

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

Sciore, Adelmo L.

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Tuesday, June 30, 2026

Roll: 07315005

RE: Development Permit #PRDP20252077

Lot 3, Block 8, Plan 9611667, SE-15-27-28-04; (282050 TWP RD 272)

The Development Permit application for renewal of a Home-Based Business (Type II), for an automotive repair business, relaxation to the allowable business use, maximum number of business-related visits, non-resident employee, and minimum outside storage setback requirements 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 business, may operate on the subject parcel in general accordance with the approved site plan, as amended.
 - i. Relaxation to the allowable business use, to allow an Automotive Related Business;
 - ii. That the maximum number of business-related visits per day for the Home-Based Business (Type II) shall be relaxed from **four (4)** to **five (5)**;
 - iii. That the maximum number of non-resident employees for the Home-Based Business (Type II) shall be relaxed from **two (2)** to **three (3)**;
 - iv. That the minimum rear yard outside storage setback requirement shall be relaxed from **7.00 m. (22.97 ft.)** to **0.00 m. (0.00 ft.)**; and
 - v. That the minimum eastern side yard outside storage setback requirement shall be relaxed from **3.00 m. (9.84 ft.)** to **0.00 m. (0.00 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.



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Permanent:

3. That if this Development Permit is not issued by **JANUARY 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That this Development Permit shall be **valid for one (1) year** from date of issuance.
5. That this approval does not include the salvaging/crushing/wrecking of motor vehicles.
6. That the number of non-resident employees shall not exceed three (3) at any given 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 the Home-Based Business hours of operation shall be Monday – Friday, 8:00 a.m. to 4:30 p.m.
8. That the Home-Based Business shall only operate between the months of May – October, inclusive.
9. That the operation of the Home-Based Business may generate up to a maximum of five (5) 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 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 building unless otherwise stated in this permit, and shall not exceed **246.19 sq. m. (2,650.00 sq. ft.)** in general accordance with the approved Site Plan.
 - i. That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
11. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within the designated accessory building or approved outside storage area.
12. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
13. That no onsite or off-site advertisement signage associated with the Home-Based Business shall be permitted unless approved through a development permit.
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.
15. 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.

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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 Regulated, Prohibited Noxious or 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

Phone: 403-520-8158

Email: development@rockyview.ca

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