



## 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

Kelley, Glenn

Tuesday, September 5, 2023

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Roll: 03912073

**RE: Development Permit #PRDP20233598**

**Lot 17, Plan 8510223, NW-12-23-05-05; (60 BRACKEN ROAD)**

The Development Permit application for renewal of a Bed and Breakfast (within the 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 a Bed and Breakfast (within the existing Dwelling, Single Detached) may continue to operate on the subject parcel in accordance with the approved site plan and floor plans and the conditions of this permit.

### 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, 2026**.
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 a maximum of three (3) bedrooms may be used for the Bed and Breakfast at any time.
6. 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.
7. That there shall be no parking within a County roadway or right of way.
8. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
9. That no off-site advertisement signage associated with the Bed and Breakfast shall be permitted.



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10. 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*.
11. 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.
12. That the operation of this Bed and Breakfast shall not generate noise, smoke, dust, fumes, flare, 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 Home shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
13. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7582-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

#### Advisory:

14. 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.
15. That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
16. 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. Kelley'.

Development Authority  
Phone: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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