



**SERENITY GOLF CLUB
ZEPHYR 18 HOLE COURSE
MASTER SITE DEVELOPMENT PLAN**

OCTOBER 2025

ROCKY VIEW COUNTY

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1 INTRODUCTION

Location & Scope

The Serenity Golf Club is located in Rocky View County within the Division 6 municipal electoral boundary. As per the terms of this Master Site Development Plan (MSDP), the lands north of the Serenity Golf Club and lands to the east of Range Road 274 will be added into the existing 36-hole golf course to create an additional 18 holes of play. The existing 18-hole Dancing Bull Course and 18-hole Sun Catcher Course layouts will be modified to bring in the new land area to create the 18-hole Zephyr Course. The result will be the Serenity Golf Club offering 54 holes of play. This creates a unique opportunity as Serenity will become the only 54-hole golf course in Alberta and 1 of only 4 in Canada. The focus of this MSPD is on lands north and east of the existing Serenity holes of play. The location of the North and East Lands are illustrated in Figure 1 (Location Plan) below.

The North Lands are legally described as Lot 2, Block 1, Plan 1113306 in the SE 17-22-27-W4M. These lands are bounded to the north and west by private property (A-GEN zoning), to the east by Range Road 274, and to the south by the Serenity Golf Course holes of play (B-REC zoning). A segment of Western Irrigation District (WID) irrigation conveyance system bisects the parcel, and also creates a divide between the Dancing Bull holes of play and the proposed new Zephyr holes of play.

The East Lands are the remainder of the NE 16-22-27-W4M. These lands are bounded to the north by private property (A-GEN), the east by private property (A-GEN), to the south by private property (A-GEN) and to the west by both Range Road 274 and private property (A-GEN).

Policy 1.0 *The policies of this MSDP shall apply to all lands within the MSDP boundary as shown bound in red on Figure 2.*

Existing Land Use

The existing land use for the subject lands is Agricultural, General District (A-GEN). The North Lands contain an existing dwelling, driveway, trees/shrubs, with the bulk of the land being covered in grasses. The East Lands are primarily grassed with some shrubs and a few trees on land used for agriculture. There is also a gravel driveway leading to a reclaimed gas well site (all gas well equipment has been removed). Adjacent land uses are all A-GEN with the exception of the Business, Recreation District (B-REC) portion of Serenity Golf Course. There are no residential districts in the area.

Development Intention & Proposed Land Use

The intention is to create 18-holes of play that will be intertwined with portions of the existing Serenity Holes of Play to become the Zephyr Course. The proposed use is complimentary to the existing golf course and is intended to provide a unique 54-hole golfing experience.

The proposed land use is B-REC which matches the zoning for the existing golf course lands.

Purpose of the MSDP

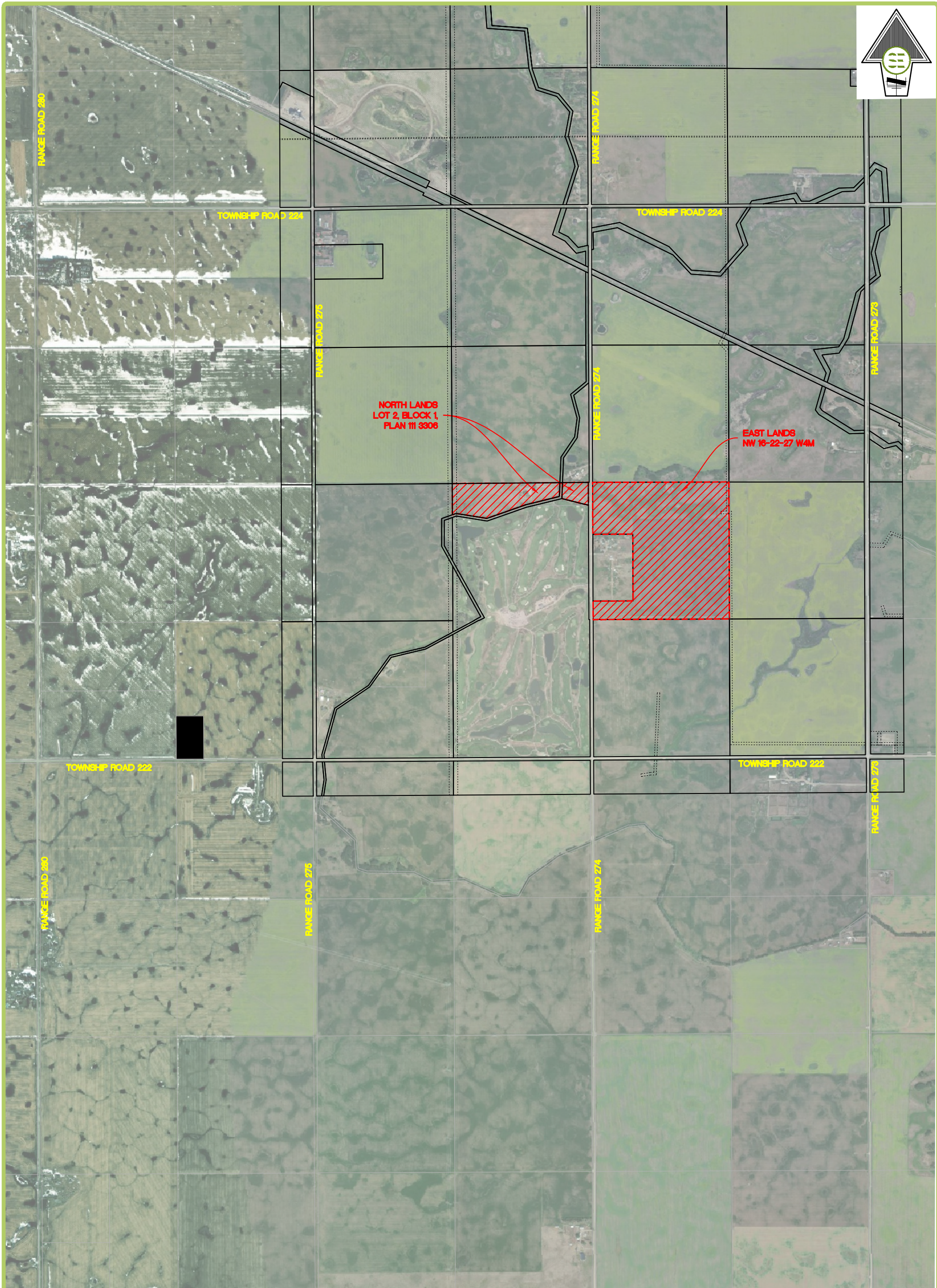
The MSDP provides a foundation for the redesignation and development of the subject lands into holes of play.

