ROCKY VIEW COUNTY

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

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

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.

N O T I C E O F D E C I S I O N

Kapur, Nitin

Tuesday, November 4, 2025

Roll: 05736120

RE: Development Permit #PRDP20256911

Lot 4, Block 4, Plan 9912547, NE-36-25-03-W05M; (22 BEARSPAW SUMMIT PLACE)

The Development Permit application for a Vacation Rental within 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 the Vacation Rental may commence and operate on the subject parcel, within the basement area of the existing Dwelling, Single Detached, in accordance with the approved application, site plan, floor plans, and drawings, as amended, and conditions of approval.

Permanent:

2. That this permit shall be valid for **one (1) year** from the date of issuance of the Development Permit, 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 applications.*
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
4. That the Vacation Rental shall be limited to the basement area of the existing Dwelling, Single Detached only.
5. That the Vacation Rental shall be ancillary to the primary residential use of the parcel and shall not change the residential character and external appearance of the land and dwellings.
6. That there shall be no more than two (2) guests associated with the Vacation Rental at any time.
7. That a minimum of one (1) parking stall shall be provided in accordance with the approved site plan and Section 236 and Table 5 (Parking Minimums) of the County's *Land Use Bylaw C-8000-2020* (LUB).
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.

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9. That there shall be no outdoor activity or outdoor noise generated by guests of the Vacation Rental between the hours of 10:00 P.M. to 8:00 A.M.
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 (if required).
11. That no camping, including tenting, 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 use of a *Home-Based Business, Types I and II*, unless otherwise approved.
13. 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 respassing to adjacent properties.
    i. That such wayfinding signage does not require a Development Permit.
14. That no on-site and/or off-site advertisement signage associated with the Vacation Rental shall be permitted.
15. That the subject development shall conform to fire safety requirements, in perpetuity.
16. That the Vacation Rental shall not generate noise, smoke, steam, odour, 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.
17. 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 225-231 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That there shall be a fire extinguisher on each level of the Vacation Rental.
- That there shall be interconnected smoke detectors in each bedroom of the Vacation Rental.
- 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 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 the Applicant/Owner shall adhere to any fire ban status identified within the County and shall ensure that proper site procedures are in place for any guest stay that may include any open flames.

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- That the site shall remain free of Regulated, Prohibited Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
    - That the subject site shall adhere to any requirements noted within Instrument #991 257 003 (Restrictive Covenant).

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 County's Subdivision and Development Appeal Board.

Regards,

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