



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

Jason Traviss

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Tuesday, January 13, 2026

Roll: 03913160

RE: Development Permit #PRDP20258324

Block 3, Plan 9012272, NW-13-23-05-W05M; (120 TWO PINE DRIVE)

The Development Permit application for a Bed and Breakfast (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 Bed and Breakfast (within an existing Dwelling, Single Detached) may commence to operate on the subject parcel, in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval.

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 Bed and Breakfast use. The inspection will confirm if any fire safety requirements need compliance.
 - 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.
 - ii. Written confirmation shall be received from County Fire Operations confirming the status of this condition.

Permanent:

3. That prior to release conditions have not been met by **August 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.



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5. That this permit, once issued, shall be valid for **one (1) year** from the date of issuance of the Development Permit.
6. That a maximum of **six (6) guests** associated with the Bed and Breakfast at any time.
7. That a maximum of **three (3) bedrooms** shall be used for the Bed and Breakfast at any time.
8. 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 C-8000-2020* (LUB).
9. 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.
10. That there shall be no outdoor activity or outdoor noise generated by guests of the *Bed and Breakfast* between the hours of 10:00 P.M. and 8:00 A.M.
11. 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.
12. That no on-site and/or off-site advertisement signage associated with the *Bed and Breakfast* shall be permitted.
13. That there shall be no non-resident employees associated with *Bed and Breakfast* on the subject parcel at any time, with the exception of cleaning/maintenance staff.
14. That the subject development shall conform to fire safety requirements, in perpetuity.
15. 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)*.
16. That the Bed and Breakfast shall be ancillary to the primary residential use of the parcel.
17. That the Bed and Breakfast 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 Bed and Breakfast shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
18. That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.
 - i. Receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan.
 - ii. Waste receptacles securely stored indoors are exempt from this requirement.



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19. 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 Bed and Breakfast.
- That there shall be a smoke detector in each bedroom of the Bed and Breakfast.
- 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, February 3, 2026**, 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. Traviss'.

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

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