

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

Cahlik, Filip

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Tuesday, November 4, 2025

Roll: 03912197

RE: Development Permit #PRDP20255414

Lot 3, Block 1, Plan 8110948, SW-12-23-05-W05M; (154 WHITE AVENUE)

The Development Permit application for a Vacation Rental, within an 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 Vacation Rental, within an existing Dwelling, Single Detached may operate on the subject parcel in accordance with the approved site plan 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 **APRIL 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That this permit shall be valid of **one (1) year** from date of permit issuance, at which time a new application shall be submitted.
5. That the operation of the Vacation Rental shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
6. That the Vacation Rental use shall be limited to the Dwelling, Single Detached.
 - i. That there shall be no sleeping accommodations provided to the guest within any Accessory Buildings.
7. That a maximum of two (2) bedrooms may be used for the Vacation Rental at any time within the Dwelling, Single Detached.
8. That there shall be a maximum of four (4) guest associated with the Vacation Rental at any time.



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9. That a minimum of two (2) parking stalls shall be provided in accordance with the approved site plan and Table 5 (Parking Minimums) of the County's *Land Use Bylaw C-8000-2020* (LUB).
10. That there shall be no outdoor activity or outdoor noise generated by guests of the Vacation Rental between the hours of 12:00 a.m. and 8:00 a.m.
 - i. That the outdoor activity between the hours of 10:00 p.m. and 12:00 a.m. shall be in accordance with Site Operational and Noise Mitigation Plan.
11. That a Site Operational and Noise Mitigation Plan submitted and approved as part of the Development Permit application shall be implemented and adhered to in perpetuity.
12. That all guest parking shall be on the Owner's property at all times and there shall be no parking within a County Road right of way.
13. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
14. That there shall be no food preparation or cooking for or by the guests conducted within any bedroom made available for rent.
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 the Owner shall be responsible for ensuring that any guests 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.
17. That the subject development shall conform to fire safety requirements, in perpetuity.
18. That the operation of the Vacation Rental shall not change the residential character and external appearance of the land and dwellings.
19. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
20. 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* (LUB). 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.
21. 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.

Advisory:

- That there shall be a fire extinguisher on each level and a smoke detector in each bedroom of the Vacation Rental.
- That the Applicant shall contact the County yearly to arrange for an inspection (if required), to be carried out by the County's Fire Services.
- That any building permits and applicable subtrade permits for the operation of the Vacation Rental shall be obtained through Building Services, as required.
- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unightly Property Bylaw C-7690-2017*, as amended, in perpetuity.



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- 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 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 **Tuesday, November 25, 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. Kowalski".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca