
PLANNING

TO: Subdivision and Development Appeal Board
DATE: August 11, 2022 **DIVISION:** 6
FILE: 04234005 **APPLICATION:** PRDP20222835
SUBJECT: Development Item – Home-Based Business, Type II / Discretionary use, with Variances

APPLICATION: Home-Based Business, Type II for a landscaping business with relaxation to the maximum number of non-resident employees.

EXECUTIVE SUMMARY: The application was applied for on May 30, 2022, approved by Administration and a Notice of Decision was sent on July 5, 2022.

The Applicant/Owner is proposing to operate a Home-Based Business, Type II for a landscaping company (A Green Future for Landscaping Ltd.). The business will utilize approximately 139.35 sq. m (1500 sq. ft.) of the principal building (dwelling), 278.71 sq. m (3000 sq. ft.) of an accessory building and have an outside storage area of approximately 400 sq. m (4305.56 sq. ft.). The business will operate from 8:00 am – 8:00 pm and does not anticipate any visitor daily visits as the nature of the business is that work is completed at job sites. Only company trucks will be coming and going, with supplies, from the parcel, as employees will show up in the morning and then leave the parcel for the job site. The business has six trucks (three F550, two F350 and one F150) and all are parked in a well-screened area at the back of the parcel.

The outside storage area, approximately 400 sq. m (4305.56 sq. ft.) is adjacent to a tree line (as shown on the site plan) and the owners have committed to planting trees along the western boundary of the storage area to provide additional screening to the west. The outside storage area will be used to store pallets of pavers and landscaping materials until they are used on a job site. The outside storage area is compliant with LUB, C-8000-2020 Section 146 a(iii) which states: “Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:

- i. Be screened from view of adjacent lands and roads,
- ii. Meet the minimum setback requirements for buildings, and
- iii. Not exceed 400.0 m² (4305.56 ft²) or 1% pf the parcel area, whichever is less,”

The business employs two residents of the parcel and up to an additional eight non-resident employees. Not all non-resident employees work full time and only visit the parcel to get materials and attend job sites. From discussions with the Applicant/Owner, the company does employ 8 people but only 3 non-resident employees will visit the site. The remainder of the employees will be picked up at an alternate location. The Applicant/Owner states this will be done to limit traffic and the potential for any adverse impacts to adjacent landowners. The number of employees requires a variance to the number of non-resident employees as the LUB. Section 145 (d) of LUB, C-8000-2020 states “The number of non-resident employees shall not exceed two (2) at any time,”

No signage was requested but one sign, compliant with LUB C-8000-2020 can be authorized.

Administration conditionally approved the application on July 5, 2022. As per LUB, C-8000-2020

On July 14, 2022, an appeal was filed by Blair Rusnack for reasons that are noted in the agenda package. The rationale listed in the appeal is noise, traffic and commercial activity in a residential area.

Administration Resources

Wayne Van Dijk, Planning & Development Services

PREVIOUS ADMINISTRATION DECISION: Approved

DECISION DATE:
July 5, 2022

APPEAL DATE:
July 14, 2022

ADVERTISED DATE:
July 5, 2022

APPLICATION EVALUATION:

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • 304: Home-Based Business, Type II 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Administration

Additional Review Considerations

There is no Area Structure Plan for this area and thus, the application was evaluated against the Land Use Bylaw, C-8000-2020.

As per Land Use Bylaw, C-8000-2020 defines a Home-Based Business, Type II as “a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and with one employee who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.”

The Applicants/Owners have committed to planting trees along the western boundary of the outside storage area, to provide additional screening to the adjacent landowners to the west.

There are perceived, minimal traffic volumes associated with this proposal. The Applicant has stated that non-resident employees will come to the parcel, gather materials and then leave for the job site(s). No anticipated public visits are anticipated.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Justin Rebello”

Supervisor
Planning and Development Services

WV/lt

PLANNING

TO: Staff Report
DATE: July 5, 2022 **DIVISION:** 6
FILE: 04234005 **APPLICATION:** PRDP20222835
SUBJECT: Home-Based Business, Type II/ Discretionary use, with Variances

APPLICATION: Home-Based Business, Type II for a landscaping business with relaxation to the maximum number of non-resident employees.

GENERAL LOCATION: Located approximately 0.41 km (0.25 mile) west of Highway 9 and on the south side of Township Road 250 (272111 Twp. Rd. 250)

LAND USE DESIGNATION: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020 (LUB).

EXECUTIVE SUMMARY: The Applicant/Owner is proposing to operate a Home-Based Business, Type II for a landscaping company (A Green Future for Landscaping Ltd.). The business will utilize approximately 139.35 sq. m (1500 sq. ft.) of the principal building (dwelling), 278.71 sq. m (3000 sq. ft.) of an accessory building and have an outside storage area of approximately 400 sq. m (4305.56 sq. ft.). The business will operate from 8:00 am – 8:00 pm and does not anticipate any daily visits as the nature of the business is that work is completed at job sites. Only company trucks will be coming and going, with supplies, from the parcel, as employees will show up in the morning and then leave the parcel for the job site. The business has 6 trucks (3 F550, 2 F350 and 1 F150) and all are parked in a well-screened area at the back of the parcel.

The outside storage area, approximately 400 sq. m (4305.56 sq. ft.) is adjacent to a tree line (as shown on the site plan) and the owners have committed to planting trees along the western boundary of the storage area to provide additional screening to the west. The outside storage area will be used to store pallets of pavers and landscaping materials until they are used on a job site.

The business employs two residents of the parcel and up to an additional eight non-resident employees. Not all non-resident employees work all the time and only visit the parcel to get materials and go to job sites. The number of employees requires a variance from the number of non-resident employees.

No signage was requested but 1 sign, compliant with LUB C-8000-2020 can be authorized.

AIR PHOTO & DEVELOPMENT CONTEXT:





APPLICATION EVALUATION:

The application was evaluated based on the submitted application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None submitted
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • 332: Vacation Rental 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Development Authority

Not within any conceptual or area structure plan areas: assessed against Land Use Bylaw C-8000-2020

Section 304: Home-based business, type II listed as a discretionary use.

Landscaping is listed under section 145 (e) as a HBB, Type II: “Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and”

Section 145 (a): accessory to the principal dwelling

Business is an accessory to the dwelling

145(b): may generate up to 8 business-related visits/day

No variance requested.

Application states no anticipated visitor visits/day as the nature of business is for workers to get material and go to job sites

145(c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,

Business does not generate any noise, aside from equipment/vehicles moving around and operates from 8:00 am – 8:00 pm. No issue perceived with operating until 20:00 hrs (8:00 pm).

145(d) The number of non-resident employees shall not exceed two (2) at any time,

Two resident employees and three non-resident employees

Requested: three employees

Variance: one employee, 50%

Application states eight employees. After a site visit and discussion with the applicant, the company does have eight employees but only three will be visiting the site and the remainder will be picked up at a different location. This is being done to limit the number of employees on-site and to limit the potential for impacts to any adjacent landowners. As employees are arriving at the parcel and then being transported to the job site and not working on the parcel, Administration does not have a have issue with the number of non-resident employees

146 Home-Based Business (Type II) Site Requirements:

Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:

i. Be screened from view of adjacent lands and roads,

The applicant has committed to planting trees on the western boundary of the proposed outside storage area to provide screening to the west. A line of mature trees screens the proposed outside storage area to the east, no screening is required to the south as the adjacent parcels are vacant and there are no concerns. Requirement met.

ii. Meet the minimum setback requirements for buildings,

Proposed outside storage area meets all setback requirements, no variances proposed.

iii. Not exceed 400.0 m² (4305.56 ft²) or 1% of the parcel area, whichever is less,

Proposed outside storage area of 400 sq. m (4305.56 sq. ft.) is proposed, no variances proposed.

(B) One Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as the proposed development requires a small variance (to a number of non-resident employees) and meets the requirements of Land Use Bylaw, C-8000-2020.

Respectfully submitted,

Wayne Van Dijk
Development Officer
WVD

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions
ATTACHMENT 'B': Application Information

ATTACHMENT A: DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. That a Home-Based Business, Type II, for a landscaping business may commence operating on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. That the number of non-resident employees shall be relaxed from **two (2) to three (3)**.
 - ii. That one (1) sign, in accordance with Land Use Bylaw, C-8000-2020 is permitted.

Permanent:

2. That the operation of this Home-Based Business, Type II shall be secondary to the residential use of the subject parcel.
3. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
4. That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
5. That the Home-Based Business, Type II shall be limited to the dwelling, accessory building and outside storage area.
6. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the outside storage area.
7. That all outside storage that is part of this 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 **400.00 sq. m (4,305.56 sq. ft.)** in general accordance with the Site Plan.
8. That the screening (tree plantings), for the outside storage area, shall be implemented within three (3) months of date of permit issuance, to provide adequate screening for the outside storage area, to the satisfaction of the Development Authority.
9. That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
10. 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 and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight (8) business-related visits per day.
13. That this Development Permit shall be valid until **July 27, 2023**.

Advisory:

- That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

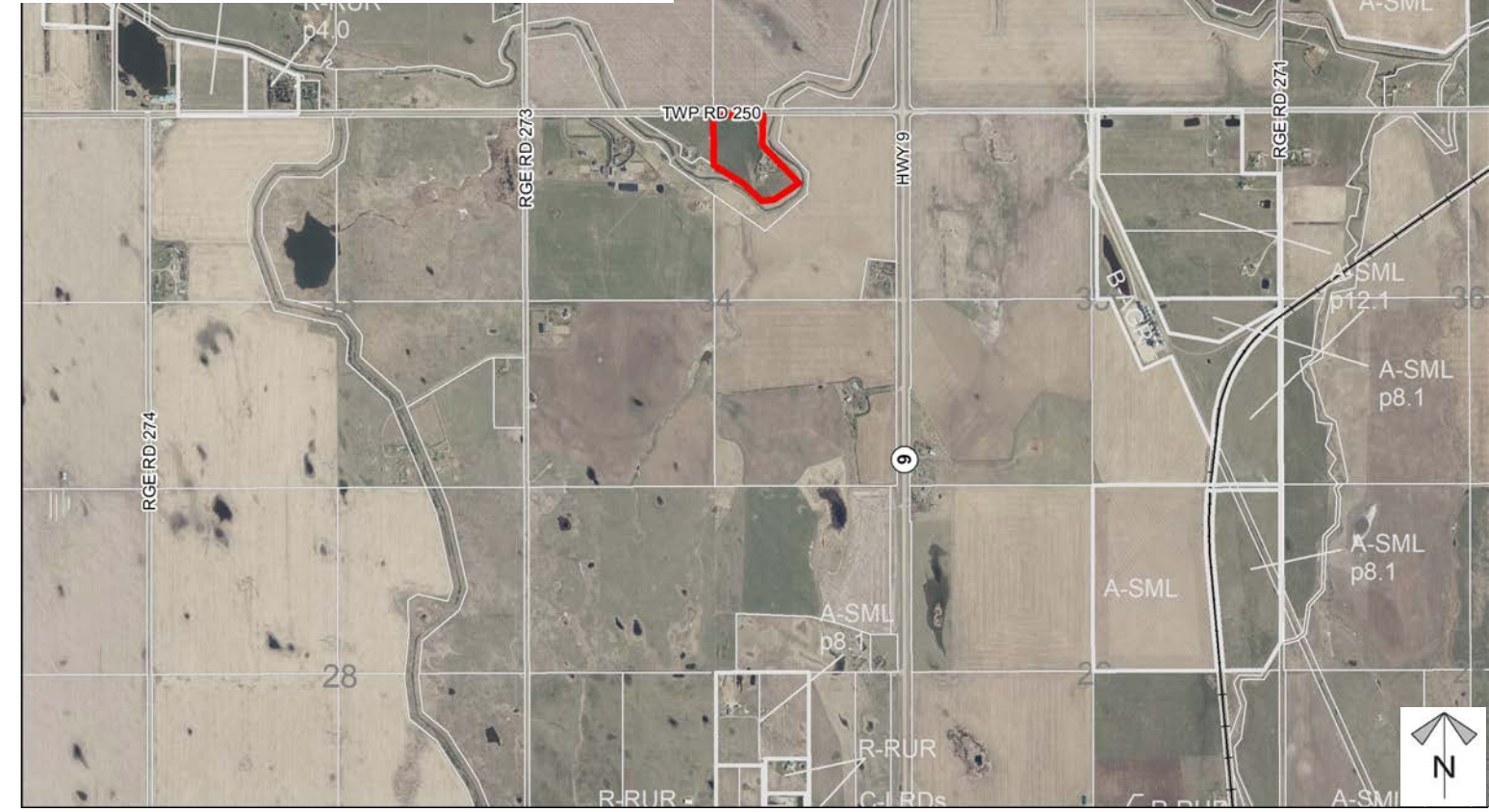
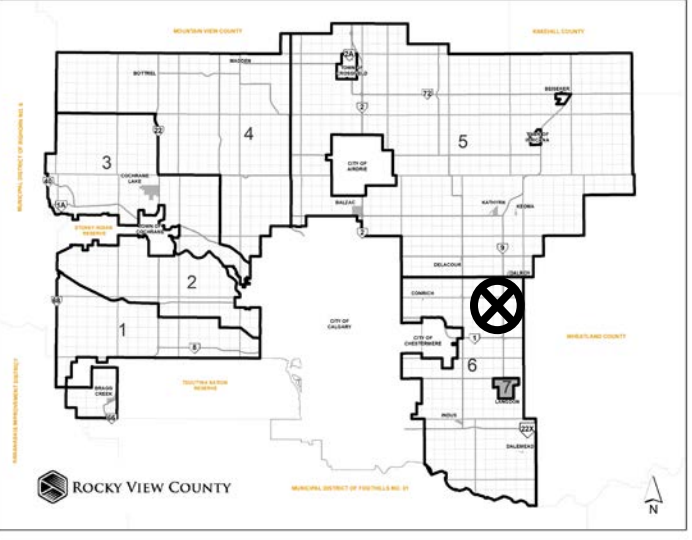
**ATTACHMENT B: APPLICATION INFORMATION**

APPLICANT: Hanan Diab	OWNER: Hanan Diab and Abdel Naser
DATE APPLICATION RECEIVED: May 30, 2022	DATE DEEMED COMPLETE: June 15, 2022
GROSS AREA: ± 8.10 hectares (± 20.02 acres)	LEGAL DESCRIPTION: NE-34-24-27-W04M (272111 Twp. Rd. 250)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> No previous development permit history 	

Location & Context

Development Proposal

Home Based Business, Type II (landscaping business), relaxation to the maximum number of non-resident employees



Division: 6
 Roll: 04234005
 File: PRDP20222835
 Printed: July 4, 2022
 Legal: A portion of NE-34-24-27-W04M

Landowner Circulation Area

Development Proposal

Home Based Business,
Type II (landscaping
business), relaxation to
the maximum number of
non-resident employees

Legend

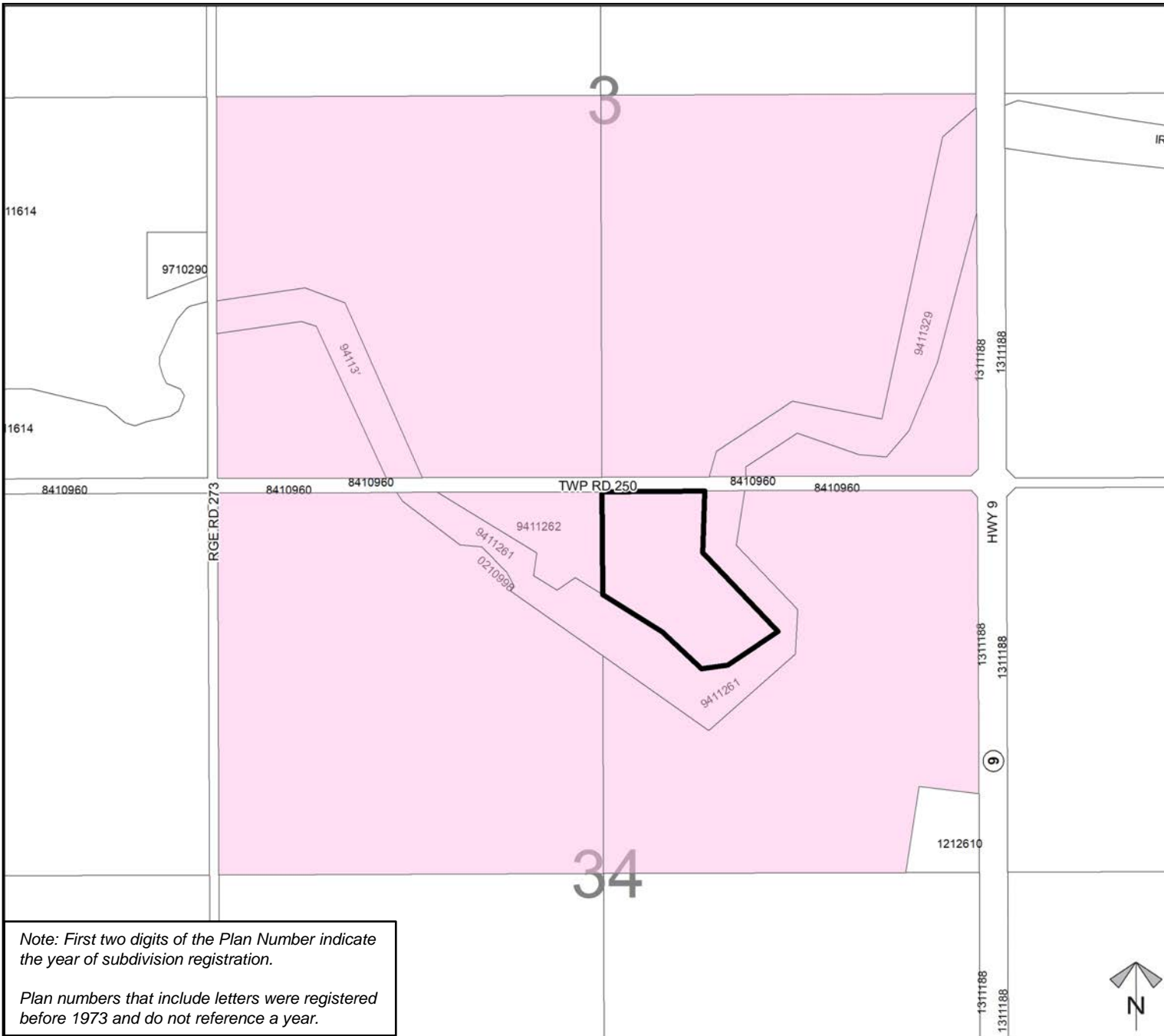
Support



Not Support



Division: 6
Roll: 04234005
File: PRDP20222835
Printed: July 4, 2022
Legal: A portion of NE-34-24-
27-W04M



