



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

Boschee, Kevin

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Tuesday, July 14, 2026

Roll: 03310004

RE: Development Permit #PRDP20262641

Lot 6, Block 1, Plan 1811875, NE-10-23-28-W04M; (282081 TOWNSHIP ROAD 232)

The Development Permit application for the renewal of a Home-Based Business (Type II) for a foam insulation business, relaxation to the maximum number of non-resident employees requirement and relaxation to the maximum outside storage area requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Home-Based Business (Type II), for a foam insulation business, may continue to operate on the subject parcel in accordance with the approved application, final site plan, and condition of approval including:
 - i. That the maximum number of non-resident employees shall be relaxed from **two (2) to four (4)**.
 - ii. That the maximum outside storage area shall be relaxed from **161.87 sq. m (1,742.35 sq. ft.) to 557.41 sq. m. (6,000.00 sq. ft.)**.

Permanent:

2. That this Development Permit, once issued, shall be valid for **three (3) years** from the date of issuance.
3. That the Home-Based Business (Type II) shall be ancillary to the primary residential use of the parcel.
4. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.



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5. That the operation of the Home-Based Business (Type II) may generate a total of up to eight (8) business-related visits per day, including any vehicle (commercial), visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
6. That the Home-Based Business may generate up to a maximum of two (2) vehicle (commercial) visits per day.
 - i. That a commercial vehicle visit shall be included within the total number of business related visits per day requirement.
 - ii. That “*vehicle (commercial)*” means a vehicle, motor, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
7. That the hours of operation of the Home-Based Business (Type II) shall be limited to 7:00 a.m. to 6:00 p.m., Monday to Friday.
8. That the number of non-resident employees for the operation of this Home-Based Business 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 (7) day period for business purposes.
9. That the Home-Based Business shall be limited to the accessory building, and the outside storage in accordance with the approved Site Plan.
10. 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 557.41 sq. m (6,000.00 sq. ft.) in general accordance with the Site Plan.
11. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the approved outside storage area in accordance with the approved Site plan.
12. That any expansion of the approved outside storage area shall require a new Development Permit.
13. 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, to the satisfaction of the County.
14. That no on-site/or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
15. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.



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16. 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* (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 motorist.
17. 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.
- 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, August 4, 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. K. Boschee".

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

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