

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

Rakowski, Albert

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Tuesday, June 30, 2026

Roll: 06630005

RE: Development Permit #PRDP20262343

Block 1, Plan 6708 JK, SW-30-26-02-W05M (264018 BEARSPAW ROAD)

The Development Permit application for renewal of Home-Based Business (Type II), for a vacuum truck service, relaxation to the maximum number of non-resident employee requirement 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 vacuum truck service may continue to operate on the subject lands, in general accordance with the approved application, site plan, and conditions of approval, including:
 - i. That the maximum number of non-resident employees for a Home-Based Business (Type II) shall be relaxed from from **two (2) to four (4)**.

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 maximum number of non-resident employees shall not exceed four (4) 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 the operation of this Home-Based Business may generate up to a maximum of eight (8) 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 Home-Based Business (Type II) shall be limited to the dwelling, accessory buildings, and approved outside storage area, in accordance with the approved site plan.
8. That all outside storage that is a part of the Home-Based Business (Type II) shall be screened from adjacent lands, shall meet the minimum setback requirements as approved within this permit, and shall not exceed **9.30 sq. m (100.00 sq. ft.)**.
9. That all vehicles, trailers, equipment, and material used in the Home-Based Business (Type II) shall be kept within a building or the outside storage areas in accordance with the approved site plan.



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10. That a maximum of four (4) Vehicle (Commercial) (vacuum trucks) shall be permitted for the Home-Based Business.
11. 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.
12. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
13. 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 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.
14. 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 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*, 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 Applicant/Owner shall ensure that the diesel tank located on the subject lands is registered and permitted by the Alberta Safety Codes Authority (ASCA) & Safety Codes Council of Alberta.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 21, 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. Kowalski'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca