



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

John McDougall

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Tuesday, February 10, 2025

Roll: 04724027

RE: Development Permit #PRDP20257577

Lot 4, Block 1, Plan 8010779, SE-24-24-03-W05M; (33 CULLEN CREEK ESTATES)

The Development Permit application for a Vacation Rental within an Accessory Dwelling Unit (suite within a building) 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 operation on the subject parcel in accordance with the approved application, site plan, and drawings, as amended, and conditions of approvals.

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 are 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.
 - ii. Written confirmation shall be received from County Fire Operations confirming the status of this condition.

Prior to Occupancy:

3. That prior to occupancy of this permit, Development Permit PRDP20257633 shall be issued.
4. That prior to occupancy of this permit, the Applicant/Owner shall be issued final building occupancy for the Accessory Dwelling unit (suite within a building), subject to Development permit #PRDP20257633.
 - i. Written confirmation shall be received from Building Services confirming the status of this condition.



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Permanent:

5. That if the 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.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of this application and Development Permit PRDP20257633, in response to a Prior to Release and Occupancy condition, shall be implemented and adhered to in perpetuity.
7. That the Vacation Rental shall be limited to the Accessory Dwelling Unit.
8. That this permit, once issued, shall be valid for **one (1) year** from the date of issuance of the Development Permit.
9. That a maximum of **four (4) guests** associated with the Vacation Rental at any time.
10. That a maximum of **two (2) bedrooms** shall be used for the Vacant Rental at any time.
11. 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)*.
12. 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.
13. 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.**
14. 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 trespassing to adjacent properties. *That such wayfinding signage does not require a Development Permit.*
15. That no camping, including tenting, associated with the *Vacation Rental* shall be permitted.
16. That no on-site and/or off-site advertisement signage associated with the *Vacation Rental* shall be permitted.
17. 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.
18. That the subject development shall conform to fire safety requirements, in perpetuity.
19. 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)*.
20. That the Vacation Rental shall be ancillary to the primary residential use of the parcel.



John McDougall #PRDP20257577

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21. 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.
22. 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 there shall be a smoke detector in each bedroom 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, March 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. K. Johnson".

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



ROCKY VIEW COUNTY

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

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

Tuesday, February 10, 2026

Roll Number: 04724027
Application Number: PRDP20257577
Division: 2

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

33 Cullen Creek Estates. Located approximately 0.20 km (0.12 mile) north of Lower Springbank Road and 0.81 km (0.50 mile) west of Horizon View Road.

What is the development permit proposing?

Vacation Rental within an Accessory Dwelling Unit (suite within a building).

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **March 3, 2026**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): McDougall, John

Owner(s): McDougall, John & Shannon

Legal: Lot 4, Block 1, Plan 8010779, SE-24-24-03-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

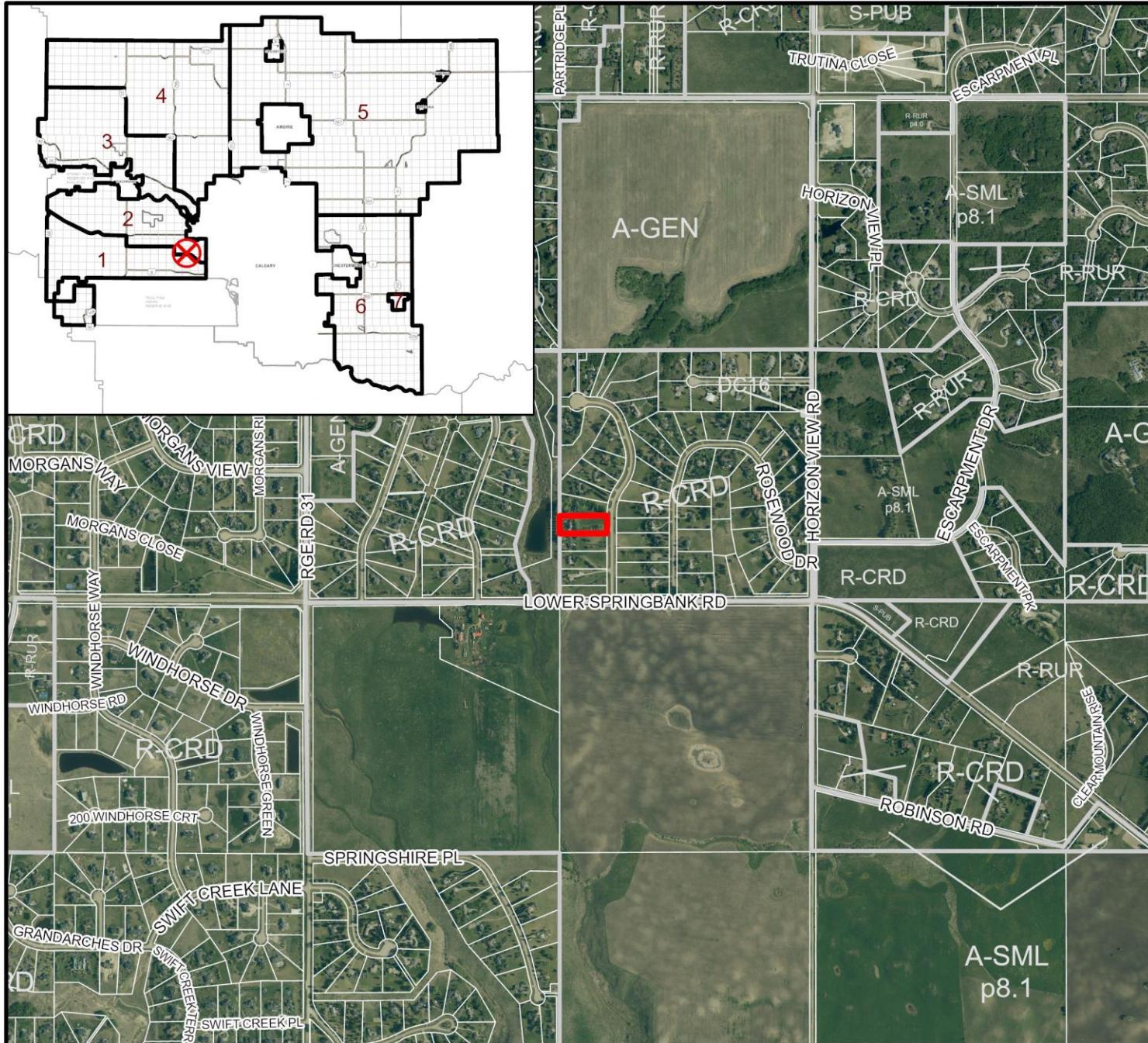


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Vacation Rental within an Accessory Dwelling Unit (suite within a building)



Division: 2
Roll: 04724027
File: PRDP20257577
Printed: 1/8/2026
Legal: A portion of
SE-24-24-03-W05M



ROCKY VIEW COUNTY

Site Plan

Development Proposal

Vacation Rental within an Accessory Dwelling Unit (suite within a building)



**Proposed Vacation Rental
(suite within a building)**

Division: 2
Roll: 04724027
File: PRDP20257577
Printed: 1/8/2026
Legal: A portion of
SE-24-24-03-W05M

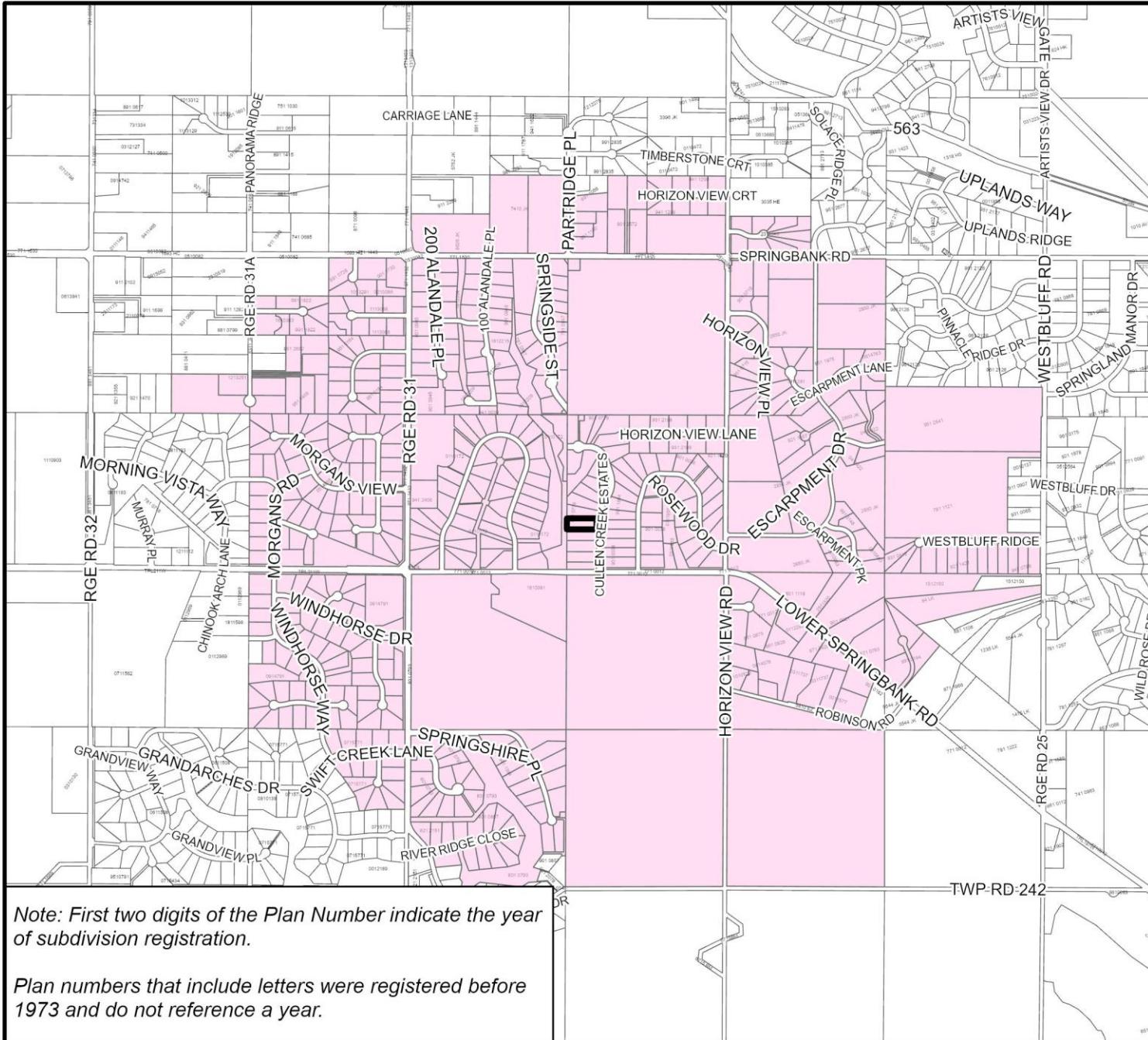


ROCKY VIEW COUNTY

Landowner Circulation Area

Development Proposal

Vacation Rental within an Accessory Dwelling Unit (suite within a building)



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Support

Not Support

Division: 2
Roll: 04724027
File: PRDP20257577
Printed: 1/8/2026
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SE-24-24-03-W05M