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



Aerial Imagery

Development Proposal

Home Based Business,
Type II (landscaping
business), relaxation to
the maximum number of
non-resident employees



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Aerial Imagery

Development Proposal

Home Based Business,
Type II (landscaping
business), relaxation to
the maximum number of
non-resident employees

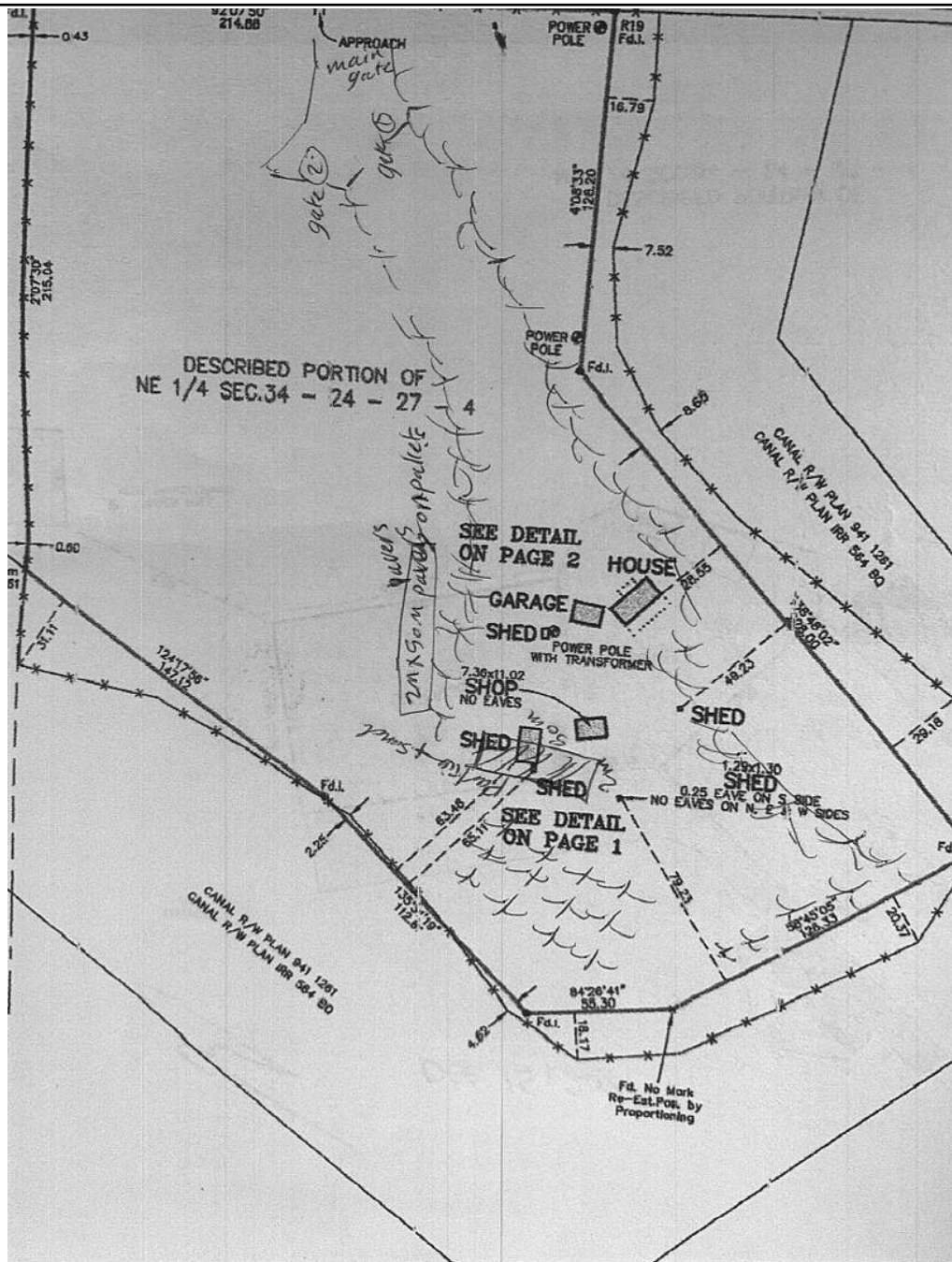


*Division: 6
Roll: 04234005
File: PRDP20222835
Printed: July 4, 2022
Legal: A portion of NE-34-24-
27-W04M*

Site Plan

Development Proposal

Home Based Business,
Type II (landscaping
business), relaxation to
the maximum number of
non-resident employees



Division: 6
Roll: 04234005
File: PRDP20222835
Printed: July 4, 2022
Legal: A portion of NE-34-24-27-W04M

Site Photos

Development Proposal

Home Based Business,
Type II (landscaping
business), relaxation to
the maximum number of
non-resident employees



Looking Southeast from Twp. Rd. 250



Looking east from Twp. Rd. 250



Looking Southwest from Twp. Rd. 250



Looking South from Twp. Rd. 250

Site Photos

Development Proposal

Home Based Business,
Type II (landscaping
business), relaxation to
the maximum number of
non-resident employees



Looking South towards dwelling



Looking south from dwelling to back of parcel



Looking north at outside storage area



Looking South from back of parcel



Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Blair Rusnack			
Mailing Address 272215 Twp Rd 250	Municipality Rocky View	Province Ab	Postal Code T1Z 0W6
[Redacted]			

Site Information	
Municipal Address 272111 Twp Rd 250	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) NE-34-24-27-04
Development Permit, Subdivision Application, or Enforcement Order # PRDP20222835	Property Roll # 04234005

I am appealing: (check one box only)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)

- noise
- comicial activity in residential area
- traffic



This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

[Signature]
Appellant's Signature

July 14, 2022
Date

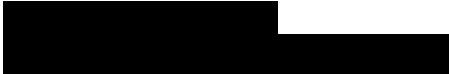


THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Diab, Hanan & Abdel Naser



Page 1 of 2

Tuesday, July 5, 2022

Roll: 04234005

**RE: Development Permit #PRDP20222835
NE-34-24-27-04; (272111 TWP RD 250)**

The Development Permit application for a Home-Based Business, Type II, for a landscaping business and relaxation to the maximum number of non-resident employees 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 landscaping business may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. That the number of non-resident employees shall be relaxed from **two (2) to three (3)**.
 - ii. That one (1) sign, in accordance with Land Use Bylaw, C-8000-2020 is permitted.

Permanent:

- 2. That the operation of this Home-Based Business, Type II shall be secondary to the residential use of the subject parcel.
- 3. That the Home-Based Business, Type II shall not change the residential character and external appearance of the land and buildings.
- 4. That the operation of this Home-Based Business, Type II shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 5. That the Home-Based Business, Type II shall be limited to the dwelling, accessory building and outside storage area.
- 6. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the outside storage area.



ROCKY VIEW COUNTY

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

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

Diab, Hanan, PRDP20222835

Page 2 of 2

- 7. That all outside storage that is part of this 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 **400.00 sq. m (4,305.56 sq. ft.)** in general accordance with the Site Plan.
- 8. That the screening (tree plantings), for the outside storage area, shall be implemented within three (3) months of date of permit issuance, to provide adequate screening for the outside storage area, to the satisfaction of the Development Authority.
- 9. That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
- 10. 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 and the Home-Base Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 12. That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight (8) business-related visits per day.
- 13. That this Development Permit shall be valid until **July 27, 2023.**

Advisory:

- That the Applicant/Owner shall adhere to the County’s Noise Bylaw (C-8067-2020) at all times.
- That any other government permits, approvals, 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 **July 26, 2022**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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 Development Appeal Committee.

Regards,

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

THIS IS NOT A DEVELOPMENT PERMIT



DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	04234005
RENEWAL OF	
FEES PAID	892.50
DATE OF RECEIPT	May 30, 2022

APPLICANT/OWNER

Applicant Name: HANAN DIAB		Email:	
Business/Organization Name (if applicable): A GREEN FUTURE FOR LANDSCAPING LTD			
Mailing Address: 272111 TWP RD 250 ROCKYVIEW COUNTY		Postal Code: T1Z 0W6	
Telephone (Primary): 403 547 6551		Alternative: 403 830 6303	
Landowner Name(s) per title (if not the Applicant):			
Business/Organization Name (if applicable):			
Mailing Address:		Postal Code:	
Telephone (Primary):		Email:	

LEGAL LAND DESCRIPTION - Subject site

All/part of: NE ¼	Section: 34	Township: 24	Range: 27	West of: 4	Meridian	Division:
All parts of :		Block:	Plan:	Parcel area (ac/ha):		
Municipal Address:				Land Use District:		

APPLICATION FOR - List use and scope of work

HOME BASE BUSINESS TYPE 2

Variance Rationale included: YES NO N/A DP Checklist Included: YES NO Name of RVC Staff Member Assisted:

SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) YES NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) YES NO
- c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>) YES NO
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) YES NO

AUTHORIZATION

I, HANAN DIAB (Full name in Block Capitals), hereby certify (initial below):

H.D. That I am the registered owner **OR** _____ That I am authorized to act on the owner's behalf.

H.D. That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

H.D. That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

H.D. **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signatur Hanan Diab Landowner Signature Hanan Diab
 Date 5/27/2022 Date MAY 27 2022



HOME-BASED BUSINESS (TYPE II) BED AND BREAKFAST INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	04324005
DISTRICT	A-GEN

DETAILS	USE TYPE/LOCATION
Business-related area within:	<input type="checkbox"/> Home-Based Business (Type II) <input type="checkbox"/> * Bed and Breakfast Located within: <input type="checkbox"/> Existing Building OR <input type="checkbox"/> New Building
Principal dwelling (m ² / ft. ²) 1500 sq. ft.	
Accessory building (m ² / ft. ²) 3000 sq. ft.	
Outdoors (for storage) (m ² / ft. ²) 400 sq. m.	

NOTE: If a new accessory building is proposed for Home-Based Business (Type II), submit the Accessory Building(s) - Information Sheet and related documents in addition to this form.

BUSINESS OPERATIONS

Business name: A GREEN FUTURE FOR LANDSCAPING LTD

Describe nature of business:
 JUST PARKING OUR TRUCKS AND HAVE SOME MATERIAL DELIVERED ESPECIALLY THESE DAYS WITH SHORTAGE MATERIAL, WE WANT TO MAKE SURE THAT WE HAVE THEN IN STOCK BEFORE STARTING THE JOB FOR OUR CUSTOMERS AT THEIR SITE

Any outdoor area on site being used for business purposes (other than storage/parking)? If yes, describe purpose:
 very tiny two areas for the gravel, sand ,pavers, and lumber for every day use only

Days of operation: AS OUR WORK IS WEATHER DEPENDENT ,IT WILL BE MOSTLY WEEK DAYS UNLESS WE HAVE TO GO TO CUSTOMERS IN WEEK ENDS Hours of operation: approx 8:00AM -8:00PM

Total number of employees (including residents/applicant): vary 6-10

Number of non-resident employees: 8 most of them go to the customer site

Number of business-related vehicle visits per day: ONLY OUR TRUCK 6 Per week:

Location of business-related vehicle parking on site:
 at the END OF OUR ACREAGE BETWEEN TREES

Total number and type of vehicles used for business on site (Home-Based Business, Type II only):
 6 (3 trucks F550, 2 trucks F350 , 1 truck 150)

SCREENING AND SIGNAGE

Type of screening provided for outdoor storage area (Home-Based Business, Type II only):

Landscaping (specify vegetation): _____

Fencing (specify material and height): _____

Other (specify material and height): SOME PALLETS BESIDE EACH OTHER(pavers and some times lumber /depends on weekly basis needs)

Business signage proposed on site? YES - attach Signage - Information Sheet and documents NO

ADDITIONAL SITE PLAN REQUIREMENTS

- Location of parking area
- Location and dimensions of proposed outdoor storage area(s)
- Location and type of existing/proposed screening (landscaping, fence etc.), specifically for outdoor storage
- Location of any proposed signage

* Bed and Breakfast shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home Based Business (Type II) uses. Land Use Bylaw, C-8000-2020