Master Site Development Plan Objectives

The MSDP has the following objectives:

1. To provide a policy framework that guides development within the plan area;
2. To identify a land use district for the lands to allow for an additional 18 holes of play;
3. To determine performance standards and development guidelines for the plan area; and
4. To address the servicing and transportation requirements associated with the proposed development.

Figure 1 – Location Plan



LEGEND
■■■■■ INDICATES SUBJECT LANDS

SERENITY GOLF CLUB ZEPHYR 18 HOLE COURSE - FIGURE 1 - LOCATION PLAN

Scale: N.T.S

2 POLICY FRAMEWORK

Municipal Development Plan

The Municipal Development Plan (MDP) that was adopted by the County in September 2025. The Plan has as its vision statement “*Rocky View County balances agriculture with its diverse communities while offering a range of rural lifestyles and opportunities for residents, farmers, ranchers, and businesses at every stage of life*”. This recreational development is a unique recreational development opportunity, and the proposed use is intended to be complementary to the existing Serenity Golf Course (which was originally approved prior to the adoption of the current MDP). The intended use is also complimentary to the MDP vision of balancing agriculture with opportunities for business. Furthermore, the MDP section 11.14 provides polices supporting culture, tourism, and hospitality uses in agricultural areas:

a. where the primary use is Culture, Tourism, and Hospitality, an area structure plan, conceptual scheme, or master site development plan shall be required, at the discretion of the County based on the following criteria:

i. the scale and impact to adjacent lands; and

ii. in alignment with Appendix B: Lower Level Plans and Technical Requirements;

b. the use is in alignment with the Land Use Bylaw;

c. the application is in alignment with the County Servicing Standards; and

d. the application demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the Agricultural Boundary Design Guidelines.

With respect to item a:

- The Serenity Golf Course is a business that at its roots offers tremendous golf culture, existing and expanding tourism opportunities, and provides hospitality to its guests. The additional 18 holes of play, which will create a unique 54-hole golf course experience in Canada and beyond, will expand on Serenity’s existing golf culture, provide an expanded tourist attraction, and continue to offer hospitality via the friendly and generous reception and entertainment of guests and visitors to the golf course and club house.
- Serenity’s golf club offers a recreational experience located in a serene area that promotes serenity (the state of being calm, peaceful, and untroubled in a rural environment). Execution of this vision requires a remote location away from the hustle and bustle of business areas.

With respect to item a i,

- The proposed development is limited in size, scale, intensity, and scope, especially considering that the clubhouse, 36 holes of play, maintenance facilities, and all associated infrastructure (entry road, water, and sanitary) already exist.

- The proposed development already has direct and safe access to a paved County Road.
- The proposed development is supported by a Transportation Impact Assessment (Bunt & Associates, 2024) that assesses traffic and intersections and demonstrates there are no technical impacts resultant from the additional 18 holes of play.
- The proposed development minimizes adverse impacts on existing residential, business, and agricultural uses because it allows for an expanded use relying on existing infrastructure that has already been constructed to support the existing Serenity Golf Club (i.e., the new 18 holes will not result in new clubhouses, maintenance buildings, or access roads).

With respect to item a ii, this Master Site Development Plan is in alignment with the requirements of the MDP Master Site Development Plan guidelines.

With respect to item b, as discussed below, the application is in alignment with the Land Use Bylaw.

With respect to item c, the application is in alignment with the County Servicing Standards, and this is addressed via the guidelines and policies herein.

With respect to item d, per section 9.1.9 below, this MSDP addresses adherence to the Agricultural Boundary Design Guidelines.

Land Use Bylaw

The Rocky View County Land Use Bylaw (LUB) currently designates the subject lands area as Agricultural, General District (A-GEN). The Purpose and Intent of this District is “to provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out”.

