

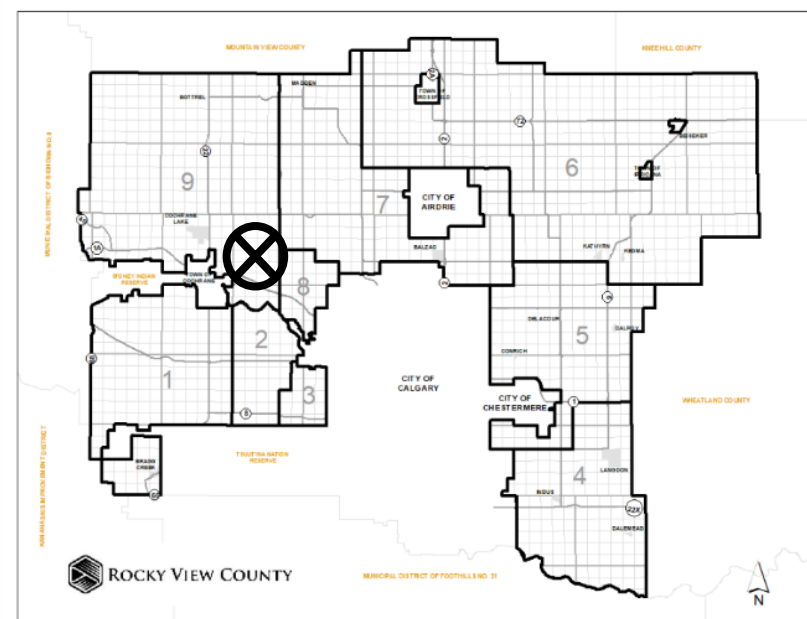
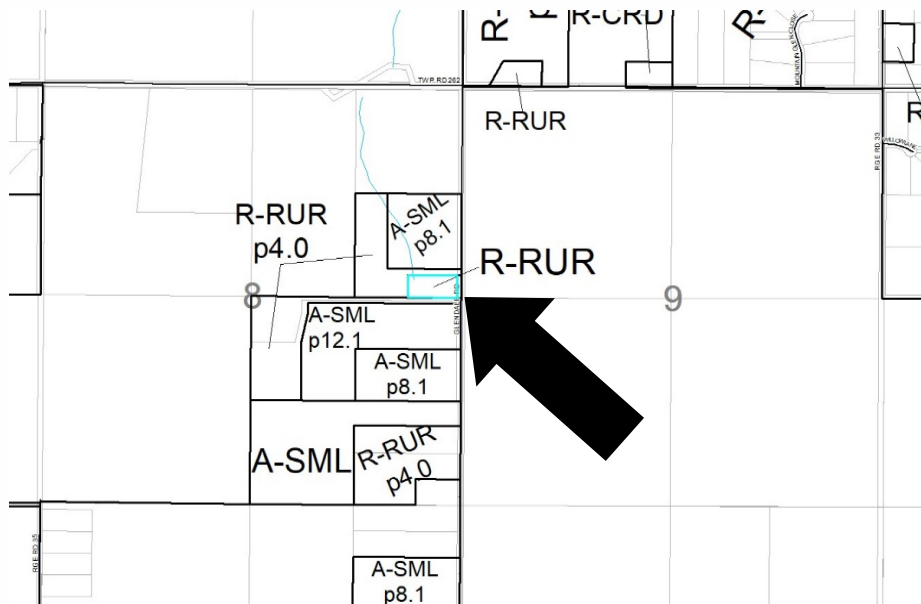
Subdivision & Development Appeal Board B-3: September 9, 2021

File: PRDP20212083
Home-Based Business, Type II
Applicant: Machula, Matt
Owner: Machula, Mateusz R. & Lisa J.
Appellants: Gary Brooks & Leanne Binetruy



Location & Land Use

- Located approximately 1/2 mile south of Township Road 262 and on the west side of Glendale Road
- ± 1.61 hectares (± 4.00 acres)
- Residential, Rural District (R-RUR)
- Bearspaw Area Structure Plan



Application Description:

- Home-Based Business (Type II), for a construction and outside storage business



SITE PHOTOS

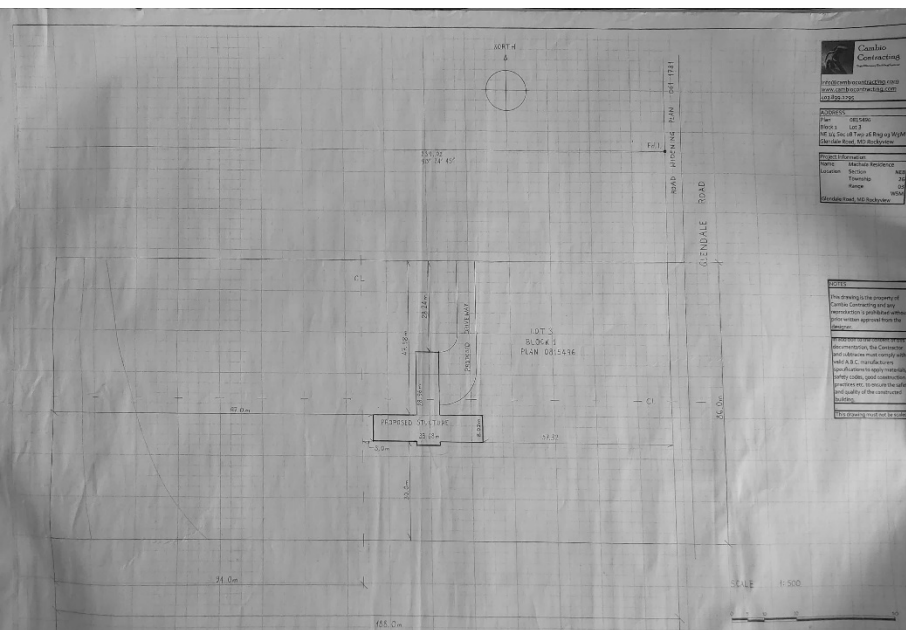
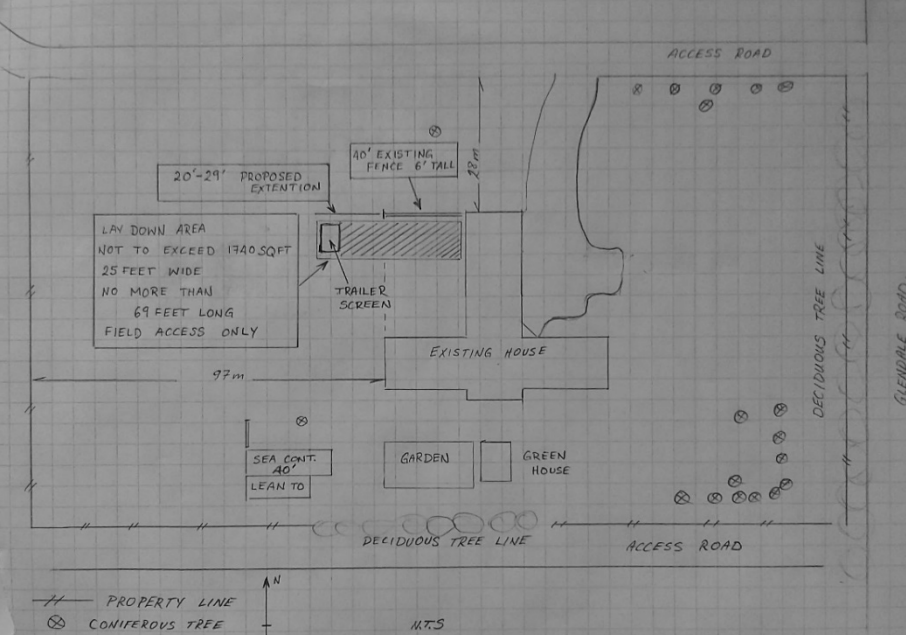
Lot 3 Block 1 Plan 0815496,
NE-08-26-03-05
Division 9; File 06708012



ROCKY VIEW COUNTY

Application Details.

- 1,740.00 sq. ft. outdoor storage area screened by a 6 ft. tall fence
- Operates Monday to Saturday, 8:00AM to 6:00 PM
- 4 employees (2 non-resident)
- 3-4 business-related vehicle visits per week



SITE PLAN

Lot 3 Block 1 Plan 0815496,
NE-08-26-03-05
Division 9; File 06708012



ROCKY VIEW COUNTY

Decision of the Municipal Planning Commission

This is not a development permit

Matt Machula
261144 Glendale Rd
Rocky View County, AB T4C 2Y8

Development file #: PRDP20212083

Issue Date: July 29, 2021

Roll #: 06708012

Legal description: NE-08-26-03-W05M

The Municipal Planning Commission conditionally approves the following:

Description:

- 1) That a Home-Based Business, Type II, for a construction and outdoor storage business, may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit.

Prior to Release:

- 2) That prior to release of this permit, that the Applicant/Owner shall install the proposed outside storage area screening in accordance with the approved site plan.
 - i) Once the screening for the outside storage area is installed, a site inspection shall be completed by the County, to confirm that the outdoor storage area is screened in accordance with the approved site plan, to the satisfaction of the County.

Permanent:

- 3) That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 4) That the operation of this Home-Based Business may generate up to a maximum of four (4) business-related visits per day.
- 5) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 6) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 7) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.

