



## 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

Kathuria, Harjinder

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Tuesday, June 17, 2025

Roll: 06421043

RE: Development Permit #PRDP20252944

Lot 19, Block 1, Plan 9711209, NE-21-26-29-W04M; (34 RAINBOW BOULEVARD)

The Development Permit application for renewal of a Vacation Rental (within a 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 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](mailto: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; 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 Development Permit shall be valid for **three (3) years** from the date of issuance 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 application.*
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, including the onsite Comprehensive Resolution Plan approved under Development Permit PRDP20241150.



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6. That there shall be a maximum of five (5) bedrooms associated with the Vacation Rental at any time.
  - i. The maximum number of bedrooms shall be confirmed through the County Fire Services occupancy inspection.
7. That there shall be a maximum of two (2) guests per bedroom associated with the Vacation Rental at any time.
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 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.
10. That there shall be no non-resident employees associated with Vacation Rental on the subject parcel at any time, with the exception of cleaning/maintenance staff.
11. That no on-site or off-site advertisement signage associated with the Vacation Rental shall be permitted.
12. 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)*.
13. That the Vacation Rental shall be ancillary to the primary residential use of the parcel.
14. That the Vacation Rental shall not generate noise, smoke, steam, odor, 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 neighboring or adjacent residents.
15. 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 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 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 site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
- 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.



Kathuria, Harjinder **#PRDP20252944**

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- That any other federal, provincial, or County permits, approvals, and/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 **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. Kaur".

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

Tuesday, June 17, 2025

**Roll Number:** 06421043  
**Application Number:** PRDP20252944  
**Division:** 5

## 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?

34 RAINBOW BLVD, Rocky View County AB and located approximately 0.81 km (0.50 mile) south of Township Road 264 and 0.41 km (0.25 mile) west of Range Road 293

### What is the development permit proposing?

Renewal of Vacation Rental (within a dwelling, single detached)

### 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):** Harjinder Singh Kathuria

**Owner(s):** Kathuria, Jasmeen and Kathuria, Arvinder & Harjinder

**Legal:** Lot 19 Block 1 Plan 9711209, NE-21-26-29-04

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.



