the final site plan.
16. That no off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
17. That the sign shall be kept in a safe, clean, and tidy condition at all times.
18. That any expansion of the business including to the approved outside storage area shall require a new Development Permit.
19. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the outside storage area upon adjacent lands and/or roadways, shall be maintained on-site at all times, in perpetuity, to the satisfaction of the County.
20. 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.
21. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to native vegetation or farm crop after development is complete, as part of site restoration.
22. That it shall be the responsibility of the Applicant/Owner to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.



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23. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
  - i. That no onsite potable water shall be used for dust suppression purposes.
  - ii. That water trucks shall be available at all times on-site and utilized to control dust blowing from the site and/or roadways.
  - iii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
24. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any work is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
  - ii. That upon completion of the proposed development, the County may request the Applicant/Owners submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
25. 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 225-227 of the County's 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.
26. 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.

**Advisory:**

- 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], as amended.*



# ROCKY VIEW COUNTY

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- 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, July 7, 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. [unclear]'. The signature is written in a cursive style.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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