The intent is to rezone the land to Business, Recreation District (B-REC). The Purpose and Intent of this District is “to provide local and regional recreational services, tourism opportunities, and entertainment services”, which is consistent with the intended use of the new 18 holes of play.

3 MASTER SITE DEVELOPMENT PLAN AREA DESCRIPTION

MSDP Boundary

The MSDP Boundary is defined by the current parcel’s property lines and illustrated in Figure 2.

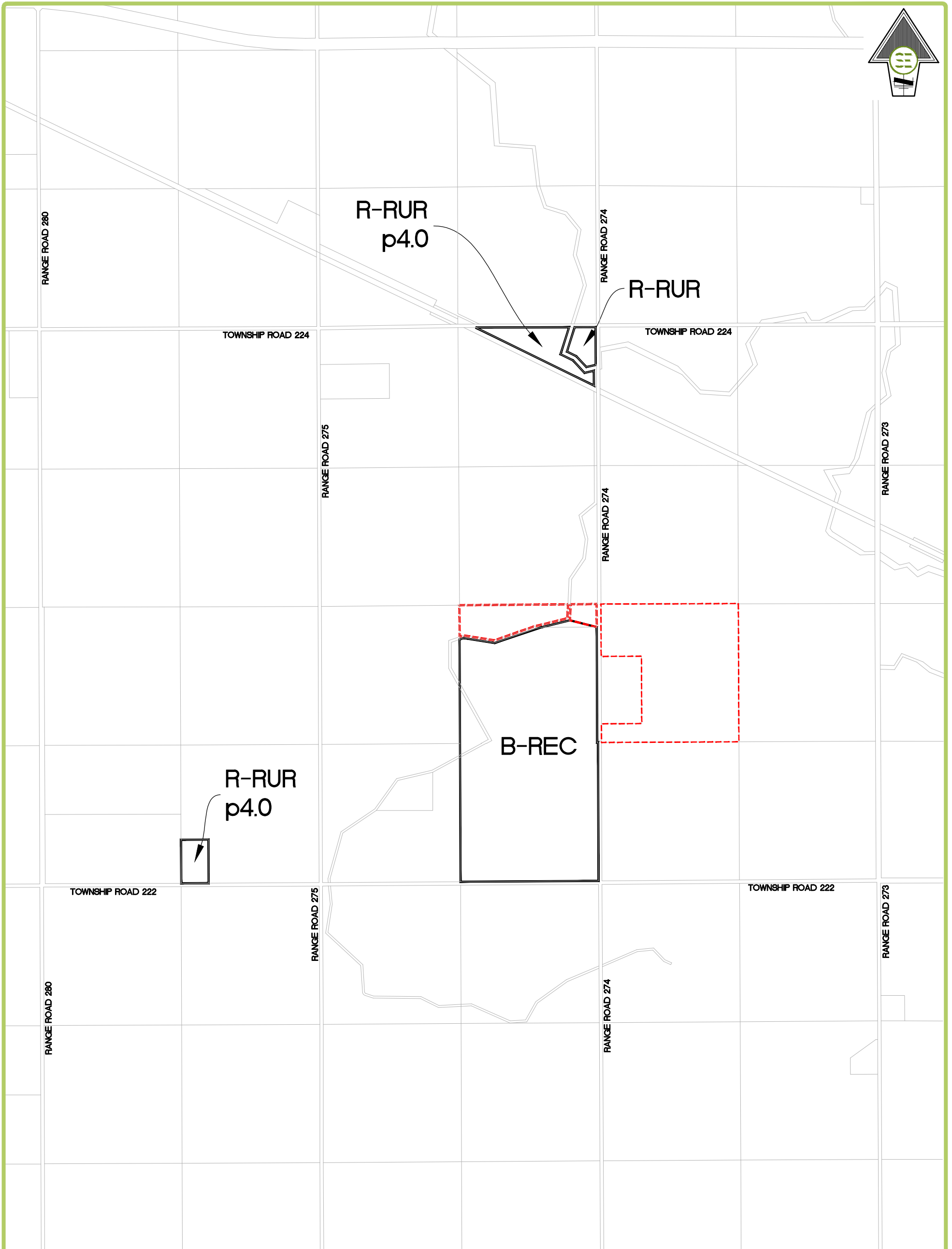
Site Area

The North Lands contain approximately 28.3 acres (11.43 ha) and the East Lands contain 137.2 acres (55.5 ha). The North Land is currently under a single land title, but of note, the east and west portions are physically divided into two parts as they are bisected by the WID right-of-way. The East Lands are under a single land title.

Local Land Use Context

The Serenity lands are bounded to the north, south, east, and west by private agricultural property (A-GEN designation).

