



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

Fish, Perry R. & June

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Tuesday, October 20, 2026

Roll: 02320017

RE: Development Permit #PRDP20257820

Lot 2, Block 3, Plan 9411089, SE-20-22-28-04; (284027 TOWSHIP ROAD 223A)

The Development Permit application for renewal of a Home-Based Business (Type II), for a general contractor 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 general contractor, may continue to operate on the subject lands, in general accordance with the approved application and site plan, and the conditions of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall move all business-related vehicles, equipment, and items within the outside storage area or within a building, as per the approved site plan.
 - i. The Applicant/Owner shall also ensure that all personal vehicles, equipment, and/or items not related to the Home-Based Business are organized in a neat and tidy manner or removed from the parcel to the satisfaction of the County; and
 - ii. That once the above requirement has been met by the Applicant/Owner, a site inspection shall be completed by the County, to the satisfaction of the County.

Permanent:

3. That if the prior to release conditions have not been met by **MAY 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That this Development Permit, once issued, shall be valid for **two (2) years** from the date of issuance.
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 or Occupancy condition, shall be implemented and adhered to in perpetuity.



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6. That the Home-Based Business shall be ancillary to the residential use of the parcel.
7. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
8. That the number of non-resident employees for the operation of this Home-Based Business 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 business purposes.
9. That the Home-Based Business shall be limited to the dwelling, accessory buildings, and the outside storage area in accordance with the approved Site Plan.
10. That all outside storage that is a part of the Home-Based Business shall be completely visually screened from adjacent lands and roadways, shall meet the minimum setback requirements, and shall not exceed **84.00 sq. m (473.61 sq. ft.)** in accordance with the approved site plan.
11. That any expansion of the approved outdoor storage area shall require a new Development Permit.
12. That the operation of this Home-Based Business (Type II) shall be between the hours of 8:00 a.m. to 6:00 p.m. Monday to Friday.
13. That a maximum of three (3) Vehicle (Commercial) (vacuum trucks) shall be permitted for the Home-based Business.
 - i. That "vehicle (commercial)" means a vehicle, motor, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
14. That all vehicles, trailers, equipment, or material that is used in the Home-Based Business shall be kept within a building or the outside storage area in accordance with the approved Site Plan.
15. That the operation of this business may generate up to four (4) business-related visits per day.
 - i. That one business-related visit would include one (1) entry into the site and one (1) exit from the site.
16. That this approval of the Home-Based Business does not include the storage of unlicensed, derelict or salvaged vehicles.
17. 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.
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 resident dwellings shall be preserved. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
19. 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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Advisory:

- 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* and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- That a maximum of three (3) *Vehicles (Recreation)* may be stored on the subject lands, in accordance with Section 92(y) of the County's *Land Use Bylaw C-8000-2020*.
- That the site shall remain free of restricted and noxious weeds and 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.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas the should the development impact any wetlands.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 10, 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. Kozar".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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