



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

Page 1 of 2

Tuesday, April 22, 2025

Roll: 05736016

RE: Development Permit #PRDP20251478

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

The Development Permit application for renewal of a Vacation Rental (within an existing 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 parcel, within the existing dwelling, single detached, in accordance with the approved site plan, floor plans, and the conditions of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services (firepermitsinspections@rockyview.ca) to book an occupancy inspection, to determine fire safety requirements for the *Vacation Rental* use. The inspection will confirm if any fire safety requirements are to be complied with.
 - i. That the Applicant/Owner shall complete any requirements or improvements that may be required as a result of the occupancy inspection to comply with fire safety requirements.
 - ii. Written confirmation shall be received from County Fire Operations confirming the status of this condition.

Permanent:

3. That if the prior to release conditions have not been met by **November 30, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That there shall be a maximum of **eight (8) guests** associated with the Vacation Rental at any time.
5. That there shall be no non-resident employees associated with the Vacation Rental on the subject parcel at any time, with the exception of cleaning/maintenance staff.
6. That no on-site and/or off-site advertisement signage associated with the Vacation Rental shall be permitted.
7. That the Vacation Rental shall be ancillary to the primary residential use of the parcel.
8. That all guest parking shall be wholly contained within the subject parcel, and there shall be no parking within any public road right-of-way at any time.
9. That this approval does not include any on-site Special Events or other commercial business activities, including the uses of *Special Function Business* or *Home-Based Business (Type II)*.



Sun, Guangtong #PRDP20251478

Page 2 of 2

10. That the Applicant/Owner shall be responsible for ensuring that any guests are familiar with the property boundaries, whether that be by means of a fence, wayfinding signage, or other means, to ensure no trespassing to adjacent properties.
 - i. That such wayfinding signage does not require a Development Permit.
11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the Applicant/Owner shall adhere to any requirements and approved technical studies of Development Permits PRDP20202740 and PRDP20236687.
12. That the Vacation Rental 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 Vacation Rental shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
13. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-227 of the County's *Land Use Bylaw C-8000-2020*. 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.
14. That the Vacation Rental permit shall be valid for **five (5) years** from the date of issuance of the Development Permit.

Advisory:

- That a Building Permit and applicable sub-trade permits for the operation of the Vacation Rental are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That it is recommended that the Applicant/Owner prepare and implement onsite an Emergency Management Plan for all guests, in case of incident or an emergent event.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 13, 2025**, 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,

A handwritten signature in black ink, appearing to read 'D. K. Singh'.

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