ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

Mammen, Todd John

Tuesday, November 3, 2026

Roll: 04333059

RE: Development Permit #PRDP20266730
Lot 1, Block 1, Plan 9411221, NW-33-24-28-04; (283155 TOWNSHIP ROAD 250)

The Development Permit application for Outside Parking of Vehicle (Commercial) in a residential district, relaxation to the maximum number of Vehicle (Commercial) in a residential district requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Outside Parking of Vehicle (Commercial) in a residential district, may commence on the subject lands, in general accordance with the approved application, site plan, and conditions of approval including:
    i. That the maximum number of *Vehicle (Commercial)* that may be parked on the residential parcel shall be relaxed from **zero (0)** to **two (2)**.

Permanent:

2. That the County may consider the record of compliance and any enforcement actions taken in relation to the subject lands prior to evaluating any future development applications
3. That this approval does not permit the repair, maintenance, wrecking, salvaging, and/or sales of motor vehicles, trailers, commercial equipment, or any other automotive-related business activity to take place on the subject lands.
4. 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.
5. That the outside parking area approved for the two (2) *Vehicle (Commercial)* shall be limited to a maximum total area of **90.00 sq. m (986.75 sq. ft.)**, in accordance with the approved site plan, as amended
    i. Any proposed expansion, relocation, or alteration to the size, configuration, or location of the designated outside parking area shall require the submission of a new Development Permit application.

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6. That the outside parking of *Vehicle (Commercial)* shall not alter the residential character or external appearance of the land and/or buildings.
7. That any additional *Vehicle (Commercial)* beyond the approved two (2) shall require a new Development Permit prior to being placed or operated from the subject lands.
8. That at any given time, a maximum of two (2) *Vehicle (Commercial)* trucks shall be used for business-related trips off-site.
9. That the operation of the *Vehicle (Commercial)* shall not result in disturbance or nuisance to adjacent landowners, to the satisfaction of the Development Authority.
10. That there shall be no non-resident employees at any time.
11. That the *Vehicle (Commercial)* operational hours shall be limited to 10:00 a.m. to 6:00 p.m., Monday to Sunday.
12. That the *Vehicle (Commercial)* shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse considered offensive or excessive, in the opinion of the Development Authority. At all times, the privacy and enjoyment of adjacent residential dwellings shall be preserved, and the commercial vehicle use shall not unduly offend or interfere with surrounding properties.
13. That the Applicant/Owner shall take all necessary measures to control and prevent dust from leaving the site, ensuring that dust does not adversely affect adjacent properties or public roadways.
14. That the Applicant/Owner shall be solely responsible for the clean-up and cost of any mud tracking and/or debris deposited on adjacent County roads as a result of this development.
15. That no on-site or off-site advertising signage shall be permitted in association with this development at any time
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.

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*, *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.

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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, November 24, 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 Land and Property Rights Tribunal.

Regards,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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