



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

Dalsin, Kitt

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Tuesday, July 28, 2026

Roll: 06728011

RE: Development Permit #PRDP20258411
Lot 5, Plan 8410663, SE-28-26-03-05; (48 GLENDALE CRESSENT)

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

Description:

1. That the renewal of a Home-Based Business (Type II) for a landscaping business may continue to operate on the subject parcel in general accordance with the approved site plan and applications, as amended, including:
 - i. That the maximum outside storage area shall be relaxed from **400.00 sq. m (4,305.56 sq. ft.)** to **785.50 sq. m (8,455.00 sq. ft.)** in area.
 - a. That the existing three (3) Shipping Containers may remain within the approved outside storage area, in accordance with the approved site plan.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall plant trees in accordance with the approved plans to provide screening for the outside storage area.
 - i. That once the trees are planted, dated photos shall be submitted or a site inspection shall be completed by the Development Authority to confirm the installation is per the approved application and site plan, to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/Owner shall install physical boundary marker(s) to clearly define the approved outside storage area, in accordance with the approved site plan.
 - i. That once the markers are installed dated photos shall be submitted or a site inspection/confirmation shall be completed by the Development Authority to confirm the installation is in accordance with the approved application and site plan, to the satisfaction of the County.

Permanent:

4. That if the prior to release conditions have not been met by **OCTOBER 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.
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, including the file Site Operations Plan.



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7. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
8. That the maximum number of non-resident employees shall not exceed one (1) 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.
9. That the operation of the Home-Based Business may generate up to a maximum of two (2) 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 Home-Based Business shall not change the residential character and external appearance of the land and buildings.
11. That all vehicles or equipment that is used in the Home-Based Business shall be kept within a building or the outside storage area.
12. 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 **785.50 sq. m (8,455 sq. ft.)** in general accordance with the approved Site Plan.
 - i. That should outside storage-related concerns become evident, additional visual screening installation and/or reduction/relocation of outside storage may need to be implemented, to the satisfaction of the Development Authority.
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.
 - i. That the physical boundary markers of the outside storage area shall be maintained on the site during the operation of the Home-Based Business.
14. That this approval does not include the storage or disposal of snow or fill material on the subject parcel.
15. That the hours of operation of the Home-Based Business (Type II) shall be 7:00 a.m.–7:00 p.m. and shall not generate excessive noise.
16. That during the winter season the hours of operation may be extended to 5:00 a.m. – 7:00 p.m. limited to the departure of two snow clearing vehicles. There shall be no idling of business equipment or vehicles.
 - i. That should any noise concerns arise and be submitted to the County, related to the Home-Based Business operation, the hours of operations shall be reduced to 8:00 a.m. - 6:00 p.m.
17. That the Home-based Business shall not include any *Retail* or *Automotive* related components at any time, in accordance with Section 145 f) of the *Land Use Bylaw C-8000-2020* (LUB).
18. That there shall be a maximum of one (1) road approach for the subject site in accordance with the County Servicing Standards.
19. That any non-domestic wastewater, anti-freeze, oils, or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by the Ministry of Environment and Protected Areas.
20. 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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21. 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 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]*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 18, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. Singh".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca