



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

Jahanshah, Shiva

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Tuesday, August 25, 2026

Roll: 05331009

RE: Development Permit #PRDP20264275

Block A, Plan 9410753, SW-31-25-28-W04M; (255030 84th STREET NE)

The Development Permit application for the renewal of a Home-Based Business (Type II), for a landscaping company and relaxation to the minimum outside storage setback 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 landscaping company, 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 minimum rear yard setback requirement for the outside storage area shall be relaxed from **15.00 m (49.21 ft.)** to **0.00 m (0.00 ft.)**.

Permanent:

2. That this Development Permit shall be valid for **three (3) years** from the date of issuance.
3. That the approval of the Home-Based Business (Type II) does not include the storage of unlicensed, derelict, or salvaged vehicles.
4. That vehicle and equipment repairs shall be limited to those owned and operated by the landowner's landscaping company.
5. That the approval of the Home-Based Business (Type II) does not include the repairs for vehicles and equipment for external customers.
 - i. Repairs for business-related equipment and vehicles for the Home-Based Business (Type II) may occur.
6. That any non-domestic waste, 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 Alberta Environment and Protected Areas.
7. That the Home-Based Business (Type II) shall be limited to the dwelling, accessory building, and approved outside storage areas, 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 **200.00 sq. m (2,152.78 sq. ft.)**.



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- i. That any expansion of the approved outside storage area shall require a new Development Permit.
 - ii. 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.
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.
10. That the 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.
11. That the maximum 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-day period for employment purposes.
12. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 6:00 p.m., Monday to Friday.
13. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
14. That the operation of the Home-Based Business shall be secondary to the primary residential use of the subject parcel.
15. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
16. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of *Land Use Bylaw C-8000-2020 (LUB)*. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
17. 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 in 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.



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- 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 15, 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. Koury".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca