



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

Smith, Larry & Shirley

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Tuesday, June 30, 2026

Roll: 06424010

RE: Development Permit #PRDP20251626

Lot 1, Plan 9112223, SE-24-26-29-04; (263127 RANGE 290)

The Development Permit application for renewal of Home-Based Business (Type II), for a concrete company 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 concrete company, may continue to operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit, as amended.
 - i. That the maximum outside storage area shall be relaxed from **255.36 sq. m. (2,748.64 sq. ft)** to **260.13 sq. m. (2,800 sq. ft.)**

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall move all business-related materials into the approved outdoor storage area as per the approved site plan.
 - i. That upon completion, a site inspection shall be requested by the Applicant/Owner and carried out by the County, or dated-stamped photos shall be submitted, to the satisfaction of the County

Permanent:

3. That the Home-Based Business (Type II) permit shall be valid for **five (5)** years from the date of issuance of the Development Permit
4. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory building, and approved outside storage area.
5. That all outside storage that is part of this 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 the buildings, and shall not exceed **260.13 sq. m. (2,800.00 sq. ft.)** in general accordance with the approved Site Plan.
6. 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 (7) day period for business purposes.
7. 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.

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8. That the use of business-related equipment for the Home-Based Business shall be limited to 8:00 a.m. to 6:00 p.m.
9. That all vehicles, trailers, or equipment that are used in the Home-Based Business (Type II) shall be kept within a building or designated outside storage area.
10. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
11. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
12. 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 *Land Use Bylaw C-8000-2020*. 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.
13. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
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 the privacy of the adjacent residential dwellings shall be preserved at all times. 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 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.
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023], as amended.

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,



Development Authority
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