



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

Alexander Metzger

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Tuesday, January 13, 2026

Roll: 06228004

RE: Development Permit #PRDP20258286

Lot 1, Block 1, Plan 1310083, NE-28-26-27-W04M; (264169 RANGE ROAD 273)

The Development Permit application for renewal of a Special Function Business (within two existing accessory buildings), for an event venue has been **conditionally-approved** by the Development Officer subject to the listed conditions below

(PLEASE READ ALL CONDITIONS):

Description:

1. That the Special Function Business may continue to operate on the subject parcel in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:
 - i. A maximum guest attendance not to exceed **100** guests per event;
 - ii. An existing seasonal kitchen within an accessory building, approximately 78.97 sq. m. (850.00 sq. ft.) in area;
 - iii. An indoor event space within the existing tent structure, approximately 240.00 sq. m. (2,583.34 sq. ft.) in area;
 - iv. Relaxation of the minimum, side yard setback requirement for the tent structure from **6.00 m (19.69 ft.)** to **1.50 m. (4.92 ft.)**.

Permanent:

2. That this permit, once issued, shall be valid until **December 31, 2030**.
3. 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.



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4. That a minimum number of 20 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 two (2) 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 all guest parking shall be wholly contained within the subject parcel, and there shall be no parking within any public road right-of-way at any time.
 - iii. That the parking area shall be completely screened from view from all adjacent properties and public throughfares at all times.
 - iv. That where required, a shuttle may be used to transport guests to and from the parcel
5. That if any onsite/offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage.
6. That 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.
7. That the existing private sewage treatment system shall not be used for events. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.
8. The existing water well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern or other acceptable methods in accordance with the County's Servicing Standards.
9. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
 - i. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.
10. That the Special Function Business shall not generate noise, smoke, steam, odor, 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 residential dwellings shall be preserved. The Vacation Rental shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
11. 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, 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.



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Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds 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 a Development Permit and Building Permit shall be obtained from the County prior to occupancy of the tent for special event purposes.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required Alberta Health Services requires for events and food handling onsite, prior to commencement of operation.
 - ii. That if the water well is to be used for potable water for events, the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.

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,

A handwritten signature in black ink, appearing to read "D. Metzger".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca