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

Proteau, Danielle

Tuesday, November 3, 2026

Roll: 03901015

RE: Development Permit #PRDP20266675

Block 5, Plan 9610104, SE-01-23-05-W05M; (50029 BOYCE RANCH ROAD)

The Development Permit application for renewal of a Vacation Rental, within an existing Accessory Dwelling Unit 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 Accessory Dwelling Unit may continue to operate on the subject parcel, in accordance with the approved application, the final site plan, and drawings, as amended, and conditions of approval.

Permanent:

2. That this permit, once issued, shall be valid for **three (3) years** from the date of issuance.
3. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition under Development Permit PRDP20253506 & PRDP20141957, shall be implemented and adhered to in perpetuity.
4. That the Applicant/owner shall adhere to any requirements and approved technical studies of Development Permit PRDP20141957.
5. That the Vacation Rental shall be limited to the Accessory Dwelling Unit only.
6. That a maximum of two (2) guests shall be associated with the Vacation Rental at any time.
7. That a minimum of two (2) onsite 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)*.
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.

ROCKY VIEW COUNTY

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

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

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 no camping, including tenting, associated with the Vacation Rental, shall be permitted.
12. That no on-site and/or off-site advertisement signage 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 the subject development shall conform to fire safety requirements, in perpetuity.
15. 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).*
16. That the Vacation Rental shall be ancillary to the primary residential use of the parcel.
17. That should the Owner cease operations of the Vacation Rental, that Accessory Dwelling Unit shall remain the approved use in accordance with the conditions outlined under PRDP20141957. *The Applicant/Owner shall submit confirmation in writing to the County if Vacation Rental operations cease/are discontinued at any point.*
18. That the Vacation Rental shall not generate noise, smoke, steam, odour, 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 neighbouring or adjacent residents.
19. 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 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*, 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 the subject development shall conform to fire safety requirements, in perpetuity, including:
    - That there shall be the interconnected smoke detectors between the shop and the Vacation Rental areas within the Accessory Building.
    - That there shall be a fire extinguisher on each level of the Vacation Rental.

ROCKY VIEW COUNTY

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

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

  - That the use of fireworks or any pyrotechnics shall not be permitted on the subject parcel at anytime.

- 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 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