



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

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Tuesday, October 6, 2026

Roll: 04210002

RE: Development Permit #PRDP20262262

Lot 1, Plan 9110738, SW-10-24-27-W04M; (241102 VALE VIEW ROAD)

The Development Permit application for Home-Based Business (Type II), for a food truck storage business and relaxation to the maximum fence height 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 the operation of a food truck storage business may continue to operate in general accordance with the approved application, site plan, as amended and conditions of approval, including:
 - i. Installation of a wooden-planked fence; and
 - ii. That the maximum fence height in agricultural district requirement shall be relaxed from **2.00 m (6.56 ft.) to 2.44 m (8.00 ft.)**.

Prior To Release:

2. That prior to release of this permit, the Applicant/Owner shall provide a revised site plan and drawings showing proposed wooden-planked fencing enclosing the outside storage area in accordance with Section 263 and Section 268 (a), respectively, of the County's *Land Use Bylaw C-8000-2020* (LUB) and to the satisfaction of the Development Authority.
 - i. That once approved, the Applicant/Owner shall complete the installation of the fence enclosing the approved outside storage area, in accordance with the approved site plan; and
 - ii. That once installation of fence completed, a site inspection shall be completed by the County or time and dates photos shall be submitted, to the satisfaction of the Development Authority.

Permanent:

3. That if the prior to release conditions have not been met by **APRIL 30, 2027**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.



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4. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance. *Note: That at the time of application renewal, County will take into consideration all enforcement complaints on the subject site.*
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
6. That the operation of the Home-Based Business (Type II) shall be secondary to the primary residential use of the subject parcel.
7. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
8. That the hours of operation of the Home-Based Business (Type II) shall only operate between 8:00 a.m. to 6:00 p.m.
9. That the operation of this Home-Based Business (Type II) may generate up to a maximum of eight (8) business-related visits per day.
 - i. That one (1) business-related visit would include one (1) entry into the site and one (1) exit from the site.
10. 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 (Type II) is a person who attends the property more than once in a seven-day period for employment purposes.
11. That the Home-Based Business (Type II) shall be limited to the Dwelling, Single Detached and/or Accessory Building, and the approved outside storage area only, in accordance with the approved site plan.
12. That no more than eight (8) Vehicle (Commercial) [food trucks] associated with the business shall be permitted on the subject property at any time. All Vehicle (Commercial) [food trucks] shall be parked only within the screened outside storage area, unless otherwise approved by the Development Authority.
 - i. That all outside storage that is a part of the Home-Based Business (Type II) shall be screened from adjacent lands with the proposed wooden fence, shall meet the minimum setback requirements as approved within this permit, and shall not exceed **400.00 sq. m (4,305.56 sq. ft.)** in area.
13. That all site visual screening measures approved with the application, intended to mitigate visual impacts of the Home-Based Business (Type II) on adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the Development Authority.
14. That any expansion of the approved outside storage area and the business shall require a new Development Permit application.
15. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property.



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16. 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.
17. That the approval of the Home-Based Business (Type II) does not permit any Automotive related activities or business on the subject parcel and/or any storage of unlicensed, derelict, or salvaged vehicles.
18. That all vehicles, trailers, equipment, and material used in the Home-Based Business (Type II) shall be kept within a building or the fenced outside storage area in accordance with the approved site plan.
19. That all areas, equipment, and elements associated with the Home-Based Business (Type II) shall be located outside of the existing wetlands on the subject site at all times and shall not adversely impact or disturb any existing wetlands or other environmental features on the site, unless otherwise approved by the Development Authority or the appropriate approving authority.
20. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
21. That the site shall be maintained in a neat and orderly condition at all times, to the satisfaction of the County. All waste materials and refuse shall be stored in appropriate waste bins and disposed of at an approved disposal facility.
22. 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.
23. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
24. That the Home-Based Business (Type II) 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.
25. 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 225-231 of the County's 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 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.
- 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 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, October 27, 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. Kozlowski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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