



## 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

Krenz, Stacey L.

Tuesday, September 5, 2023

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Roll: 05714023

**RE: Development Permit #PRDP20233316**

**Lot 8, Block B, Plan 9512428, SW-14-25-03-05; (2258 SPRINGBANK HEIGHTS WAY)**

The Development Permit application for Bed and Breakfast (within the existing Dwelling, Single Detached) and Signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That a Bed and Breakfast operation may commence operating on the subject property, within the existing Dwelling, Single Detached, in accordance with the approved site plan, floor plans and the conditions of this permit.
  - i. That one (1) non-illuminated freestanding sign may be installed on the subject parcel in general accordance with the submitted site plan and signage details, and conditions of this permit, as follows:
    - o That the maximum freestanding sign size shall be 0.91 m (3.00 ft.) in height by 1.22 m (4.00 ft.) in width.

### Prior to Release:

2. That the Applicant/Owner shall provide a site plan and floors plans noting a dedicated parking area and number of rooms / gross floor area of the Dwelling, Single Detached to be dedicated to the Bed and Breakfast Operation.

### Permanent:

3. That this Development Permit shall be valid until **September 26, 2024**, at which time a new application shall be submitted.
4. That the operation of the Bed and Breakfast Home shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
5. 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*.
6. That a maximum of three (3) bedrooms may be used for the Bed and Breakfast at any time.



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7. That a minimum of three (3) parking stalls shall be provided in accordance with the approved site plan and Table 5 (Parking Minimums) of the Land Use Bylaw.
8. That there shall be no parking within a County roadway or right of way.
9. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
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 the operation of the Bed and Breakfast shall not change the residential character and external appearance of the land and dwellings.
12. That no off-site advertisement signage associated with the Bed and Breakfast shall be permitted.
13. That the on-site sign shall be maintained in accordance with the design drawings and site plan submitted with the application.
14. That the sign or any part of the sign shall not be within 3.0 m (9.84 ft) of overhead power and service lines.
15. That the sign shall be kept in a safe, clean, and tidy condition at all times.
16. That the sign shall not be digital, flashing, or animated at any time.
17. That area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
19. That the operation of this 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.

#### **Advisory:**

20. Should the Owner cease operations of the Bed and Breakfast, the associated signage shall be removed. The Applicant/Owner shall submit confirmation of business closure, in writing, to the County.
21. 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.
22. That any building permits and applicable subtrade permits for the operation of the Bed and Breakfast shall be obtained through Building Services, as required.



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23. That any future signage, not approved within this Development Permit, shall require a separate Development Permit approval and shall adhere to the Land Use Bylaw C-8000-2020.
24. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
25. 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 **September 26, 2023**, a Development Permit may be issued, unless there are specific conditions that 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. Krenz".

Development Authority

Phone: 403-230-1401

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