Applicant Signature Hanan Diab

Date May 27 ,2022



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ✓ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ✓ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ✓ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - Digital copy of non-financial instruments/caveats registered on title
- ✓ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ✓ **COVER LETTER, shall include:**
 - Proposed land use(s) and scope of work on the subject property
 - Detailed rationale for any variances requested
 - For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ✓ **SITE PLAN, shall include:**
 - Legal description and municipal address
 - North arrow
 - Property dimensions (all sides)
 - Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - Dimensions of all buildings/structures
 - Location and labels for existing/proposed approach(s)/access to property
 - Identify names of adjacent internal/municipal roads and highways
 - Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - Identify site slopes greater than 15% and distances from structures
 - Location and labels for easements and/or rights-of-way on title
- ✓ **FLOOR PLANS/ELEVATIONS, shall include:**
 - Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - Indicate type of building/structure on floor plans and elevations
- ✓ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): **Home-Based Business Type II**

Land Use District: **A-GEN**

Applicable ASP/CS/IDP/MSDP: **N/A**

Included within file: Information Sheet Parcel Summary Site Aerial Land Use Map Aerial Site Plan

NOTES:

HBBII operating without permits

Staff Signature: Steven Lam



ROCKY VIEW COUNTY

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

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

LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) HANAN DIAB (print name) Owner 1
ABDELNASER DIAB (print name) Owner 2

being the owner(s) of: Lot: _____ Block: _____ Plan: _____

Legal Description:

Quadrant NE ¼ Section 34 Township 24 Range 27 West of 4 Meridian
give HANAN DIAB (print name of Applicant)

permission to act on my (our) behalf for the following application at the above-noted property

(select one):

- Development Permit
- Subdivision
- Redesignation
- Local Plan

Hanan Diab

Owner 1 Signature

Abdelna
ser
diab

Owner 2 Signature

MAY 27 2022
Date Signed



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0013 728 845	4;27;24;34;NE	221 003 843

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 24
SECTION 34
THAT PORTION OF THE NORTH EAST QUARTER
WHICH LIES NORTH AND WEST OF CANAL RIGHT OF WAY ON
PLAN IRR. 564
CONTAINING 8.21 HECTARES (20.28 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8410960	0.111	0.27

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 921 150 028

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 003 843	11/01/2022	TRANSFER OF LAND	\$840,000	\$840,000

OWNERS

ABDEL NASER DIAB

AND

HANAN DIAB

BOTH OF:

[REDACTED]
[REDACTED]
[REDACTED]

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
221 003 843

REGISTRATION

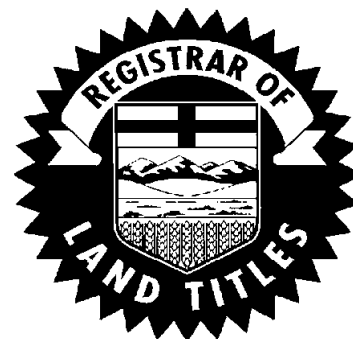
NUMBER	DATE (D/M/Y)	PARTICULARS
941 194 828	26/07/1994	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
221 003 844	11/01/2022	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. P.O. BOX 115, COMMERCE COURT POSTAL STATION, TORONTO ONTARIO M5L1E5 ORIGINAL PRINCIPAL AMOUNT: \$500,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 30 DAY OF MAY, 2022 AT 08:21 A.M.

ORDER NUMBER: 44552664

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

HANAN DIAB
Owner and office manager
A Green Future
Tel: 403-547-6551
Web site: www.AGreenFuture.ca
Email: info@agreenfuture.ca

To

Steven Lam
Development Officer | Planning and Development
Rocky View County
262075 Rocky Viewpoint
Rocky View County | AB | T4A 0X2
Phone: | 403-520-6303
SLam@rockyview.ca
www.rockyview.ca

Subject: upgrading home base business type 1 to home base business type 2

Dear Steven /rocky view staff

I would like to apply for upgrading home base business type 1 to home base business type 2

As currently I live in the address **272111 TWP RD 250, Rocky view county, AB, T1Z 0W6**

I have my office in this house, our company trucks (F550 “three of them”, two F350, one F150) and trailers parking only and some materials (pavers and some lumber for daily use for our customers in Calgary

We don't sell any items in this location; this means no customers at all come to our location. Our manager and workers go directly to the customer's site.

Our trucks drivers are fully insured under our commercial policy to drive these trucks.

From our 20 acres acreage, the parking, workshop, and the storage area occupy less than an acre in total.

They are very organized, not visible from the public highway. As our acreage is having lots of trees, very careful and pretty and well taking care of, pictures, video can be provided.

We operate during normal day hours mostly weekdays, some weekend exception we work if the site of our customers in badly need to work in the weekend (especially drainage issues and emergencies.

I am submitting the filled documents and the fees as advised.

Please feel free to email /call me if you need more document or any question.

Locking forward to having my license approved.

Thank you very much in advance for your time and support.

Hanan Diab

May 16, 2022

AFFIDAVIT - VERIFYING CORPORATE SIGNING AUTHORITY

I, HANAN DIAB, of CALGARY AB

make oath and say:

1. I am the officer/director of (company name):
A GREEN FUTURE FOR LANDSCAPING LTD,
being the corporation named as the owner, in the Development Permit / Subdivision / Redesignation / Local
Plan Application (select one), affecting Lands described as:

Legal Description

NE 34 24 27 W4M / Lot: _____ Block: _____ Plan: _____

2. I am authorized to sign the Development Permit / Subdivision / Redesignation / Local Plan Application (select
one), on behalf of the corporation without affixing a corporate seal and I hereby appoint (name of Applicant):
HANAN DIAB as our agent for the above application at the
above-noted property.

