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

Hakim, Zahi Al

Tuesday, November 3, 2026

Roll: 06304005

RE: Development Permit #PRDP20266051

Lot 1, Block 4, Plan 0112619, NW-04-26-28-W04M; (260156 RANGE ROAD 284)

The Development Permit application for renewal of a Home-Based Business (Type II), for a cabinet manufacturing business 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 cabin manufacturing business may continue to operate in general accordance with the approved application, site plan, as amended and conditions of approval.

Permanent:

2. That this Development Permit, once issued, shall be valid for **five (5) years** 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.*
3. 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.
4. That the operation of the Home-Based Business (Type II) shall be secondary to the primary residential use of the subject parcel.
5. That the Home-Based Business (Type II) shall not change the residential character and external appearance of the land and buildings.
6. 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.
7. That the operation of this Home-Based Business (Type II) may generate up to a maximum of two (2) 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.
8. 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.

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9. That the Home-Based Business (Type II) shall be limited to the Dwelling, Single Detahced and/or Accessory Building only, in accordance with the approved site plan. That there shall be no outside storage of the materials or equipments related to the Home-Based Business (Type II).
    i. That all vehicles, trailers, or equipments that is used in the Home-Based Business (Type II) shall be kept within a building in accordance with the approved Site Plan.
    ii. 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.
    iii. 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.
10. That all the staff and clientele parking shall be restricted to on-site only.
11. That the operation of the proposed Home-Based Business (Type II) shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
12. That any expansion of the approved Home-Based Business (Type II) shall require a new Development Permit application.
13. 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.
14. 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.
15. That any refuse/waste produced by business operations shall be stored in sealed containers and disposed off-site at an approved disposal facility to prevent any environmental contamination.
16. That no onsite or off-site advertisement signage associated with the Home-Based Business (Type II) shall be permitted.
17. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the property.
18. 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.
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.

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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 vehicle parking or signage in the County's Road Right-of-Way at any time.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
    - That the private site access and approaches shall be in accordance with the Registered Mutual Easement, Instrument #961 141 765 at all times. No site access shall be permitted off RGE RD 284, unless otherwise approved by the County, prior to use/commencement.
- 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, 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 County's Subdivision and Development Appeal Board.

Regards,



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

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