Figure 2 – Current Land Use Context & MSDP Plan Area Boundary



LEGEND
INDICATES MSDP PLAN AREA BOUNDARY

NOTE
ALL PARCELS NOT LABELED ARE A-GEN

**SERENITY GOLF CLUB ZEPHYR 18 HOLE COURSE - FIGURE 2 -
CURRENT LAND USE CONTEXT & MSDP PLAN AREA BOUNDARY**

Scale: N.T.S

Landform

The underlying topography of the site and surrounding area is gently undulating prairie. The Project Site is located within the Grassland Natural Region and the Foothills Fescue Natural Subregion. The terrain of the Project Site is characterized by an undulating, high relief landform with a limiting slope of 4%. Well drained, Orthic Black Chernozem soils of the Delacour and Rockyview soil series are the dominant pre-disturbance soil. The North Lands contain a driveway, a dwelling (surrounded by trees/shrubs), the WID right-of-way bisects the land, the west portion of this property behind the dwelling is generally grass land with low depression areas. The WID right-of-way contains a narrow ditch/channel with its banks accompanied by trees/shrubs (See Image 1 - the line of trees in the middle is the right-of-way). The East Lands contain agricultural land and a gravel driveway that leads to a reclaimed gas well sited (all gas well equipment has been removed).

Image 1 - Photo of WID Right-of-Way Vegetation



Geotechnical Considerations

A Geotechnical Investigation was completed by LonePine Geotechnical Ltd in February 2024 on the North Lands. Based on their review of published geological maps and data, this area of Rocky View County consists of extensive glacial soil deposits (till). Based on the boreholes, the geotechnical investigation revealed the general soil profile encountered in the boreholes was topsoil overlying silt overlying clay till. Based on Provincial published soils data, it is expected the East Lands are of similar geology and that these lands are geotechnically suitable for golf course holes of play. It is expected that access to the East Lands will be via box culvert under crossings in Range Road 274 (i.e., golf cart tunnels). As part of the Development Permit process, a detailed geotechnical evaluation will be prepared to support the detailed design of the under crossings.

Policy 3.0 *A detailed Geotechnical Evaluation Report shall be prepared at the Development Permit stage. The Report shall include boreholes on the subject lands, include recommendations for the future tunnels under Range Road 274, and provide a recommendation for pond liners.*

Existing Access

The North Lands are currently accessed from Range Road 274 via a road approach. There is a culvert crossing the WID right-of-way that vehicles cross to gain access to the dwelling and western portion of the site. It is expected the exiting culvert crossing will be suitable for the additional holes of play with no structural upgrades required. The East Lands are currently accessed from Range Road 274 via 2 road approaches that provide for agricultural access on the north portion and access to the reclaimed gas well site on the south portion. Access to the golf course and club house is from the existing approach on Range Road 274.

Environmental Considerations

CIMA+ completed a Wetland Assessment for the subject lands with field sampling conducted in September, 2023 and July, 2024. The results are documented in the February 2024 BIA Report as well as in a Wetland Assessment and Impact Report (WAIR) to be finalized in January 2025. Multiple wetlands are identified with a range of classifications from temporary to seasonal graminoid marsh. No rare plant species or rare ecological communities are recorded for the subject lands and no Environmentally Significant Areas (ESAs) on a provincial scale occur within the site.

The wetland mitigation strategy for the subject lands involves retention of certain higher-valued wetlands within the landscape. The remaining wetlands, many of which have been cultivated for many years, will be compensated for and replaced on-site with constructed wetlands. Provincial standards for wetland compensation (in lieu fee payment) and wetland construction will be met and approvals acquired through Alberta Environment and protected Areas under the Alberta Water Act.

Image 2 - Approximate Location of Existing Wetlands



CIMA+ documents no significant adverse impacts provided any stripping and grading occurs outside the breeding season or only after active nest/burrow sweeps are completed and associated Best Management Practices are implemented.

Recommended mitigation measures for these potential impacts are:

- Erosion and Sediment Controls;
- Environmental Protection Planning Best Practices;
- Stormwater management strategies;
- A wetland mitigation (replacement) strategy; and
- Timing of construction to avoid damage or loss of wildlife.

Policy 3.1 *The Developer shall adhere to the mitigation measures recommended in the February 2024 BIA report for the subject lands. The Developer shall have a qualified professional prepare a Construction Management Plan and Erosion and Sediment Control Plan that describes how these mitigation measures will be implemented.*

Historical Resources

CIMA+ as part of the BIA process overlaid the most recent Listing of Historic Resources on the Project Site in ArcGIS. The Listing does not indicate the Project Site has potential to contain historic resources (Alberta Arts, Culture and Status of Women, 2023), therefore a Clearance Application is not required.

Policy 3.2 *Should any historical resources be encountered during construction, Alberta Arts, Culture and Status of Women shall be contacted immediately and the encounter shall be reported to the contacts identified in the Ministry Document "Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources".*

Existing Petroleum Facilities

There are no Emergency Planning Zones established around sour gas facilities in the subject land and there are no petroleum facilities with an Emergency Planning Zone within 1.5 km of the site.

4 DEVELOPMENT CONCEPT

Vision

The vision of the Serenity Golf Club is to provide a place for golfers to choose between 3 world class Golf Courses all under the big prairie skies. Zephyr will be the 3rd Serenity Course intertwining with and complimenting the Sun Catcher and Dancing Bull Courses. The name Zephyr means a soft gentle breeze, which is complimentary to Serenity's existing vision.

"The sun is shining down. All of your stress and responsibilities melt away as the City gets smaller and smaller in the rear view mirror of your car. You pull into Serenity. You open your car door to birds chirping. But what is that other sound? Oh yes...that's silence. You glance

up at the Rocky Mountains, and out of the corner of your eye, a bull moose dances through the trees.”

Development Concept

As is illustrated below in Figure 3, the development concept includes 18 new holes of play that will be incorporated into the existing Sun Catcher and Dancing Bull Courses. Adjustments to the two existing Course layouts will be made to create the Zephyr course. That is, some of the existing holes of play in Sun Catcher and Dancing Bull will be re-routed into Zephyr, and Zephyr will use some of the existing Sun Catcher and Dancing Bull holes of play. In the end, there will be 3 full 18-hole Courses.

Figure 3 – Conceptual Site Plan



LEGEND

-  TREE
-  HOLE NUMBER
-  GAS LINE
-  ELECTRIC LINE
-  SHOT LINE
-  GOLF CART PATHWAY
-  ZEPHYR FAIRWAY
-  SUNCATCHER FAIRWAY
-  PUTTING GREEN
-  ZEPHYR BUNKER
-  SUNCATCHER BUNKER
-  TEE BOX
-  TALL GRASS
-  WET MEADOW
-  VEGETATED BUFFER
-  PRESERVED WETLAND
-  GOLF COURSE FEATURE POND
-  STRUCTURE
-  LAND BRIDGE

SERENITY GOLF CLUB ZEPHYR 18 HOLE COURSE – FIGURE 3 – MASTER SITE DEVELOPMENT CONCEPT PLAN

Scale: N.T.S.

Site Layout

The Site Layout will generally be as illustrated in Figure 3 above. The Zephyr Course will include new tee boxes, fairways, roughs, sand traps, greens, golf course ponds, and cart paths. The existing residence and gravel driveway on the North Lands will remain in place with the holes of play generally being on the west side of this parcel, as well as one hole on the east side below the existing driveway. The course will also include aesthetic golf course ponds, wet meadows, preserved wetlands, constructed wetlands, and fescue grass uplands.

Policy 4.0 *The development of the Master Site Development Plan area should proceed in general accordance with the configuration illustrated in Figure 3 and the requirements of the County Land Use Bylaw.*

5 TRANSPORTATION

Transportation Context

Access to the site is via Range Road 274. Range Road 274 is a two-lane rural cross section road (+/- 8.5 m pavement width) in good condition. Range Road 274 and its intersection with Hwy 22X were upgraded by the Serenity Golf Club in 2016 as part of developing the original Golf Course project. Range Road 274 connects to Hwy 22X to the north and to McKinnon Flats Bow River Access Site (Government of Alberta) to the south where it dead ends. 5m road widening has already been dedicated along the east side of Range Road 274, resulting in the existing road right of way being 25m wide. Range Road 274 has not been identified by the County in the Transportation Off-Site Levy Bylaw as a regional transportation network road and it is expected that no further road widening will be required.

Internal Roadways & Access

The Serenity Golf Club already has an existing access from Range Road 274 that allows golfers, staff, and the public access to the Clubhouse, Maintenance Building, and Parking Lot. The existing residence has an existing approach that will be maintained.

For the North Lands, golf course access (walkers, carts, and majority of maintenance equipment) will be via the existing Dancing Bull Course where a simple extension to the north of the existing cart path will provide access to the new holes of play. Larger maintenance vehicle access will be via the existing approach and/or via the cart path system. There will be no new access from Range Road 274 required.

For the East Lands, golf course access (walkers, carts, and majority of maintenance equipment) will be via the existing Sun Catcher Course and the Zephyr Course cart path system where two new reinforced box culverts will be installed as golf cart tunnel/under-crossings under Range Road 274. Larger maintenance vehicle access will be via the existing approach on Range Road 274. There will be no new access from Range Road 274 required.

Policy 5.0 *The internal access should generally follow the conceptual layout shown in Figure 3 and shall provide for golf cart under-crossings under RR 274 with no new approaches onto RR274.*

Policy 5.1 *All access for the public and golfers to the Serenity Golf Club shall be from the existing Serenity Access on Range Road 274.*

Transportation Impact Assessment

Bunt and Associates (December, 2024) has prepared a Transportation Impact Assessment (TIA) that addresses site access and the transportation impact aspects of the project. In summary, the TIA concludes that all sight distance requirements are met, that all studied intersections do and will continue to operate acceptably, and that all roadways remain within their daily volume guidelines and that no upgrades to the roads are required.

6 SERVICING & GRADING CONSIDERATIONS

Site Servicing will be based upon private stormwater management, water, wastewater systems, and power.

Stormwater Management

The development associated with the new Zephyr Course will not result in any new roads, buildings, parking lots, or other significant impervious surfaces. The design intent is to minimize the creation of new impervious areas (which will only include cart paths).

Mass grading that changes the overall topography will be avoided in favour of working with the land's natural topography. Localized grading will occur to construct the golf course features (tees, fairways/rough, sand traps, and greens) and to create berming and screening. Ponds will be created with the purpose of providing golf course obstacles and aesthetics. The pond system will also provide irrigation water.

