



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

Jumping Pound Ranch (Paterson, Karli)

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Tuesday, August 26, 2025

Roll: 05912001/05912004

RE: Development Permit #PRDP20245382

Lot 1, Block 1, Plan 0313287, NE & SE-12-25-05-05; (B, 251207 RANGE ROAD 50)

The Development Permit application for renewal of a Special Function Business, for a wedding and event venue, placement of a tent structure within a riparian protection area, relaxation to the minimum front yard setback requirement, relaxation of the maximum Special Function Business area, allowance of ancillary overnight camping for wedding events and attendees only 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 venue may operate on the subject parcel in accordance with the approved Site Plan, application, operational details, and conditions of this permit.
2. That the total maximum area utilized by the Special Function Business is relaxed from **400.00 sq. m. (4,305.56 sq. ft.)** to **2,447.12 sq. m. (26,340.58 sq. ft.)** on the subject parcel, including:
 - i. An event tent structure, approximately **222.97 sq. m (2,400.03 sq. ft.)** in area,
 - ii. A washroom facility unit, approximately **9.29 sq. m (100.00 sq. ft.)** in area,
 - iii. A bridal suite unit, approximately **14.86 sq. m (159.95 sq. ft.)** in area,
 - a. The tent structure or ancillary units noted above may be placed within the riparian area protection area,
 - b. That the minimum front yard setback requirement for the tent structure or ancillary units noted above is relaxed from **45.00 m (147.64 ft.)** to **38.00 m (124.67 ft.)**,
 - iv. A parking area, approximately **1,200.00 sq. m (12,916.69 sq. ft.)** in area, and
 - v. A designated camping area, approximately **1,000.00 sq. m (10,763.91 sq. ft.)** in area.



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3. One freestanding sign, to be placed at the access entrance, in accordance with Section 217 of the County's Land Use Bylaw, C-8000-2020 (LUB).

Permanent:

4. That the Special Function Business permit shall be valid until **December 31, 2026**.
5. That the Special Function Business shall only operate from **June 01 to October 31**, in a calendar year.
6. That the Special Function Business shall not operate on the subject property for more than **fifteen (15) cumulative days** in a calendar year, excluding the time used to erect or dismantle any temporary structures:
 - i. That any temporary structures approved as part of the subject development permit may remain erected from June 01 to October 31 in a calendar year, provided the applicable Building Permit(s) have been approved.
 - ii. That the time taken to erect any temporary structures shall be no sooner than seven (7) days before June 1st, and the time taken to dismantle any temporary structure shall be no later than seven (7) days after October 31st.
7. That the hours of operation of the Special Function Business shall be from **8:00 a.m.** to **Midnight** on the day of the event, and;
 - i. That the hours of operation between 10:00 p.m. and Midnight shall be in accordance with the approved Noise Mitigation Plan; and
 - ii. That the Applicant/Owner shall not be approved for a Noise Exemption Permit from the County.
8. That the maximum number of guests, vendors and employees on site shall not exceed **200** persons.
9. That a minimum number of **50** standard parking stalls shall be provided for the Special Function Business at all times in accordance with *Table 6 – Parking Minimums* of the *Land Use Bylaw C-8000-2020* within the approved parking area:
 - i. That a minimum of three (3) barrier-free parking stalls shall be provided in accordance with Table 3.8.2.5 of the National Building Code 2019 - Alberta Edition and be located within the identified outdoor parking area;
 - ii. That no event parking related to the Special Function Business shall be allowed in other areas of the parcel; and
 - iii. That where required, a shuttle may be used to transport guests to and from the parcel.
10. Overnight camping shall be limited to wedding guests who are associated with the special function business wedding event, Friday to Sunday. All camping shall be permitted within the designated camping area, as identified per the approved application site plan.



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11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, including the noise mitigation plan, or approved under PRDP20214129 shall be implemented and adhered to in perpetuity.
12. That the business shall advise the Development Authority on the associated dates for all events, for each calendar year, as amended.
13. That all events onsite shall be for an indoor and outdoor wedding venue or related-ancillary use only.
14. There shall be no other public events such as public markets, shows, farmer's markets unless approved through a Special Event Permit approval or separate Development Permit approval.
15. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Range Road 50, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
16. 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.
17. 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 Land Use Bylaw C-8000-2020. 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.
18. That temporary on-site signage for individual event purposes, including wayfinding signage (such as parking identification or directions), is allowed and does not require a separate development permit approval:
 - i. That the temporary on-site event signage shall be removed at the conclusion of the event.
19. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
20. That any add additional on or off-site advertisement signage for the Special Function Business shall require a separate development permit.
21. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.

Advisory:

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That it is recommended that the Applicant/Owner prepare and implement onsite an Emergency Management Plan for all events, in case of incident or an emergent event.



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- 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.
- That no signage or parking is permitted within any County road right-of-way.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents and/or for the ancillary event units, per event as required under the Alberta Building Code.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain any required Alberta Health Services requires for events and food handling onsite, prior to commencement of operation.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals/compensation should the development result in the direct impact to any wetlands.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 16, 2025**, 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,

A handwritten signature in black ink, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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