



## 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

How, Fulton

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Tuesday, June 17, 2025

Roll: 05607193

**RE: Development Permit #PRDP20250616**

**Lot 19, Block 12, Plan 0210935, NW-07-25-02-05; (62 BLAZER ESTATES RIDGE)**

The Development Permit application for renewal of a Bed and Breakfast has been **conditionally approved** by the Development Planner subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That a Bed and Breakfast may continue to operate on the subject parcel in accordance with the approved site plan.
  - i. That one (1) sign for identification purposes only, a maximum of 1.00 m (3.28 ft.) in length and 0.60 m (1.97 ft.) in height may remain on the subject property in accordance with the previous approval.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services ([firepermitsinspections@rockyview.ca](mailto:firepermitsinspections@rockyview.ca)) to book an occupancy inspection, to determine fire safety requirements for the *Bed and Breakfast* 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; 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 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued
4. That the Bed and Breakfast permit shall be valid for **one (1) year** from the date of issuance of the Development Permit.



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5. That the operation of the Bed and Breakfast shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
6. That the Bed and Breakfast shall be limited to the dwelling unit only.
7. That a maximum of three (3) bedrooms may be used for the Bed and Breakfast at any time.
8. That there shall be a minimum of three (3) parking stalls provided in accordance with the approved site plan and Table 5 (Parking minimums) of the Land Use Bylaw C-8000-2020 (LUB).
9. 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.
10. 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.
11. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
12. That there shall be no food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
13. That the operation of the Bed and Breakfast shall not change the residential character and external appearance of the land and dwellings.
14. That the operation of the Bed and Breakfast 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 Bed and Breakfast shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
15. That this approval does not include any on-site Special Events or commercial business activities, including the uses of *Special Function Business* or a *Home-Based Business, Type II*.
16. 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.
17. That no off-site advertisement signage associated with the Bed and Breakfast shall be permitted.

### Advisory:

- That there shall be a fire extinguisher on each level of the Bed and Breakfast.
- That there shall be a smoke detector in each bedroom of the Bed and Breakfast.
- That the Owner/Applicant shall contact the County yearly, to arrange for an inspection (if required) to be carried out by the County's Fire Services.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Owner/ Applicant.
  - That any approvals from Alberta Health Services shall be in place prior to the operation of the Bed & Breakfast.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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. [unclear]'.

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**



# ROCKY VIEW COUNTY

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

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

Thursday, June 05, 2025

**Roll Number:** 05607193  
**Application Number:** PRDP20250616  
**Division:** 3

## TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

### Where is the property the development permit has been approved?

62 BLAZER ESTATES RIDGE, Rocky View County AB and located approximately 0.84 km (0.50 mile) south of Township Road 252 and 0.20 km (0.13 mile) east of Bearspaw Village Road

### What is the development permit proposing?

Renewal of a Bed and Breakfast

### How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: [gis.rockyview.ca/planning](https://gis.rockyview.ca/planning).

### I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** How, Fulton  
**Owner(s):** Liu, Jing FengHow, Fulton  
**Legal:** Lot 19 Block 12 Plan 0210935, NW-07-25-02-05

