

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

Gill, Manjit

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Tuesday, April 2, 2024

Roll: 04332012, 04332013

RE: Development Permit #PRDP20233990

**Block 4, Plan 5710 JK & Lot 1, Block 5, Plan 9310079, NE-32-24-28-04;
(284041 & 284065 TWP RD 245A)**

The Development Permit application for Special Function Business, for a wedding ceremony venue [reactivation of PRDP20210208] and relaxation to the maximum allowable business area has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Special Function Business for a wedding ceremony venue may operate on the subject lands, in accordance with the approved application and site plan, and conditions of approval including:
 - i. That the maximum allowable business area shall be relaxed from **400.00 sq. m (4,305.56 sq. ft.) to 2,752.95 sq. m (29,632.51 sq. ft.)**.
 - ii. That the total business area shall include the Accessory Building (congregation building) **510.95 sq. m (5,499.82 sq. ft.)** in area, as per the approved site plan.
 - iii. That the above business area includes the guest parking area of **2,242.00 sq. m (24,132.69 sq. ft.)**, as per the approved site plan.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that identifies landscaping to provide adequate screening and buffering of the development area from the adjacent lands and roadways. The plan shall include and identify mature trees, in accordance with Sections 100 and 110 of the County's *Land Use Bylaw C-8000-2020* (LUB) and to the satisfaction of the Development Authority.
 - i. That once the above plan has been approved by the County, the Applicant/Owner shall plant all trees in accordance with said approved plan.
 - ii. Upon completion of tree planting, the Applicant/Owner shall schedule a site inspection with the County to ensure compliance with said condition, to the satisfaction of the Development Authority.



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3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations to discuss dust mitigation measures on Township Road 245A for the increased traffic generated by the development. Any dust mitigation measures shall be to the satisfaction of the County Road Operations and shall be implemented and adhered to in perpetuity.
 - i. The Applicant/Owner shall also discuss any requirements or improvements that may be required for the westerly road approach for Lot 1, Block 5, Plan 9310079. If required, a New Road Approach application shall be submitted to County Road Operations.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Accommodation Plan/Strategy, in accordance with the County's Access Management Plan Policy C-410 and the County's Servicing Standards, addressing how incoming/outgoing traffic generated by the development will be effectively managed to ensure minimal impacts on adjacent lands/roadways.

Permanent:

5. That if the prior to release conditions have not been met by **October 31, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. 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, shall be implemented and adhered to in perpetuity.
7. That this Development Permit, once issued, shall be valid for **eighteen (18) months** from the date of issuance. *Note, that the County will take into consideration any enforcement action of this Special Function Business prior to considering subsequent renewal applications.*
8. That the maximum cumulative days of business operations shall not exceed **fifteen (15)** in a calendar year, excluding the time used to erect or dismantle any temporary structures.
9. That the maximum number of guests, not including vendors/caterers/employees, shall not exceed 400 persons.
10. That the hours of operation of the subject business shall be limited to 9:00 A.M. – 5:00 P.M., seven (7) days a week.
11. That this approval does not include the erection/placement of temporary tent structures.
12. That all guest/patron motor vehicle parking shall be limited to the parking area located on Lot 1, Block 5, Plan 9310079, as per the approved site plan.
 - i. That a minimum of eighty-six (86) motor vehicle parking stalls be maintained on-site (Lot 1, Block 5, Plan 9310079) at all times.
 - ii. That there shall be no guest/patron motor vehicle parking on Block 4, Plan 5710 JK at any time.
 - iii. That a minimum of four (4) barrier-free motor vehicle parking stalls be maintained on-site at all times.
 - iv. That a minimum four metre access aisle be maintained between every two rows of parked cars, within the approved parking area as per the approved site plan.
13. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
14. That any expansion of the approved business areas shall require a new Development Permit.



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15. That the Special Function Business shall be ancillary to the agricultural and residential use of the parcel.
16. That the Special Function Business shall not change the residential character and external appearance of the land and buildings.
17. That the Special Function Business 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 resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
18. That this approval does not include *Vacation Rental, Campground, Bed & Breakfast, and/or Recreation (Culture & Tourism)*.
19. That there shall be no overnight accommodations provided to guests and there shall be no overnight parking of guest/patron motor vehicles, as part of this business.
20. That no off-site/on-site advertisement signage associated with business shall be permitted.
21. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the development upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
22. That wayfinding/"no-trespassing" signs shall be maintained at all times at the perimeters of the subject parcels, to ensure guests/vendors/employees of the business do not trespass onto adjacent lands.
23. That garbage and recycling bins shall be located on-site at all times during business operation.
24. That the existing groundwater well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern, water bottles, or other acceptable methods in accordance with the County's Servicing Standards.
25. That the existing private sewage treatment system shall not be used for events. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.
26. 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, which 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.
27. That vehicular access for emergency vehicles to and from the subject parcels remain unimpeded/unobstructed at all times.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department, for any buildings used for business purposes, using the appropriate checklists and application forms. Compliance with the National Energy Code is also required.
- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.



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- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- That the Applicant/Owner shall apply and be issued a Fireworks Discharge Permit from County Fire Services, prior to the discharging of any fireworks on the subject lands.
- 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 event that includes open flames. If required, any Fire Permit(s) shall be obtained from County Fire Services prior to operation.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required approvals/permits from Alberta Health Services, prior to commencement of operation.
 - ii. That the Applicant/Owner shall obtain any required approvals/permits from Alberta Gaming, Liquor and Cannabis for the events, prior to commencement of operation.
 - iii. That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of the existing on-site groundwater well for business purposes, prior to commencement of operation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 23, 2024**, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kaur".

Development Authority

Phone: 403-230-1401

Email: development@rockyview.ca