FOR USE BY APPOINTED COMMISSIONER FOR OATHS

SWORN/AFFIRMED before me

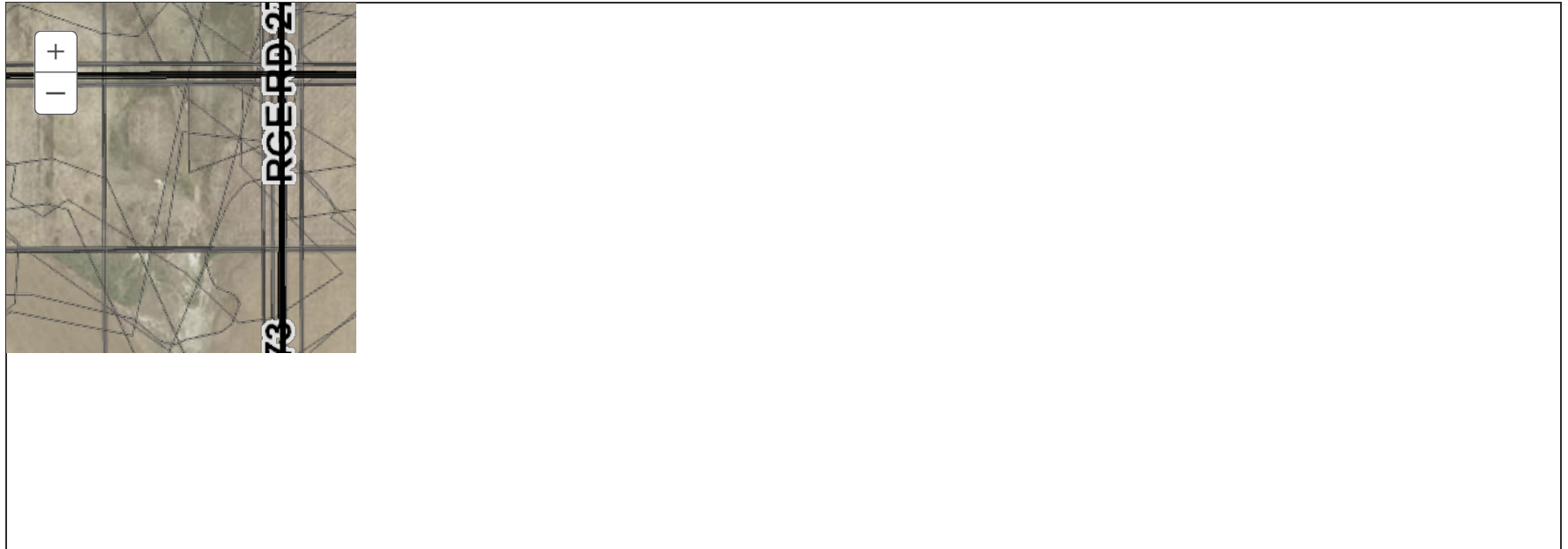
at the (City/County/Town): _____,

in the Province of Alberta, this _____ day of _____ (month) _____ (year).

Commissioner of Oaths Stamp

Signature

A Commissioner for Oaths in and for Alberta



ii

Roll Number	04234005
Legal Desc	NE-34-24-27-W04M
Divison	06
Lot Block Plan	
Linc Number	13728845
Title Number	221003843
Parcel Area	20.01000
Municipal Address	272111 TWP RD 250
Contact Information	Diab, Hanan & Abdel Naser
	██████████ 00000000000000
	Rocky View County AB T1Z 0W6 00000000000000
Land Use Information	A-GEN

Planning Applications Information

{There is no related Application}

Area Structure Plan

{There is no related Area Structure Plan}

Conceptual Scheme

{There is no related Conceptual Scheme}

Building Permit

Permit Number	Permit Type	Date Issued
PREL20182402	Electrical	Mon Jun 25, 2018
1992-BP-2914	Building	Tue Jul 28, 1992
1992-BP-2915	Building	Tue Jul 28, 1992

Development Permit Information

{There is no related Development Permits}

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
PDEV	SLam	October 15, 2021	October 15, 2021	C		issued stamp of compliance	1

Boundary

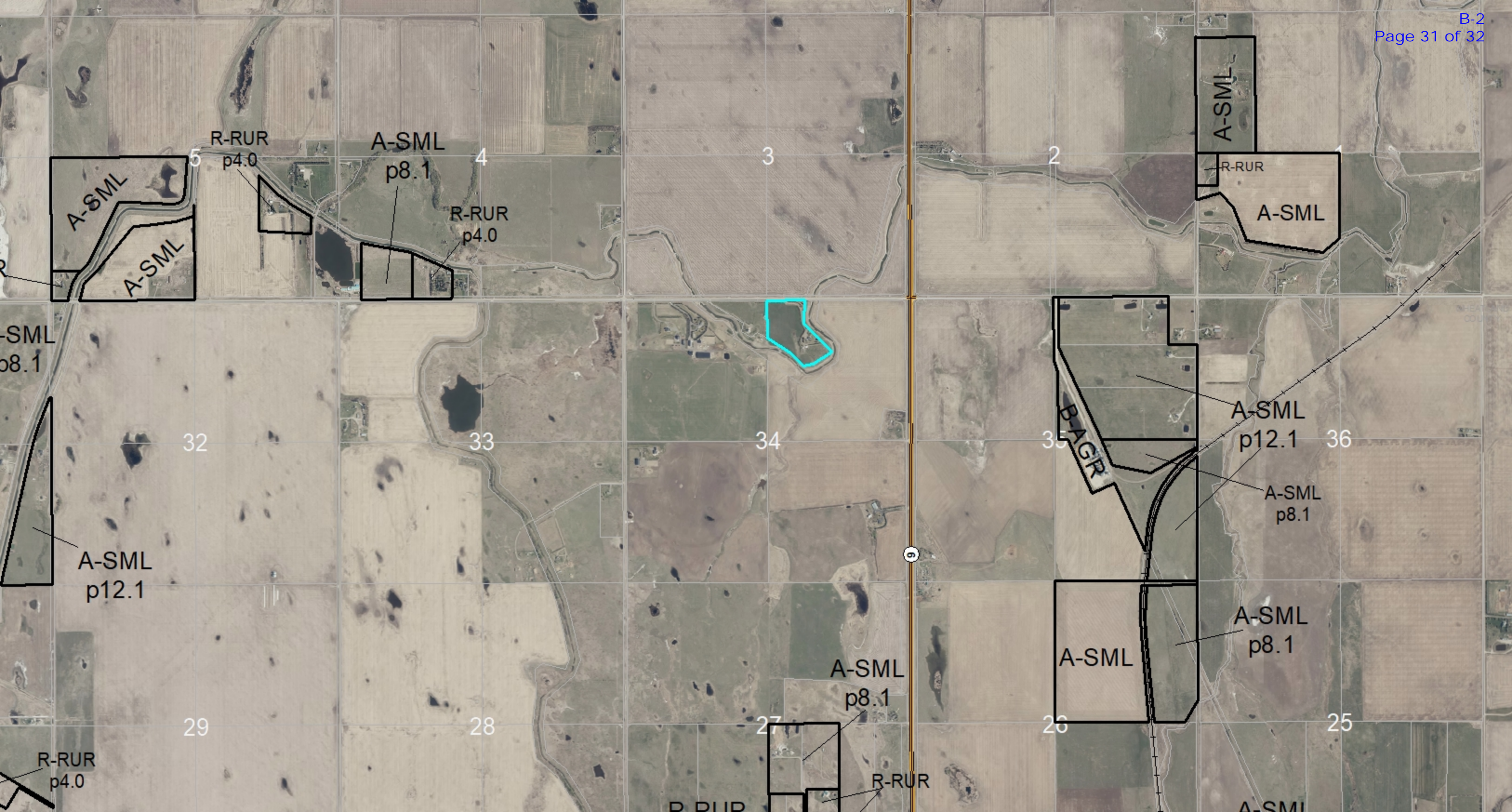
Category

Division	5
Area Structure Plan	No ASP
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Peter Sontrop
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	5
No.of App Subdiv Within 600 M	0

Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Chestermere-Conrich
Fire District	LANGDON
Primary Fire Station	111
Secondary Fire Station	107
Tertiary Fire Station	116

Boundary	Category	Distance
Closest Highway	HWY9 ROCKYVIEW	450.72
Closest Gravel Pit	River Pit	28759.15 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:6636.59 M
Closest Road Name	TWP RD 250(Surface Type:Paved)	12.85 M
Closest Railway	CNR	2040.38 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	3530.69 M
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	WHEATLAND COUNTY	3696.07 M
Closest Confined Feeding Operation		9919.4 M





A-SML
A-SML

R-RUR
p4.0

A-SML
p8.1

R-RUR
p4.0

A-SML

R-RUR

A-SML

A-SML
p8.1

A-SML
p12.1

B-AGR

A-SML
p12.1

A-SML
p8.1

A-SML
p8.1

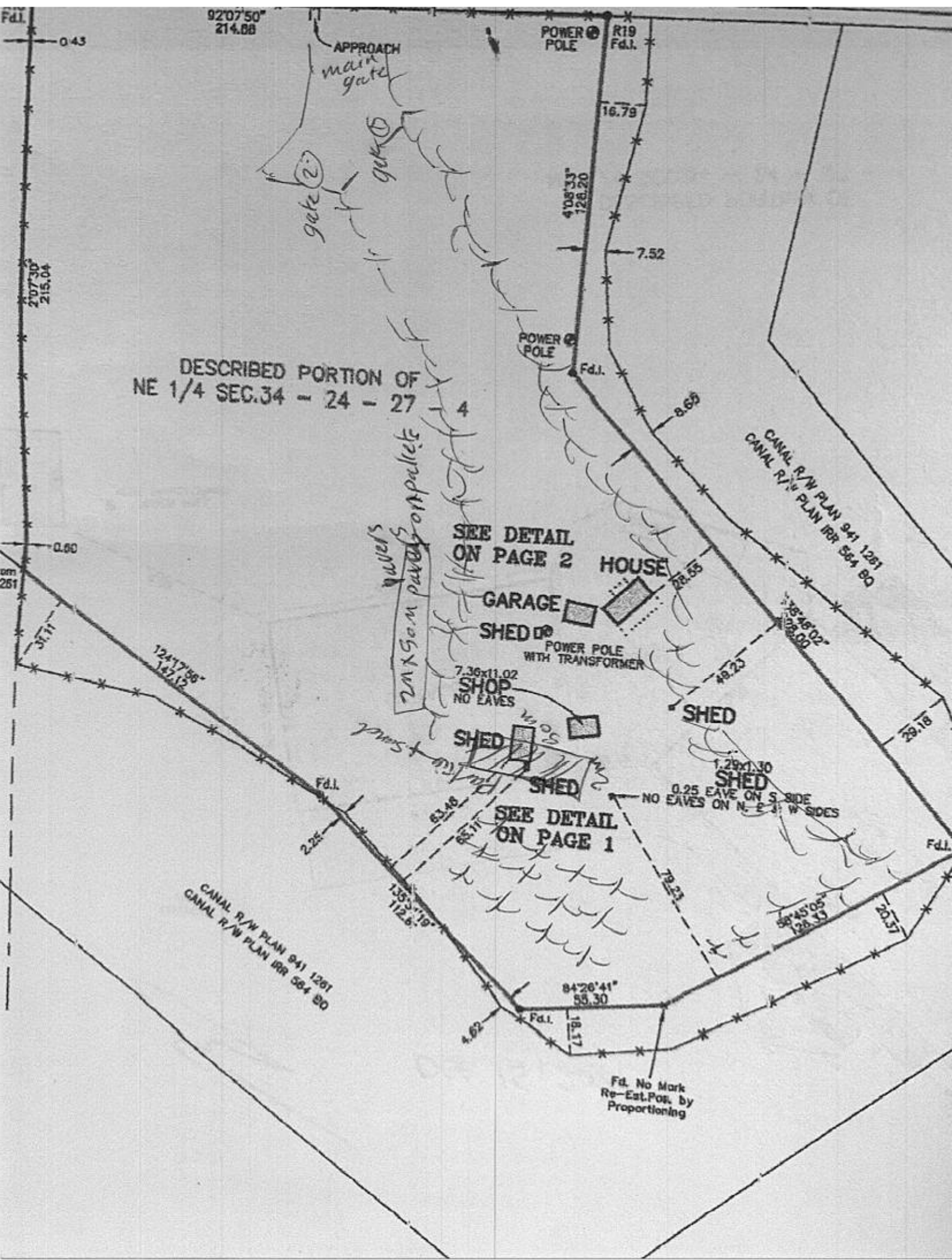
A-SML

A-SML
p8.1

R-RUR
p4.0

R-RUR

A-SML



DESCRIBED PORTION OF
NE 1/4 SEC. 34 - 24 - 27 - 4

SEE DETAIL
ON PAGE 2

HOUSE

GARAGE

SHED

POWER POLE
WITH TRANSFORMER

7.36x11.02
SHOP
NO EAVES

SHED

SHED

SEE DETAIL
ON PAGE 1

SHED

1.29x1.30
SHED

0.25 EAVE ON S. SIDE
NO EAVES ON N., E., & W. SIDES

CANAL R/W PLAN 941 1261
CANAL R/W PLAN IRR 564 B0

CANAL R/W PLAN 941 1261
CANAL R/W PLAN IRR 564 B0

Fd. No Mark
Re-Est. Pos. by
Proportioning