The design will ensure post development runoff volumes are not increased over existing conditions and that post development runoff quality is not decreased over existing conditions. As part of the wetland mitigation strategy, certain higher-valued wetlands will be retained and new on-site constructed wetlands will be created. This will be done in order to create a water balance for the site that does not cause impacts or changes to off-site hydrology. In addition, the stormwater management system will ensure that storm water is managed in accordance with Provincial requirements under the Water Act as it relates to the wetlands mitigation and Rocky View County and Alberta Environment standards and guidelines.

Policy 6.0. *The County shall require a detailed Stormwater Management Plan at the Development Permit stage.*

Policy 6.1 *The precise configuration of the stormwater management practices will be determined at the Development Permit stage based on the recommendations of a detailed Stormwater Management Plan and detailed Grading Plan prepared to the satisfaction of the County and in accordance with and Alberta Environment standards and guidelines.*

Wastewater

Wastewater is currently managed by an existing holding tank system located in the existing Serenity Golf Club lands. The great majority of wastewater generated by the golf course operation is from the Club House. Golfers will have access to the full washroom facilities already located at the Club

House. By intertwining existing and new holes of play, all 3 Courses will have close access to the Club House. However, A small amount of wastewater will be generated from golf course play on Zephyr. Initially, portable toilets will be provided on the expanded holes of play. In the future, similar to what exists on the existing Courses, a small washroom building as part of a Halfway Station with a holding tank may be situated within the East Lands. Whether portable toilets or a small washroom building, small septic trucks will be used to waste removal. Based on experiences on the existing courses, it is anticipated the new washroom will result in 1 septic truck haul per week in the peak summer months (July/August).

The Alberta Health Services require that private sewage disposal systems (including holding tanks) must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent version of the Alberta Private Sewage Systems Standard of Practice.

The existing dwelling is serviced by an existing private sewage treatment system which is intended to remain in place.

Policy 6.2 *In accordance with the Alberta Private Sewage Systems Standard of Practice, development in the Plan area shall be serviced by the use of portable toilets or holding tanks, in accordance with County policy and Provincial regulation.*

Potable Water Supply

Potable water servicing is via the existing Serenity Club House. There is no requirement for potable water supply infrastructure for the Zephyr Course. Golfers will have access to potable water, other beverages, and snacks at the Club House and the new Halfway Station. The new Sun Catcher, Dancing Bull, and Zephyr layouts will also allow for access to the main Club House, where Golfers will have access to potable water.

The existing dwelling is serviced by private water well system which is intended to remain in place.

Policy 6.3 *The Zephyr Course shall be serviced by the existing potable water cistern in the Serenity Club House.*

Irrigation & Western Irrigation District

Serenity is an existing Western Irrigation District (WID) member and irrigator. Serenity will continue to work with the WID for the supply of irrigation water for the Serenity Golf Club. Serenity has existing agreements with the WID for the existing golf course related to proximity of holes of play to, and crossings over, the WID. It is expected that golf course grading, paths, and holes of play will be coordinated with the WID for areas that cross and/or are adjacent to the WID Lands.

Subject to all applicable Provincial Approvals, runoff from the subject lands may be collected by the pond system and used for irrigation supply water. Per Provincial Policy, runoff used by the irrigation system will not exceed current volumes of runoff that is currently lost from the lands to evaporation and evapotranspiration.

Policy 6.4 *The supply of irrigation water will occur in accordance with all Provincial Policy and Regulation and be based on continued coordination with the Western Irrigation District.*

Policy 6.5 *WID crossing agreements will be required for any infrastructure that crosses the WID Lands. At the Development Permit stage, the owner will work with the WID related to setbacks and crossing agreements.*

Shallow Utilities

Electrical, telephone, and natural gas utilities are already supplied to the existing Golf Course facilities and to the existing residence. It is anticipated new electrical servicing will be required for the Zephyr irrigation system. There is an existing low pressure gas line that that will continue to run through the North and East Lands. The gas is anticipated to be used for supplying an enclosed generator to power the pump house.

Site Grading

Proposed golf course grades and drainage design will take into consideration the existing topography to minimize grading requirements over the plan area. Any stripping and grading activities will be carried out in accordance with the recommendations of the BIA and a Construction Management plan.

Policy 6.5 *Prior to any stripping and grading of the land, A Construction Management Plan, A Grading Plan, and an Erosion And Sediment Control (ESC) report and plan shall be submitted to the satisfaction of the County.*

Policy 6.6 *Prior to any stripping and grading of the land, a Development Permit must be issued by the County that specifies the terms and conditions of the stripping and grading activities.*

7 EMERGENCY & PROTECTIVE SERVICES

Protective Services

Police services are expected to be provided by the Royal Canadian Mounted Police and supported by the Rocky View County Community Peace Officers. The plan area will be serviced by 911 Emergency Service.

Fire Services & Fire Suppression System

Fire services in in the area are from existing County Fire Services. The nearest existing Fire Station is located in Langdon (Fire Station 111). The Zephyr Course, being dedicated to holes of play, is not expected to have any uses that require a fire suppression system. Any small buildings such as irrigation pump houses or Halfway Station building are not expected to require fire flows. However, fire suppression needs will be determined in accordance with the requirements of the National Building Code – Alberta Edition and applicable NFPA standards at the Development/Building Permit stage.

