



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Wellman, Brett

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Tuesday, August 11, 2026

Roll: 05820006

RE: Development Permit #PRDP20263062
NE-20-25-04-05; (253148 TOWERS TRAIL)

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 may operate within the existing Dwelling, Single Detached on the subject parcel in accordance with the approved site plan and conditions of this permit as amended.

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.
 - 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 **JANUARY 31, 2027**, or through an 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 for one (1) year from date of permit issuance, at which time a new application shall be submitted. Note: The County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.
5. 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.



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6. That the Vacation Rental shall be limited to the existing Dwelling, Single Detached only.
7. 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 dwelling.
8. That there shall be no more than 12 guests associated with the Vacation Rental at any time.
9. That a maximum of six (6) bedrooms may be used for the Vacation Rental at any time.
10. That a minimum of six (6) 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).
11. 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.
12. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
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. to 8:00 A.M.
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 the subject development shall conform to any and all fire safety requirements, in perpetuity.
16. 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, unless otherwise approved through a separate Development Permit.
17. That no camping, including tenting, associated with the Vacation Rental shall be permitted.
18. 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.
 - i. That such wayfinding signage does not require a Development Permit.
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 upright, 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.



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Advisory:

- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unightly Property Bylaw C-7690-2017* and *Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- 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 there shall be a fire extinguisher on each level of the Vacation Rental and that there shall be interconnected smoke detectors in each bedroom of the Vacation Rental.
- 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.
- 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, as amended.
- 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, September 1, 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. [illegible]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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