



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

Proteau, Danielle

Tuesday, July 1, 2025

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Roll: 03901015

RE: Development Permit #PRDP20253506

Block 5, Plan 9610104, SE-01-23-05-05; (50035 BOYCE RANCH ROAD)

The Development Permit application for Vacation Rental (within an existing accessory dwelling unit) has been **conditionally approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That a Vacation Rental may commence operating on the subject property, within the existing Accessory Dwelling Unit, 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 need 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; and
 - 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 **JANUARY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That the Vacation Rental permit shall be valid for **one (1) year** from the date of issuance of the Development Permit, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*



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5. 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.
6. That the Applicant/owner shall adhere to any requirements and approved technical studies of Development Permit PRDP20141957.
7. That the Vacation Rental shall be limited to the Accessory Dwelling Unit only.
8. That there shall be no more than two (2) guests associated with the Vacation Rental at any time.
9. That the minimum of two (2) parking stalls shall be maintained for the Vacation Rental at any time.
10. 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.
11. 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.
12. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
13. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
14. That this approval does not include any onsite *Special Events or Business use*, including the uses of *Special Function Business or a Home-Based Business, Type II*.
15. That the subject development shall conform to fire safety requirements, in perpetuity.
16. That the Vacation Rental shall be ancillary to the primary residential use of the parcel and shall not change the residential character and external appearance of the land and dwellings.
17. 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.
18. 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 *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.

Advisory:

- That there shall be a fire extinguisher on each level of the Accessory Building, including within the Vacation Rental.



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- That there shall be the interconnected smoke detectors between the shop and the Vacation Rental within the Accessory Building.
- The Vacation Rental shall have a secondary means of egress, such as an operable window that meets egress requirements.
- 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 a building permit and applicable sub-trade permits for the operation of 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 the Applicant/Owner shall adhere to any fire ban status identified within the County and shall ensure that proper site procedures are in place for any guest stay that may includes open flames.
- Should the Owner cease operations of the Vacation Rental, that Accessory Dwelling Unit shall remain the approved use in accordance with the conditions outlined under PRDP20141957. Further the Applicant/Owner shall submit confirmation, in writing, to the County.
- That the site shall conform to the County's *Noise Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017, as amended*, in perpetuity.
- That all customer parking shall be on the Owner's property at all times and there shall be no parking within a County roadway or right of way.
- 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 December 7, 2023*].
- 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 22, 2025**, 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 Subdivision and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca