ROCKY VIEW COUNTY

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

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

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.

N O T I C E O F D E C I S I O N

Sidhu, Amandeep

Tuesday, November 3, 2026

Roll: 05810032

RE: Development Permit # PRDP20266718

Lot 1, Block 2, Plan 141617, NW-10-25-04-W05M; (251222 TOWER RIDGE ESTATES)

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, within an existing Dwelling, Single Detached may operate on the subject parcel in accordance with the approved site plan and the 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; and
    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 **MAY 31, 2027,** or the 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 of **one (1) year** from date of permit issuance, at which time a new application shall be submitted.
5. That the operation of the Vacation Rental shall be subordinate and incidental to the principal use of the dwelling unit as an owner-occupied residence.
6. That the Vacation Rental use shall be limited to the Dwelling, Single Detached.
7. That a maximum of two (2) bedrooms may be used for the Vacation Rental at any time within the Dwelling, Single Detached.
8. That there shall be a maximum of four (4) guest associated with the Vacation Rental at any time.
9. 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 County's *Land Use Bylaw C-8000-2020 (LUB)*.

ROCKY VIEW COUNTY

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

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

10. 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.
11. That a Site Operational and Notice Mitigation Plan submitted and approved as part of the Development Permit application shall be implemented and adhered to in perpetuity.
12. 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.
13. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
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 this approval does not include the use of an Accessory Dwelling Unit, unless otherwise approved through a separate Development Permit.
16. That this approval does not include any on-site Special Event or Business activities, including the uses of *Special Function Business* or a *Home-Based Business, Type II.*
    i. That no Special Event Permit or exemptions shall be applied for or issued in association with the Vacation Rental operation for the purpose of hosting events on the subject parcel; and
    ii. That no weddings, events, or gatherings shall be permitted on the subject parcel.
17. 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, wayfinding signage, or other means, to ensure no trespassing to adjacent properties. *That such wayfinding signage does not require a Development Permit.*
18. That the operation of the Vacation Rental shall not change the residential character and external appearance of the land and dwellings.
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 uplight, 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.
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.

Advisory:

- That the subject development shall conform to fire safety requirements, in perpetuity, including:
    - That there shall be a fire extinguisher on each level of the Vacation Rental.
    - That there shall be a smoke detector in each bedroom of the Vacation Rental.
    - That the use of fireworks or any pyrotechnics shall not be permitted on the subject parcel at anytime.
- That any building permits and applicable subtrade permits for the operation of the Vacation Rental shall be obtained through Building Services, as required.

ROCKY VIEW COUNTY

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

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

- That the site shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017*, as amended, in perpetuity.
- 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],* as amended.
- 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 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, November 24, 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