Policy 7.0 *Fire suppression requirements, if any, will be determined in accordance with the requirements of the National Building Code – Alberta Edition and applicable NFPA criteria at the Development/Building Permit stage.*

Emergency Medical Service Response (EMS)

The Plan area will be serviced by 911 Emergency Services. EMS response is expected from EMS Stations operated by Alberta Health Services.

8 PUBLIC CONSULTATION

This project originated with a plan in 2023 to develop a RV Resort on the North Lands. Local Plan and Land Use Re-Designation Applications were prepared and submitted to the County in support of the RV Resort. The Applications were processed by the County and circulated to area residents and landowners. The Developer also conducted Public Consultation with area residents and landowners. Based on concerns, and in some cases, opposition to the RV Resort project, the Developer pulled those Applications and cancelled the plans for the RV Resort. From feedback received during the public consultation process, the Developer believed that an expansion to the existing holes of play would be something more acceptable to the area residents. As a result, the new Applications were submitted for the golf course expansion.

The proposed development area is in a sparsely populated rural area. Traditional open houses are not seen as an effective public consultation method in this context. Therefore, public consultation for the proposed golf course expansion has been based on the Developer personally contacting and meeting local area residents and landowners adjacent and near to the project area to personally explain the plan to them and hear their opinions. Initial community outreach with adjacent residents and landowners occurred in September, October, and November of 2024. Following initial community outreach, changes were made to the golf course layout based on suggestions heard from adjacent residents. Community outreach will continue to be implemented by the Developer with residents and adjacent landowners to keep them aware of and seek their opinion of any Plan updates.

9 PLAN IMPLEMENTATION

This MSDP puts forward policies and objectives for the development of the Zephyr Course. The Zephyr Course, like the existing Sun Catcher and Dancing Bull Courses, will provide a high-quality recreation area. To ensure this, Development Permits within the plan area shall be guided by the policies and objectives set out within this document.

Policy 9.0 *Development Permits within the MSDP planning area shall be guided by the policies contained herein and implemented through the Land Use Bylaw and conditions of the Development Permit.*

Construction Management Plan

The County's Servicing Standards and the CIMA+ BIA/Wetland Assessments should both be referenced when the Construction Management Plan is prepared. The Construction Management Plan shall also address weed management and all requirements per the County's Servicing Standards. The intention of weed management is to prevent the spread of noxious and restricted weeds throughout all phases of site construction.

Policy 9.0 *The Developer shall submit a Construction Management Plan at the Development Permit stage to address any construction issues, such as environmental mitigation, noise, and construction access to the Plan area.*

Policy 9.1 *The Construction Management Plan shall address weed management in accordance with County requirements that provides a plan to control, impede and remove weed growth during construction and grading.*

Performance Standards

The performance standards described below are intended to provide benchmarks for the management of potential nuisances that may result from recreational uses within the plan area. The Developer will ensure that future Development Permit applications within the plan area and the Serenity Rules & Regulations meet or exceed the performance standards determined by this MSDP.

9.1.1 Noise

No use or operation in the plan area shall cause or create noises that contradict the requirements of the Rocky View County Noise Control Bylaw.

9.1.2 Odorous Matter

No use or operation in the plan area shall cause or create the emission of odorous matter or vapour beyond the Zephyr Course in accordance with Provincial guidelines.

9.1.3 Toxic Matter

No use or operation in the plan area shall cause or create the emission of toxic matter. The handling, storage, clean-up, and disposal of any toxic or hazardous materials or waste shall be in accordance with Provincial guidelines.

9.1.4 Solid Waste Management

Construction debris during construction of the project will be managed in accordance with the Construction Management Plan. All garbage and waste material accumulated on the Zephyr Course shall be stored in wind proof garbage cans, with garbage removed daily and taken to the Club House garbage facilities.

Policy 9.2 *The Performance Standards provided in this MSDP shall be implemented at the Development Permit stage.*

Development Guidelines

The Development Guidelines described below are intended to provide procedures for the development within the plan area.

9.1.1 Access, Parking, and Loading

All public and golf course related access, parking and loading shall occur at the existing Club House facilities. Parking requirements will be in accordance with the Land Use Bylaw. The only direct access from Range Road 274 into the new holes of play will be for golf course maintenance vehicles.

9.1.2 Signage

The size and placement of all signage shall be considered an integral part of site development details of which will be provided at the Development Permit stage.

9.1.3 Lighting

Although it is not anticipated any outdoor lighting will be required. If there is any outdoor lighting it will be kept to a minimum and any used shall be located, oriented and shielded to prevent light from being directed at adjoining properties, skyward, interfering with the use and enjoyment of neighbouring lands or disrupting the effectiveness of any traffic on Range Road 274.

9.1.4 Fencing

It is not anticipated significant fencing will be required. Split rail fence on the North Lands along the east side of Range Road 274 will be provided to match existing fencing along the west side of Range Road 274. Fencing locations and details will be determined at the Development Permit Stage.

9.1.5 Landscaping

Xeriscape (dry landscape) design will be the standard applied to all new landscaping. Under this principle, natural, drought resistant plant material will be used. Wherever possible, existing shrubs, grass, and other vegetation will be retained. Site disturbance will be minimized thereby reducing the need to introduce new landscape elements into the area. Landscaping requirements will be in accordance with the Land Use Bylaw.

