



## 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

RW Architecture (Roger White Architecture Inc.)

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Tuesday, February 10, 2026

**Roll:** 03913059

**RE: Development Permit #PRDP20258834**  
**Lot 13, Block 2, Plan 1741 EW, SE-13-23-05-W05M; (27 BURNSIDE DRIVE)**

The Development Permit application for the renewal of Retail (Restricted) and Establishment (Drinking) (existing building), tenancy and signage for a distillery business, including sales, the tasting of distilled beverages and the use of an exterior patio has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That the renewal of Retail (Restricted) and Establishment (Drinking), tenancy and signage for a distillery business, "Bragg Creek Distillers" may continue to operate on the subject parcel in accordance with the approved application, site plan, and drawings, and conditions of this permit including, as amended:
  - i. Use of the existing building onsite, *total building footprint for commercial use is ±96.10 sq. m (±1,034.00 sq. ft.);*
  - ii. Sales and the tasting of distilled beverages onsite;
  - iii. Existing gravel parking area;
  - iv. The use of an exterior uncovered patio area, approximately ±122.20 sq. m. (±1,315.80 sq. ft.) in total area;
  - v. Business signage, including one (1) mounted non-digital fascia sign, approximately 0.65 sq. m (7.10 sq. ft.) in area.

**Permanent:**

2. That all conditions of Development Permit PRDP20215519 and PRDP20226529 shall remain in effect, unless otherwise noted within this conditional approval.
3. 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 PRDP20215519 & PRDP20226529, shall be implemented and adhered to in perpetuity.



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4. That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards including that receptacles shall comply with the waste management policies of the Bragg Creek Area Structure Plan. *Waste receptacles securely stored indoors are exempt from this requirement.*
5. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, shall meet 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.
6. That minimal tree clearing shall occur on the subject lands. If possible, any existing trees and terrain shall be retained onsite except as included within the development permit approval or required to meet conditions of this permit.
7. That the entire site shall always be maintained in a neat and orderly condition, to the satisfaction of the Development Officer.
8. That a minimum of 16 parking stalls, including barrier-free stalls, shall always be provided and maintained on site in accordance with the site plan approval with the application.
9. That any signage onsite shall always be maintained in a safe, clean, and tidy condition.
10. That at no time shall any business storage be allowed in front of the property.
11. That any exterior building mechanical and/or electrical equipment within the building shall be located 0.50 m (1.64 ft.) above the designated flood level for the subject lands, in accordance with Section 202 of the LUB. All exterior mechanical and/or electrical equipment shall always be visually screened appropriately.
12. That this approval does not include the use of *Alcohol Production* on the subject lands.
13. 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.
14. That the subject lands are serviced by the Bragg Creek Regional Water and Wastewater Services, all water and wastewater volumes used by the development shall be within the allocated amounts of 950 L/day and 855 L/day respectively. Any allocated water and wastewater volumes and all overages shall be billed in accordance with the Bragg Creek water and wastewater rate, additional service capacity from within the local improvement service area and the Rocky View County administrative recovery fee for staff time as per the County's current Master Rates Bylaw.
15. That any future change of either the tenants or in use of the building shall require a Development Permit for both the use and signage.
16. That if the development authorized by this Development Permit has not commenced with reasonable diligence within twelve (12) months and is not completed within twenty-four (24) months of the date of issue, the permit shall be deemed null and void, unless an extension to this permit first shall have been granted by the Development Officer.



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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 all business and customer parking shall be located on the subject lands and there shall be no business or customer parking within the County's road right-of-way of Burnside Drive or Spruce Avenue at any time.
- That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby water courses.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the commercial building, located on the subject site, to facilitate accurate emergency response.
- That a Building Permit and applicable sub-trade permits shall be obtained through Building Services for any future building improvements, prior to commencement, using the appropriate Building Permit checklist(s).
  - That the subject lands shall include the correct type and placement of fire extinguishers and the regulated exit signs for the building, in accordance with the Alberta Safety Codes.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That the Applicant/Owner shall obtain and maintain all required Alberta Health Services approval(s) for the establishment, for continuous business operation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, March 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. K. Johnson".

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



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Tuesday, February 10, 2026

**Roll Number:** 03913059  
**Application Number:** PRDP20258834  
**Division:** 1

### **TO THE LANDOWNER**

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

### **Where is the property the development permit has been approved?**

27 Burnside Drive; Located in the hamlet of Bragg Creek.

### **What is the development permit proposing?**

renewal of Retail (Restricted) and Establishment (Drinking) (existing building), tenancy and signage for a distillery business, including sales, the tasting of distilled beverages and the use of an exterior patio

### **How do I find out more information about the development permit?**

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: [gis.rockyview.ca/planning](http://gis.rockyview.ca/planning).

