



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

Horizon Land Surveys Inc. (Alex Jiang)

Page 1 of 3

Tuesday, August 25, 2026

Roll: 04802015

RE: Development Permit #PRDP20263136

Lot 2, Block B, Plan 7510894, SW-02-24-04-05; (240020 RANGE ROAD 42)

The Development Permit application for a Bed and Breakfast within an existing dwelling unit [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That a Bed and Breakfast may operate within the existing dwelling unit on the subject parcel in accordance with the approved site plan and application, as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that shall include dimensions and locations of parking area(s) in accordance with Sections 236 and 239, and Table 5 – Parking Minimums of the *County's Land Use Bylaw C-8000-2020 (LUB)* for the Bed and Breakfast use.
3. 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 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; and
 - ii. Written confirmation shall be received from County Fire Operations confirming the status of this condition.

Permanent:

4. That if the prior to release conditions have not been met by **FEBUARY 28, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued
5. That the Bed and Breakfast permit shall be valid for **one (1) year** from the date of issuance of the Development Permit.
6. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, and/or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That this approval does not include any on-site Special Events or Business activities, including the uses of *Special Function Business* or a *Home-Based Business, Type II*.



Horizon Land Surveys Inc. (Alex Jiang) **#PRDP20263136**

Page 2 of 3

8. That the operation of the Bed and Breakfast shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
9. That a maximum of three (3) bedrooms may be used for the Bed and Breakfast at any time.
10. That there shall be a minimum of three (3) parking stalls provided in accordance with the approved site plan and Table 5 of the LUB.
11. 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.
12. That the operation of the Bed and Breakfast shall not change the residential character and external appearance of the land and dwellings.
13. That the operation of the Bed and Breakfast shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
14. 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.
15. That no off-site advertisement signage associated with the Bed and Breakfast use shall be permitted.
16. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
17. That the operation of the Bed and Breakfast 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 Bed and Breakfast shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
18. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225 – 227 of the 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.

Advisory:

- 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 the Owner/Applicant shall contact the County yearly, to arrange for an inspection (if required) to be carried out by the County's Fire Services.
- That any other government permits, approvals, or compliances are the sole responsibility of the Owner/Applicant.
 - That any approvals from Alberta Health Services shall be in place prior to the operation of the Bed & Breakfast.



Horizon Land Surveys Inc. (Alex Jiang) **#PRDP20263136**
Page 3 of 3

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 15, 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,

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

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