

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

Coderre, Karrie

Page 1 of 2

Tuesday, November 25, 2025

Roll: 06929004

**RE: Development Permit #PRDP20257545
NE-29-26-05-W05M; (A 264257 BEAUPRE CREEK ROAD)**

The Development Permit application for renewal of 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 the Vacation Rental may continue to operate on the subject parcel, within the existing dwelling, single detached, in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:

Permanent:

2. That this permit shall be valid for **three (3) years** from the date of issuance of the Development Permit.
3. That a maximum of **four (4) guests** associated with the Vacation Rental at any time.
4. That a maximum of **two (2) bedrooms** shall be used for the Vacant Rental at any time.
5. 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 Land Use Bylaw C-8000-2020 (LUB)*.
6. 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.
7. 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. and 8:00 A.M.
8. 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.
9. That no camping, including tenting, associated with the *Vacation Rental* shall be permitted.
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 the subject development shall conform to fire safety requirements, in perpetuity.
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)*.



Coderre, Karrie #PRDP20257545

Page 2 of 2

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 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 Vacant 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 the site shall remain free of Regulated, Prohibited Noxious, 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 16, 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,

A handwritten signature in black ink, appearing to read "D. Kowalski".

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