This is not a development permit

Rocky View County Municipal Planning Commission

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Rocky View County Municipal Planning Commission

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This is not a development permit

Rocky View County Municipal Planning Commission

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Application History

B-3 06708012; PRDP20212083

SDAB 2021 Sept 9

Development Authority Presentation

Page 5 of 6

- May 10, 2021: PRDP20212083 Application received for a Home-Based Business, Type II
- July 29, 2021: Municipal Planning Commission conditionally approved the application
- August 3, 2021: Notice of Decision circulated to 11 adjacent landowners
- 1 appeal received
- No letters of support or opposition received at time of report writing

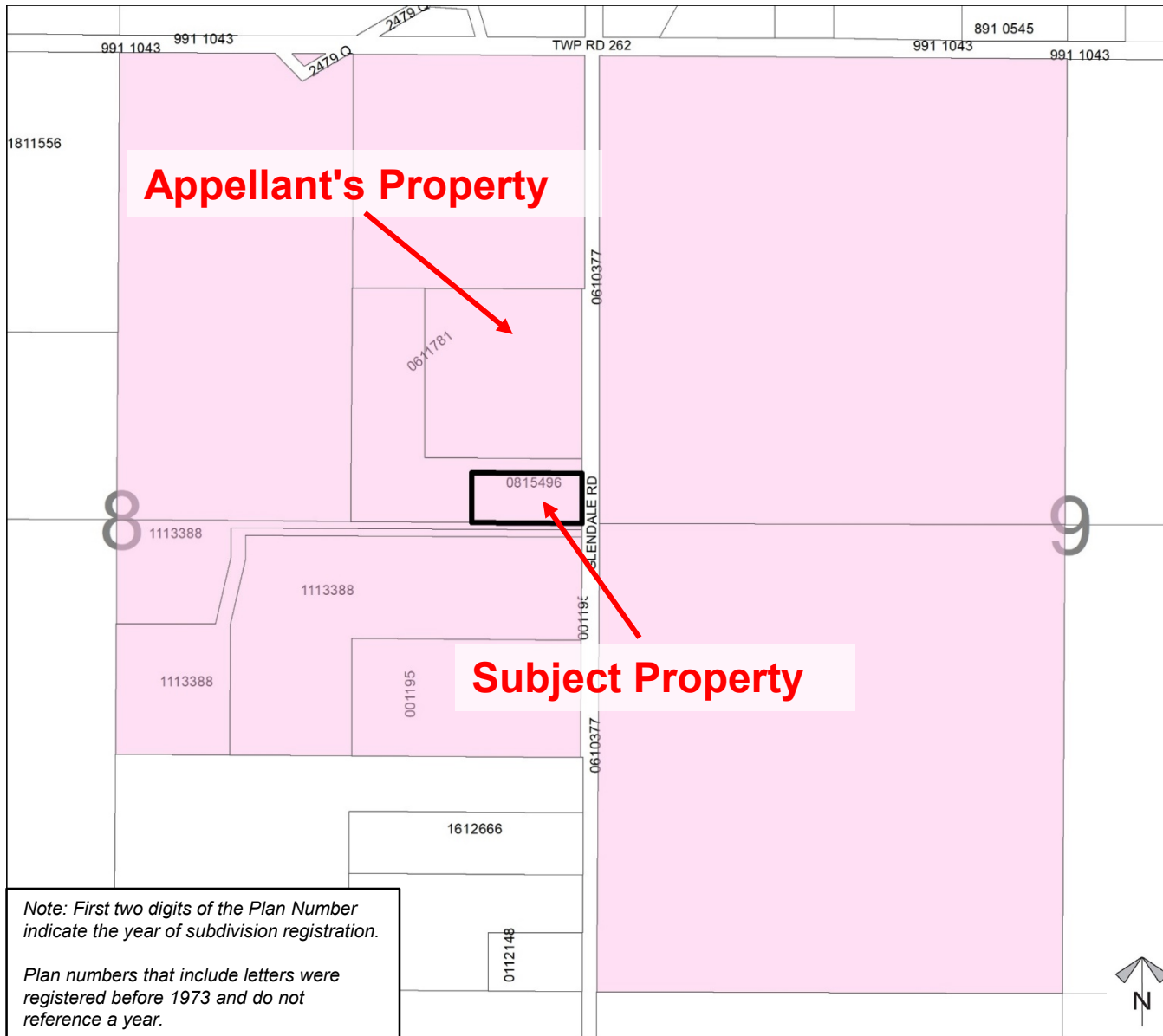
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ROCKY VIEW COUNTY

NOTICE OF DECISION

Landowner Circulation Area



Legend

- Support 
- Not Support 