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.

NOTICE OF DECISION

Jette, Mark K.

Tuesday, November 17 2026

Roll: 05335032

RE: Development Permit PRDP20265021

Lot 2, Block 7, Plan 9410469, SW-35-25-28-W04M; (255104 RANGE ROAD 282)

The Development Permit application for renewal of a Home-Based Business (Type II), for a tow truck business, relaxation of the allowable business use and relaxation of the maximum outside storage requirement area has been **conditionally-approved** by the Development Authority subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Home-Based Business (Type II) for a tow truck business, may continue to operate on the subject parcel in accordance with the approved application, site plan, and conditions of approval including:
    i. That the existing automotive-related use be allowed for this Home-Based Business (Type II).
    ii. That the maximum outside storage area shall be relaxed from **400.00 sq m. (4,305.56 sq. ft.)** to **1,694.00 sq. m. (18,234.06 sq. ft.).** as shown on the approved site plan, to the satisfaction of the Development Authority.
    iii. The outside storage area shall be screened from neighbouring properties to the satisfaction of the Development Authority.
    iv. No business related storage, parking, or operations shall occur outside of the identified parking areas and outdoor storage locations, as shown on the approved site plan, to the satisfaction of the Development Authority.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall bring the site in compliance in accordance with Section 100 of the *Land Use Bylaw C-8000-2020 (LUB)*, to the satisfaction of the Development Authority, which includes the non-compliant shipping containers on the subject lands.
    i. That once completed, the Applicant/Owner shall contact the County for an inspection to ensure compliance with the above condition, to the satisfaction of the Development Authority and/or written confirmation shall be received from Couty Enforcement Services confirming the status of this condition. The shipping containers shall be removed from the subject lands and/or approved through a separate Development Permit application.
3. That prior to release of this permit, the Applicant/Owner shall install markings or barriers indicating the required 6.00 m (19.69 ft.) setback from southern boundary in accordance with Section 146(a) of the LUB and the approved site plan, to the satisfaction of the Development Authority.
    i. That once completed, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, to ensure compliance with the above condition, to the satisfaction of the Development Authority.

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Permanent:

4. That if the prior to release conditions have been met by **MAY 31, 2027**, or the approved extension date, then this approval is null and void, and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
6. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
7. That the Home-Based Business (Type II) shall be ancillary to the primary agricultural/residential use of the parcel.
8. That the Home-Based Business (Type II) shall not change the agricultural/residential character and external appearance of the land and buildings.
9. That the operation of the Home-Based Business (Type II) may generate up to eight (8) business-related visits per day, including any vehicle (commercial).
    i. That one (1) business-related visit would include one (1) entry into the site and one exit from the site.
10. That the hours of operation of the Home-Based Business (Type II) shall be limited to 8:00 a.m. to 6:00 p.m., seven days a week.
11. 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 (7) day period for business purposes.
12. That the Home-Based Business shall be limited to the dwelling, the parking area and the outdoor storage area in accordance with the approved Site Plan. Accessory Buildings shall not be used for the business purposes. No business related storage, parking, or operations shall occur outside of the identified parking areas and outside storage locations, as shown on the approved site plan, to the satisfaction of the Development Authority.
13. That all outside storage that is part of the Home-Based Business (Type II) shall be screened from adjacent lands to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings and shall not exceed ± **1,694.00 sq. m. (± 18,234.06 sq. ft).** in general accordance with the Site Plan.
14. That the maximum of **thirty (30) vehicles** are permitted within the outside storage area at any one time.
    i. Within the thirty (30) maximum vehicles, no more than **five (5)** salvage vehicles are permitted to be kept on site at any time.
15. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within the approved outdoor storage area in accordance with the approved Site plan.
16. That the Home-Based Business (Type II) does not permit the salvaging, sale, dismantling, wrecking, repair, servicing, or other similar uses, of any vehicles or parts.
17. That a maximum of three (3) Vehicle (Commercial) (tow trucks) may be on-site at anytime.
    i. That the Vehicle (Commercial) (tow trucks) shall be storage within the approved outside storage area at all time.
18. That any non-domestic wastewater, ani-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.

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19. That any expansion, modification, or additional uses to the proposed Home-Based Business (Type II) shall require a new Development Permit, to the satisfaction of the Development Authority.
20. That any site landscaping or screening elements approved with original application or subsequent renewals, 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 Development Authority.
21. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
22. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
23. 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 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.
24. That the Home-Based Business (Type II) shall not generate noise, smoke, steam, odor, 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 (Type II) shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.

Advisory:

- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- 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 resident(s) by **Tuesday, December 8, 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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