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

**Note:** Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.



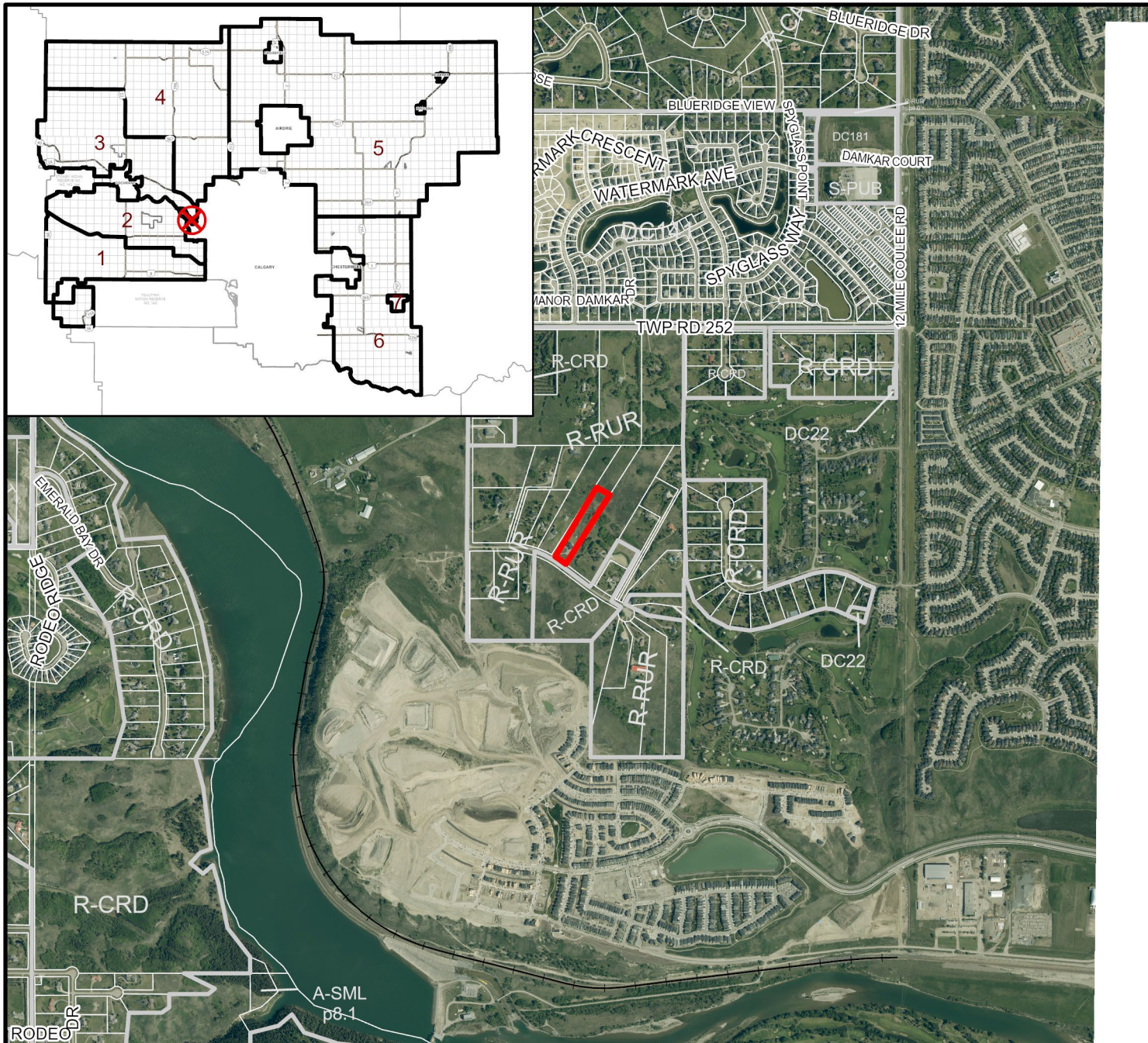


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Renewal of a Bed and  
Breakfast.



Division: 3  
Roll: 05607193  
File: PRDP20250616  
Printed: 6/5/2025  
Legal: A portion of  
NW-07-25-02-W05M





ROCKY VIEW COUNTY

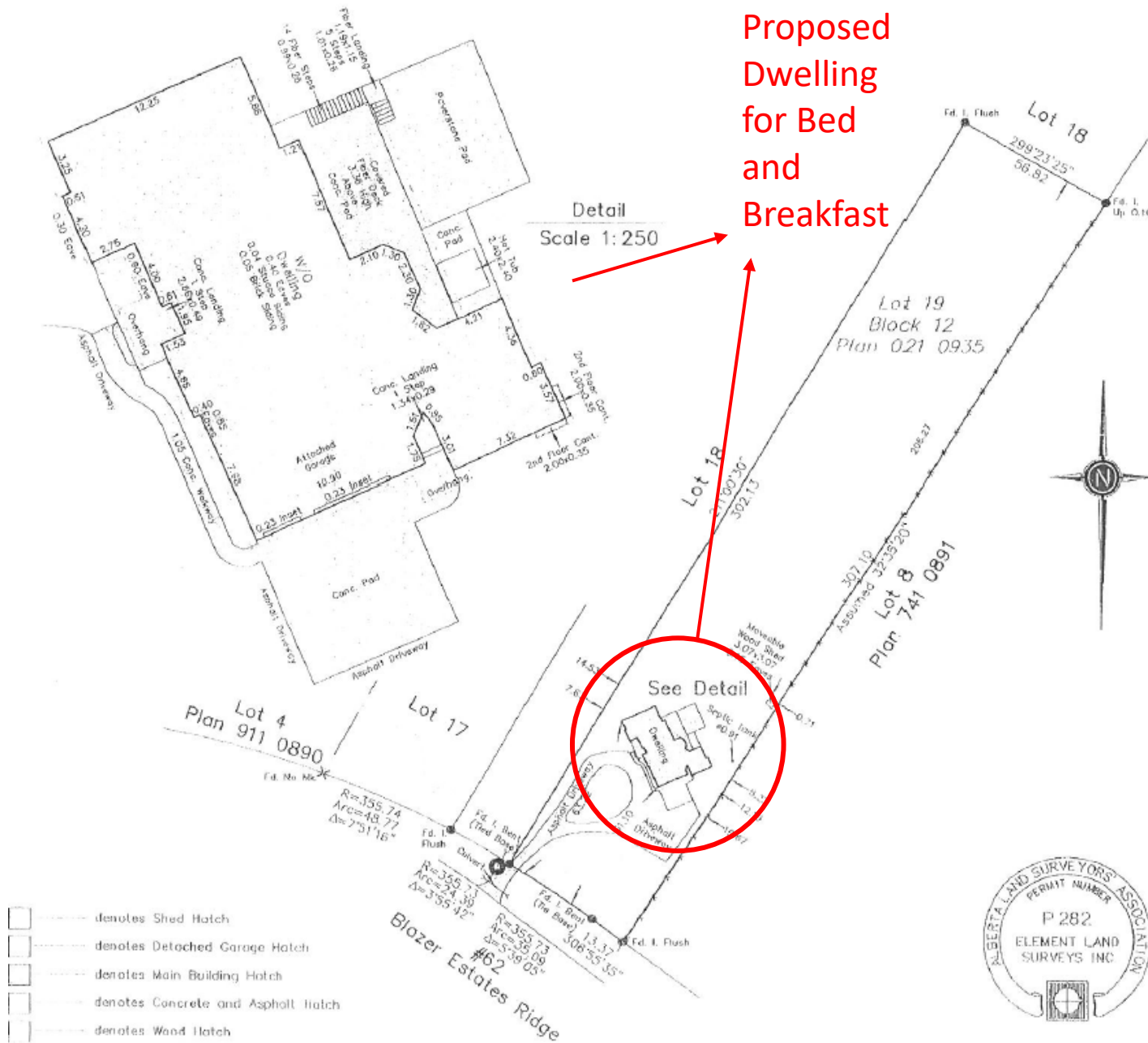
## Site Plan

### Development Proposal

Renewal of a Bed and Breakfast.

Proposed Dwelling for Bed and Breakfast

Detail  
Scale 1:250



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