



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

Sabin, Susan

Tuesday, September 19, 2023

Page 1 of 3

Roll: 07919001

RE: Development Permit #PRDP20233984

NE-19-27-05-05; (273005 BEAUPRE CREEK ROAD, 273039 BEAUPRE CREEK ROAD)

The Development Permit application for the Renewal of Special Function Business, wedding venue site for small ceremonies, receptions, and elopements 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 an outdoor wedding venue, may continue to commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
 - i. That the total event area, including the temporary tent structure, approximately 111.48 sq. m. (1,200.00 sq. ft.) and ceremony area, shall not exceed 400.00 sq. m (4,305.56 sq. ft.). The total event area does not include the dedicated parking area.
 - ii. That the number of cumulative days for events, not including set-up or take-down, shall not exceed 15 days.
 - iii. That this approval includes all structures and outdoor ceremony areas ancillary to the Special Function Business use.
 - iv. That the hours of operation shall be from 8:00 AM – 12:00 AM (midnight), Friday and Saturdays and 8:00 AM – 10:00 PM Sunday to Thursdays, including Holidays.
 - v. All associated activities with the Special Function Business, shall be exempt from the provisions of the Noise Control Bylaw C-8067-2020 in accordance with Section 15(6) during the specified hours of operation.



Susan Sabin #PRDP20233984

Page 2 of 3

Permanent:

2. The time taken to erect or dismantle any temporary structures shall be no sooner or later than seven (7) days before or after a scheduled Special Function event.
3. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
 - i. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding any onsite wayfinding signage (such as parking identification or directions).
4. That a shuttle service shall be used for transporting clients to and from the event site and there shall be a minimum of 30 parking stalls available on-site during operation of the Special Function Business in accordance with Table 5 of the County's *Land Use Bylaw C-8000-2020* (LUB).
5. 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.
6. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and the access right-of-way so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity, to the satisfaction of the County.
7. 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 225-231 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, 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.
8. That this Development Permit shall be valid until **September 1, 2026**.

Advisory:

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents, per event as required under the National Building Code – 2019 Alberta Edition, as amended.
- 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.



Susan Sabin #PRDP20233984

Page 3 of 3

- That no signage or parking is permitted within the County road right-of-way.
- 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 all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall contact Alberta Environment and Parks and confirm requirements and obtain any permits for any commercial use of water.
 - ii. That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, 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 **October 10, 2023**, 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. [unclear]".

Development Authority

Phone: 403-230-1401

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT