



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

Rezai, Darush

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Tuesday, September 22, 2026

Roll: 06612043

RE: Development Permit #PRDP20263919
NE-12-26-02-05; (20079 TOWNSHIP ROAD 262)

The Development Permit application for a Home-Based Business (Type II) for an auto restoration business, relaxation to the allowable business use 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 an auto restoration business, may continue to operate on the subject parcel in accordance with the approved site plan, as amended, and conditions of approval, including:
 - i. That the automotive-related use be allowed for the Home-Based Business (Type II).

Permanent:

2. That the Home-Based Business permit shall be valid for **five (5) years** from the date of issuance of the Development Permit.
3. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
4. That the Home-Based Business shall be ancillary to the primary residential use of the subject parcel.
5. That the Home-Based Business shall be limited to operate within the Accessory Building (detached garage) only, as indicated on the approved site plan and application details.
6. That the operation of this 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.
7. That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
8. That the hours of operation of the Home-Based Business (Type II) shall be Monday – Friday 9:00 a.m. to 5:00 p.m.
9. That there shall be no non-resident employees at any time.
10. That there shall be a minimum of two (2) parking stalls maintained on-site at all times dedicated to the Home-Based Business.



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11. That all vehicles, trailers, or equipment used for the operation of the Home-Based Business, shall be kept within the accessory building only.
12. That no outside storage of goods, materials, commodities, or finished products is permitted for the Home-Based Business.
13. That all non-operational vehicles not related to the Home-Based Business shall be located in the rear yard and are adequately visually screened from all adjacent lands and roadways.
14. 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 off-site in accordance with the regulations administrated by the Ministry of Environment and Protected Areas.
15. That there shall be no auto body painting permitted on the subject site.
16. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
17. That there shall be no signage, exterior display, or advertisement of goods or services associated with the Home-Based Business unless otherwise approved through a separate Development Permit.
18. 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 neighboring or adjacent residents.
19. 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 motorists.

Advisory:

- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That a building permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors.



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 13, 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,

Development Authority

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