

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

Sun, Guangtong (Tony)

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Tuesday, February 6, 2024

Roll: 05736016

RE: Development Permit #PRDP20236687

Lot 1, Block 7, Plan 8911456, NE-36-25-03-05; (60 BEARSPAW SUMMIT)

The Development Permit application for renewal of an existing Vacation Rental (dwelling, single detached) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Vacation Rental may continue to operate on the subject property, within the dwelling, single detached, in accordance with the approved site plan, floor plan(s) and the conditions of this permit.

Permanent:

2. That this Development Permit shall be **valid up to one (1) year from the date of release**, at which time a new application shall be submitted.
3. That the operation of the Vacation Rental shall not change the residential character and external appearance of the land and dwellings.
4. That this approval does not include any onsite Special Events or commercial business activities, including the uses of Special Function Business or a Home-Based Business, Type II.
5. That there shall be no outdoor activity or outdoor noise generated by guests of the Vacation Rental past 10:00 pm.
6. That the Vacation Rental shall be limited to a maximum of eight (8) guests.
7. That a minimum of eight (8) guest parking stalls shall be provided on site at all times for the Vacation Rental.
8. That all guest parking shall be on the Owner's property at all times and there shall be no parking within a County Road right of way.
9. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.

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10. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
11. That there shall be no camping, including tenting, associated with the Vacation Rental on the subject lands.
12. That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
13. That the operation of this Vacation Rental shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times the privacy of adjacent residential dwellings shall be preserved. The Vacation Rental shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

Advisory:

- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017*, as amended, in perpetuity.
- That any building permits and applicable subtrade permits for the operation of the Vacation Rental shall be obtained through Building Services, as required.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022].

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **February 27, 2024**, 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 Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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