9.1.6 Outside Storage

Outside Storage will not be permitted on the Zephyr Course.

9.1.7 Setbacks

The County Land Use Bylaw setbacks will be adhered to.

9.1.8 Architectural Guidelines

Any small buildings will be subject to architectural guidelines that are recommended to be established at the Development Permit stage. The architectural guidelines will be prepared to ensure no lower quality buildings are constructed and that the buildings are cohesive with existing buildings.

9.1.9 Agricultural Interface

The County Agricultural Boundary Design Guidelines will be adhered to as applicable. In that regard, it is noted that the agricultural nature of the surrounding area is part of the allure of the Serenity Golf Club, offering an escape from the City life for a day of golf. Therefore, the typical buffers suggested in the Design Guidelines are not applicable to the new holes of play given the intent, as noted above, is to embrace the agricultural and rural nature of the adjacent lands. Any small buildings such as irrigation pump houses and Halfway Station will be provided with buffers.

Table 1 – Agricultural Interface Mitigation

Potential Issue	Mitigative measure
Trespassing – people	Rules and Regulations will prohibit trespassing and require golfers to stay within course bounds.
Litter/illegal dumping	<p>The new holes of play will have well organized and managed garbage and recycling facilities available to all golfers, there will be no need for them to illegally dump.</p> <p>Rules and Regulations will prohibit loose garbage and solid waste, which will prevent windblown litter from migrating off-site.</p>
Property and equipment vandalism, crop damage, and theft.	<p>Rules and Regulations will prohibit trespassing, and perimeter fencing and or golf course features such as out of bounds markings will be used to distinguish property lines.</p> <p>911 protocols will be in place for reporting criminal activities.</p>
Livestock harassment or disturbance	Rules and Regulations will prohibit trespassing and require golfers to stay within course bounds.
Residential fertilizer and pesticide concerns	There will be no residential fertilizer or pesticide application, any fertilization and pesticides are applied by trained professionals with Alberta Government Licensing.
Introduction of diseases, weeds, and pests from adjacent yards into agricultural operations	<p>Landscaping will be native with as much existing vegetation kept as possible.</p> <p>During and following construction, weed management plans will be designed and implemented.</p>
Increased lights at night from adjacent uses	Dark sky practices will be implemented, it is not anticipated the new holes of play will generate any significant amount of new light.
Increased risk to farm implements and additional cost of equipment repairs due to foreign objects/ garbage in fields	<p>Rules and Regulations will prohibit trespassing, and perimeter fencing will be used to distinguish property lines.</p> <p>Rules and Regulations will prohibit loose garbage and solid waste, which will prevent windblown litter from migrating off-site.</p>

Increased traffic and higher speeds on roads

Range Road 274 is already a road heavily utilized by recreational traffic associated with both the existing Serenity Golf Course and the McKinnon Flats Provincial recreation area. The Serenity Golf Club has already upgraded Range Road 274 and constructed a new intersection with Highway 22x. The Bunt TIA has concluded there no impacts.

9.1.10 Existing A-GEN Residence Screening Plan

The A-GEN parcel that exists on Range Road 274 adjacent to the East Lands contains a residence along with agricultural related buildings. The Serenity Golf Club Owners will work with the landowner to prepare a screening plan with a landscape buffer to offer privacy between the private lands and the holes of play.

Policy 9.3 *The Serenity Golf Club Owners will develop rules and regulations consistent with the Development Guidelines.*

Policy 9.4 *The Development Guidelines provided in this MSDP shall be implemented at the Development Permit stage.*

9.1.11 Operational Plan

The Serenity Golf Club is an existing business with an existing operation plan/protocol. The proposed expansion will follow the current operation plan. In general, the operations can be summarized as follows:

- Seasonally, the golf course is typically open from April until late October, however, good weather can sometimes allow that to be expanded.
 - In generally, the golf season can range from 185 to 210 days depending on the weather.
- The business ranges from having 5 employees per day in the winter to 65 a day during the busiest month. Employees range in age from 18 years to 85 years old, for some it is their first job and for some their last.
 - All employees go through extensive training for safety, hospitality, and to learn the company culture and expectations of providing customers with a safe, friendly, and high-level experience.
 - With the expansion, it is expected that another 15 employees would be required per day.
- The golf course hours of operation are determined by daylight, essentially the course is open from sunup to sundown.

- The golf course averaged 255 golfers a day for the last 5 years. The majority of the rounds occur between mid May and mid September.
 - It is anticipated that the expansion will allow on average another 75 rounds per day, or about a 30% increase.
- The management receives daily monitoring reports and provides extensive supervision to make sure all operations are run per corporate policies and safety standards. Rules of conduct for the holes of play and club house facilities are enforced by staff and management.
- Serenity operates a Pro Shop, Restaurant, 2 Banquet Rooms, and Patio supported by a commercial kitchen.
 - There are no proposed changes to these facilities, or their maximum occupant loads as a result of the new holes of play. They are sufficient to handle the current and expanded volume.

Policy 9.4 *The Serenity Golf Club Owners will continue to follow and apply their operational plan to the new holes of play.*