

**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**

Fewll Indoor Golf Inc. (Jessie Fenning)

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Tuesday, January 13, 2026

**Roll:** 05704069

**RE: Development Permit #PRDP20257864**

**Lot 12, Block R, Plan 0310163, SE-04-25-03-05; (F, 250021 MOUNTAIN VIEW TRAIL)**

The Development Permit application for Recreation (Private) (existing building), tenancy for an indoor golf facility and installation of one (1) non-illuminated fascia sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Recreation (Private) for an indoor golf facility may operate on the subject lands, within the subject bay (Bay F), in accordance with the approved application, site plan, and drawings, and conditions of approval including:
  - i. Installation of one (1) non-illuminated vinyl window fascia sign (Fewll Indoor Gold) approximately 1.11 sqm (12.00 sq. ft.) in area; and
  - ii. Tenancy for *Fewll Indoor Golf Inc.*.

**Permanent:**

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition under Development Permit PRDP20161075 and this Development Permit, shall be implemented and adhered to in perpetuity.
3. That all conditions of Development Permit PRDP20161075 shall remain in effect.
4. That the performance standards under Policy 10.07 – 10.13 in accordance with the *Springbank Area Structure Plan (ASP)* shall be adhered to at all times.
5. That all customer and employee parking shall be restricted to the subject parcel and there shall be no offsite parking within the public road right-of-way at any time. There shall be no placement of business signage within the public road right-of-way at any time.
6. That this approval does not include the use of outside storage.

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7. That the site shall be maintained in a neat and orderly fashion at all times. All garbage and waste material shall be stored in weatherproof and animal-proof containers located within a building or adjacent to the side or rear of the building which shall be screened from view by all adjacent properties and public thoroughfares. All garbage/waste material shall be emptied regularly and be disposed of at an approved disposal facility.
8. That the sign shall be kept in a safe, clean, and tidy condition at all times.
  - i. That no off-site advertisement signage associated with the business shall be permitted.
  - ii. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
9. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
  - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
10. That all 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.
11. That the business shall not generate noise, smoke, steam, odour, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority. The business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent tenants/lands. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways, properties and/or tenant bays.
12. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the date of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

**Advisory:**

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County’s Building Services department prior to tenant occupancy and/or interior renovations taking place, using the appropriate checklists and application forms. *Compliance with the National Energy Code is also required.*

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- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- 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, December 7, 2023]*.
- That during any construction/renovation, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact on any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 3, 2026**, 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,



Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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