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

Galandy, Kevin

Tuesday, November 3, 2026

Roll: 05707255

RE: Development Permit #PRDP20266542
Unit 16, Plan 2011220, SE-07-25-03-05; (221 ALPINE RUSH VIEW)

The Development Permit application for a Vacation Rental (within an existing Dwelling, Row) [commenced without permits] 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 operate on the subject parcel, within the existing Dwelling, Row, 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 Vacation Rental. 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 30, 2027**, or though 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 the date of issuance of the Development Permit.
5. That a maximum of six (6) guests associated with the Vacation Rental at any time.
6. That a maximum of three (3) bedrooms shall be used for the Vacation Rental at any time.
7. That a minimum of three (3) parking stalls shall be provided for the Vacation Rental at all times.

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8. 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.
9. 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.
10. 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.*
11. That the Vacation Rental shall be ancillary to the primary residential use of the parcel.
12. That no camping, including tenting, associated with the Vacation Rental shall be permitted.
13. 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.
14. That this approval does not include any on-site Special Events or other commercial business activities, including the uses of *Home-Based Business, Types I & II*.
15. 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.
16. 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 27 of the County's *Land Use Bylaw C-4841-97 (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 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 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 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],* as amended.

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- 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, 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