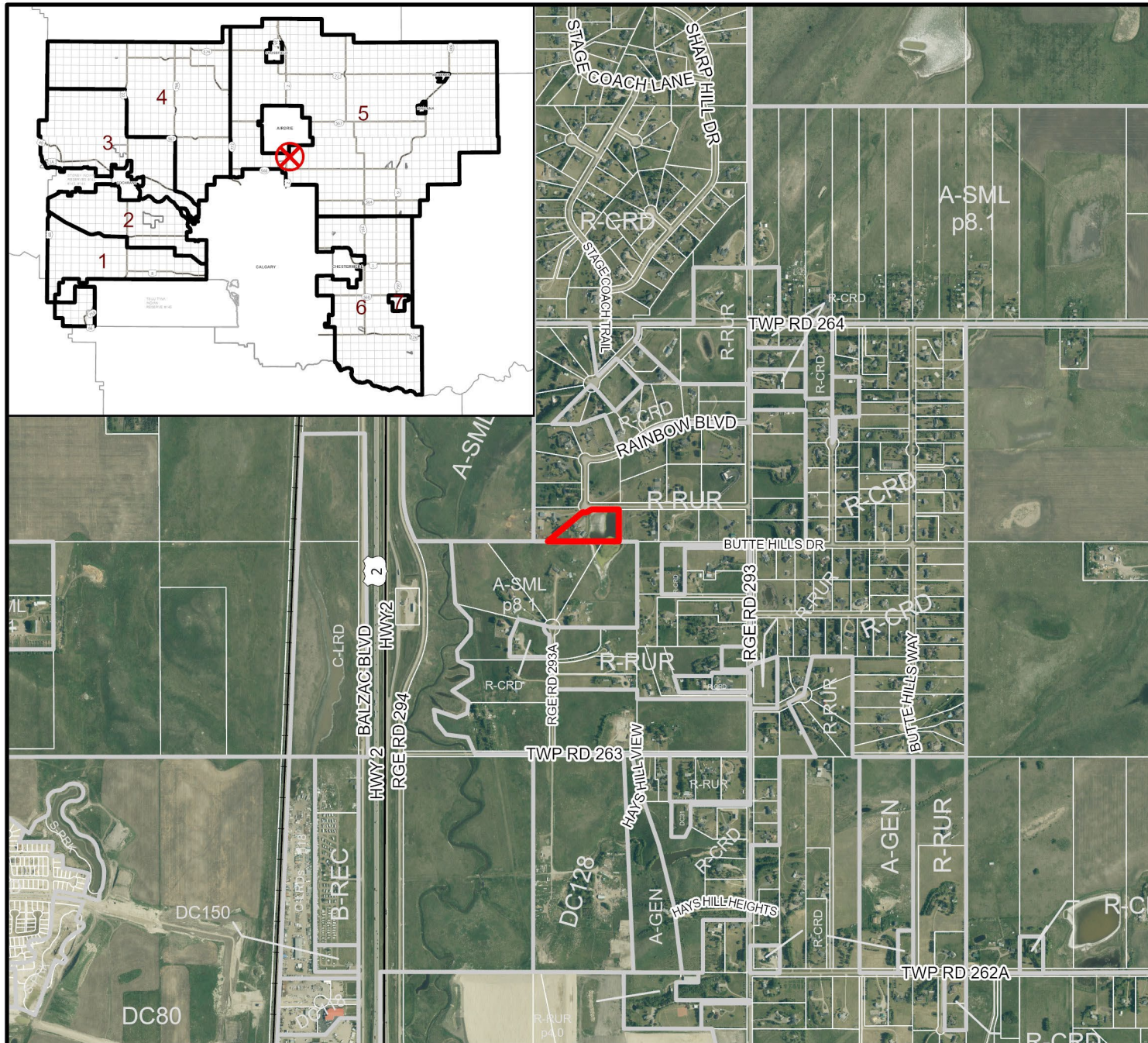


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Renewal of a Vacation  
Rental (within a dwelling,  
single detached)



Division: 5  
Roll: 06421043  
File: PRDP20252944  
Printed: 5/22/2025  
Legal: A portion of  
NE-21-26-29-W04M

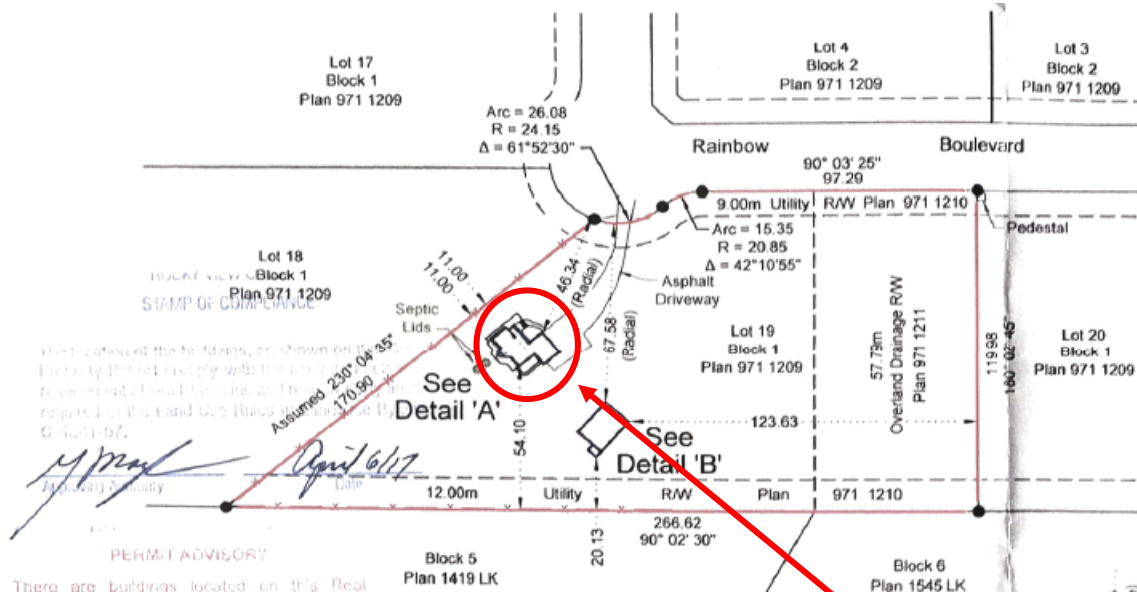


ROCKY VIEW COUNTY

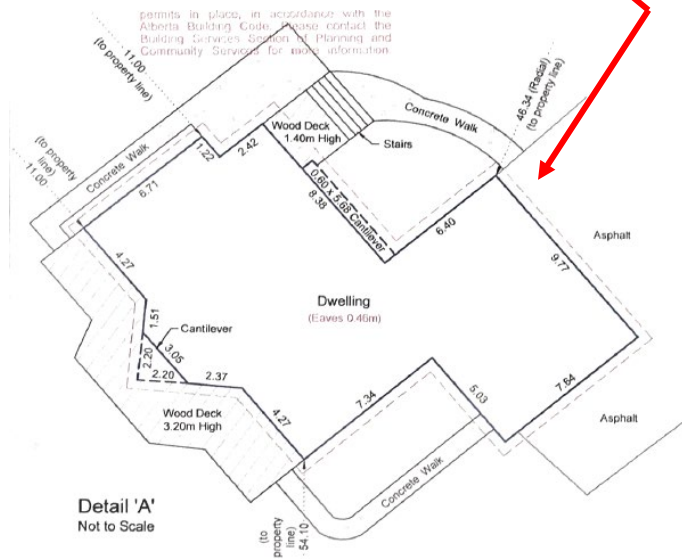
## Site Plan

### Development Proposal

Renewal of a Vacation  
Rental (within a dwelling,  
single detached)



Proposed Vacation  
Rental (within a  
dwelling single  
detached)



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