



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

Manna Consulting Corp. (Cameron Wallace)

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Tuesday, September 23, 2025

Roll: 07535001

RE: Development Permit #PRDP20253594
SE-35-27-01-05; (11064 TOWNSHIP ROAD 275)

The Development Permit application for Recreation (Outdoor) (existing golf course), addition of a mini golf course [re-advertisement] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Recreation (Outdoor) (existing golf course), addition of a mini golf course may commence on the subject land in accordance with the submitted drawings and application, prepared by Harris Miniature Golf for project: Rocky Mountain Miniature Golf, job no. 24-117-7, dated November 11, 2024, and by Tulloch Geomatics for Tulloch project number: 140927, dated April 23, 2025, and May 21, 2025; as amended, including:
 - i. Site regrading, excavation to a maximum depth of 2.50 m (8.20 ft.) and placement of fill to a maximum height of 4.50 m (14.76 ft.).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
3. That prior to release of this permit, the Applicant/Owner shall submit revised site grading plans showing the correct proposed spot elevations, in accordance with Section 100 of County's *Land Use Bylaw C-8000-2020* (LUB).



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Permanent:

4. That if the Development Permit is not issued by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That all conditions of the principal development permit PRDP20150183 and PRDP20235366, shall remain in effect unless otherwise noted within this approval.
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 or Occupancy condition under Development Permit PRDP20150183 and PRDP20235366, shall be implemented, and adhered to in perpetuity.
 - i. Including the Apple Creek Golf Course Traffic Impact Assessment, as prepared by Bunt & Associates dated October 17, 2022, as amended.
7. The Applicant/Owner shall be responsible to annually apply calcium chloride on Range Road 12 between Township Roads 274 and 275, and from the junction of Township Road 275 and Range Road 12 to the subject site's western approach, in accordance with the County's Servicing Standards, at their own expense.
 - i. The Applicant/Owner shall contact the County's Road Maintenance Department through Rocky view County's Call Centre in advance of scheduling the calcium chloride application, to ensure proper coordination.
 - ii. The application of calcium chloride for dust control purposes shall be completed a minimum of 1 (one) time per calendar year. This application must be completed no later than two (2) weeks after the start of the golf season, or by May 15th at the latest, whichever comes first.
 - iii. Written confirmation of completion shall be submitted to the Development Authority upon completion.
 - iv. If written confirmation of completion is not received within one business day following the timelines outlined under condition 7(ii), the County may proceed with enforcement action.
8. That no off-site advertisement signage associated with the Recreation (Outdoor) shall be permitted unless approved through a separate Development Permit application.
 - i. That any onsite wayfinding signage (such as parking identification or directions) is permitted on the subject property and does not require a separate application approval.
9. That all site development construction traffic parking is restricted to onsite only. No overflow parking is permitted within County's road right-of-way of Township Road 275.
10. Temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
11. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or landscaped, to the satisfaction of the County, upon completion.
12. That no native topsoil shall be removed.
13. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
14. That it shall be the responsibility of the Applicant/Owner to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
15. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.



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16. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
17. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways; and
 - ii. That if at any time the placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
18. That the Applicant/Owner shall not use groundwater wells for the purpose of filling the recreational ponds. An alternative water source of trucked water shall be used in perpetuity for this purpose.
19. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any County Road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to Prior to Release conditions.
21. That the Recreation (Outdoor) 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 Recreation (Outdoor) use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
22. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-231 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 a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That no business parking is permitted within the County Road right-of-way at any time.
- 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.



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- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be in accordance with the approved Weed Management Plan 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]*.
- That the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022* shall be adhered to at all times.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain any required approvals/permits from Alberta Health Services, for public occupancy, events, and food handling onsite, prior to commencement of operation; and
 - That the Applicant/Owner shall obtain any required approvals/permits from Alberta Gaming, Liquor and Cannabis for events, 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, October 14, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority

Phone: 403-230-8158

Email: development@rockyview.ca