### **I do not support this development permit; how do I appeal this decision?**

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **March 3, 2026**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](http://www.rockyview.ca/subdivision-development-appeal-board).

### **Other application details and notes:**

**Applicant(s):** Roger White Architecture Inc (Roger White)

**Owner(s):** Two Pine Ventures Inc.

**Legal:** Lot 13, Block 2, Plan 1741 EW, SE-13-23-05-05

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

***Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.***

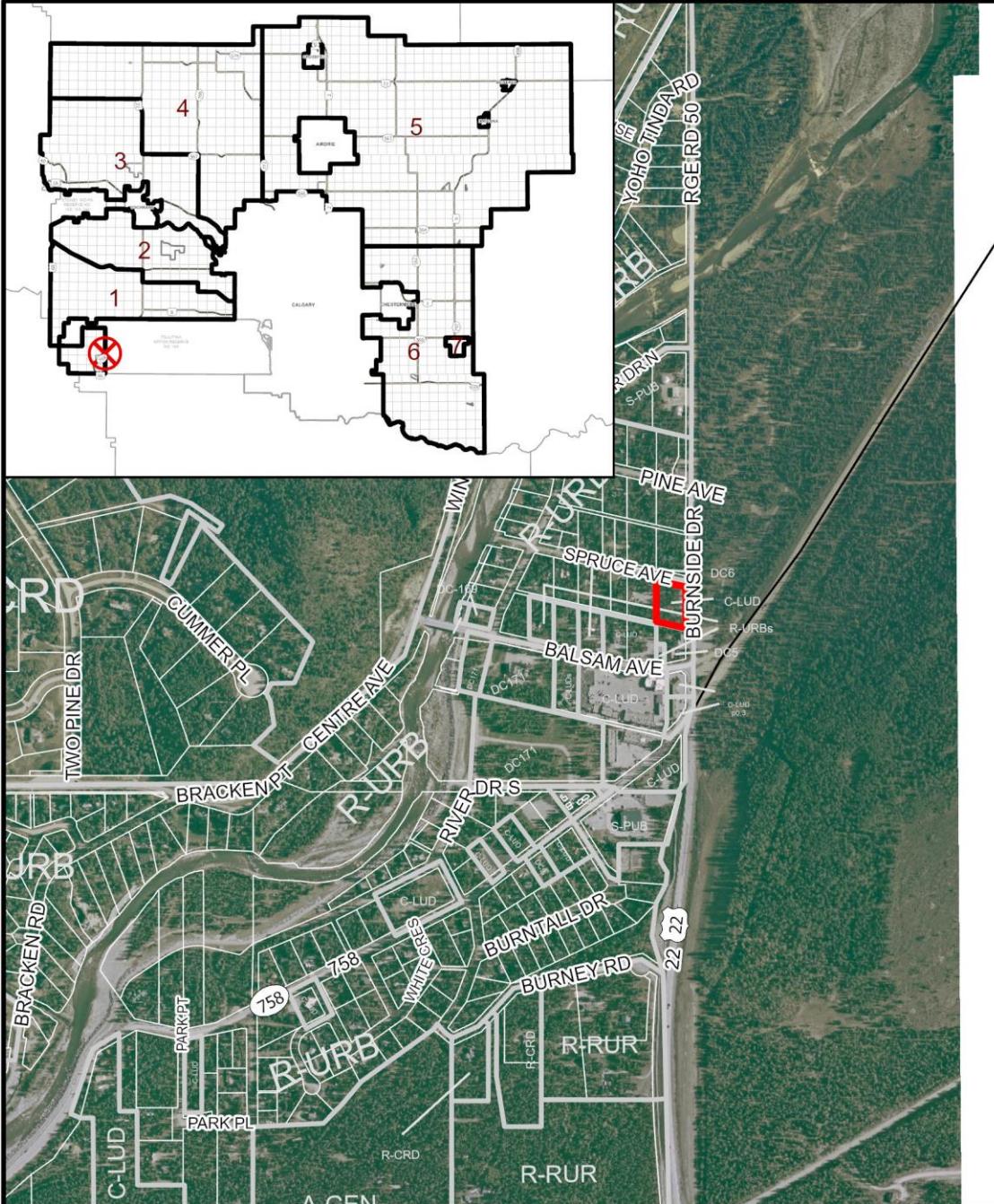


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

renewal of Retail (Restricted) and Establishment (Drinking) (existing building), tenancy and signage for a distillery business, including sales, the tasting of distilled beverages and the use of an exterior patio



Division: 1  
Roll: 03913059  
File: PRDP20258834  
Printed: 1/6/2026  
Legal: A portion of  
SE-13-23-05-W05M



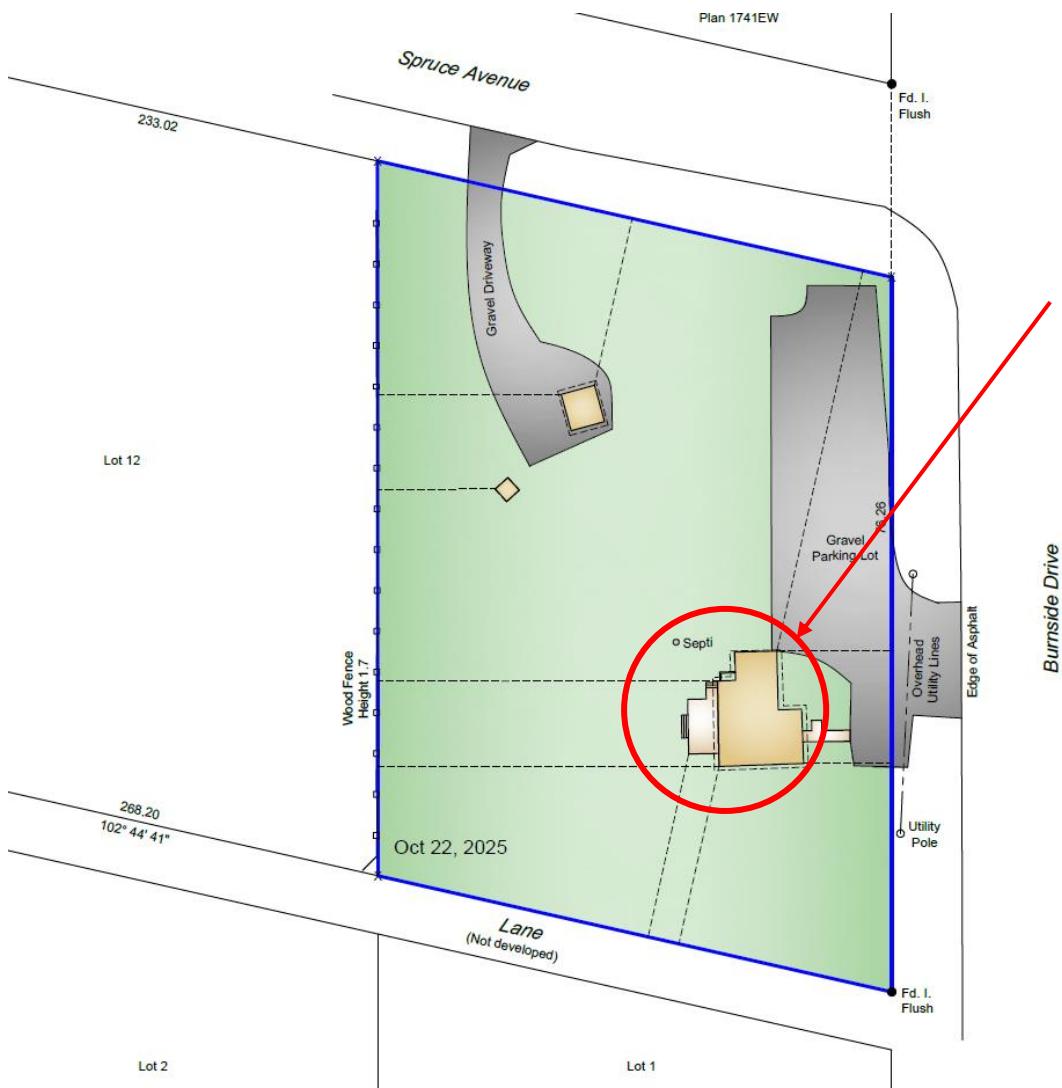
ROCKY VIEW COUNTY

## Site Plan

### Development Proposal

renewal of Retail (Restricted) and Establishment (Drinking) (existing building), tenancy and signage for a distillery business, including sales, the tasting of distilled beverages and the use of an exterior patio

**Existing Retail (Restricted) and Establishment (Drinking)**



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SE-13-23-05-W05M



## ROCKY VIEW COUNTY

# Landowner Circulation Area

## Development Proposal

renewal of Retail (Restricted) and Establishment (Drinking) (existing building), tenancy and signage for a distillery business, including sales, the tasting of distilled beverages and the use of an exterior patio

### Legend

## *Support*



*Not Support*

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*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

*Plan numbers that include letters were registered before 1973 and do not reference a year.*