

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

SGC Land Company Ltd. (Slade King)

Page 1 of 7

Tuesday, February 24, 2026

Roll: 02216005 & 02217004

RE: Development Permit #PRDP20258682

NW-15-22-27-04;

Lot 2, Block 1, Plan 1113306, NE-17-22-27-04; (222241 RANGE ROAD 274)

The Development Permit application for Recreation (Outdoor), expansion of an existing golf course (Serenity Golf Club) for an 18-hole golf course, construction of ancillary Accessory Building less than 500.00 sq. m. (5,381.96 sq. ft.) (pump house) and multi-lot regrading and excavation; Establishment (Eating) construction of a washroom and concession building and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Recreation (Outdoor), expansion of an existing golf course (Serenity Golf Club) may commence on the subject lands, in accordance with the approved site plans and drawings, prepared by Sedulous Engineering Inc. (Project No.: SEI.24.164), dated December 2, 2025, as amended, including:
 - i. Total area of work approximately 64.75 hectares (160.00 acres);
 - ii. Expansion of the existing Serenity golf course, construction of 18-holes (total of 54 holes);
 - iii. Construction of an Accessory Building less than 500.00 sq. m. (5,381.96 sq. ft.) (pump house), approximately ± 29.73 sq. m. (± 320.00 sq. ft.) in building footprint; and
 - iv. Multi-lot regrading and excavation, to create golf course grades.
2. Establishment (Eating), construction of a concession and washroom building in accordance with the approved submitted drawings prepared by Denizen including:
 - i. Approximately ± 29.73 sq. m. (± 320.00 sq. ft) in building footprint;
 - ii. Installation of one (1) non-illuminated fascia sign, approximately ± 0.67 sq. m (± 7.17 sq. ft.) in area; and
 - iii. Roof mounted solar panels.

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Management Plan (SSIP), prepared by a qualified professional. The SSIP shall include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of fill to be imported/exported from the site; and analysis of the pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network. The report shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage in accordance with Policy 6.0 & 6.1 of the *Serenity Gold Club Zephyr 18 Hole Course Master Site Development Plan* (MSDP) and the County's Servicing Standards.

SGC Land Company Ltd. (Slade King) #PRDP20258682

Page 2 of 7

4. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control (ESC) Plan in accordance with Policy 3.1 & 6.5 of the MSDP and the County's Servicing Standards.
 - i. The Erosion and Sediment Control Plan shall also provide details to how the recommendations of the Biophysical Impact Assessment, as prepared by CIMA+ (File No.: CA001065), dated February 26, 2024, mitigation measures will be implemented onsite.
5. That prior to release of this permit, the Applicant/Owner shall provide payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*, calculated based on the total development area, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall provide payment of the County's *Transportation Off-Site Levy Bylaw C-8549-2024*, calculated for the parking area(s), driveway access, all structures (buildings) and storage areas of the development.
7. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan in accordance with the Policy 3.1, 9.0, 9.1 and 9.2 of the MSDP and the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation and dust control, management of stormwater during construction, weed control, weed growth during construction and grading, construction best management practices, temporary stormwater management, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
 - i. The construction management plan shall provide details to how the recommendations of the Biophysical Impact Assessment prepared by CIMA+ (File No.: CA001065), dated February 26, 2024, mitigation measures will be implemented.
8. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation Report, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development, in accordance with Policy 3.0 of the MSDP and the County's Servicing Standards.
 - i. The Geotechnical Investigation Report shall include justification to why the borehole grid spacing is greater than the maximum distance of 175.00 m (574.15 ft.) and a statement from a qualified professional geotechnical engineer that this deviation from the County Servicing Standards does not affect the conclusions and recommendations of the investigation.
9. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report prepared by a professional geotechnical engineer for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County Servicing Standards.
10. That prior to release of this permit, the Applicant/Owner shall enter into a Development Agreement in accordance with the County's Servicing Standards for the construction of infrastructure within and/or affecting the County Right-of-Way, including, but not limited to:
 - i. All applicable authenticated engineering, lighting and landscaping plans and specifications for the proposed tunnelling underneath Range Road 274;
 - ii. Construction Management Plan, Traffic Accommodation Strategy, Erosion & Sediment Control (ESC) plans; and
 - iii. Provision of security in accordance with County Policy C-407 Subdivision and Development Security Requirements.
11. That prior to release of this permit, the Applicant/Owner shall submit confirmation details including 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 / NFPA 13, Policy 7.0 of the MSDP, and all applicable County standards and bylaws, to the satisfaction of the County.

SGC Land Company Ltd. (Slade King) #PRDP20258682
Page 3 of 7

12. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and details including:
 - i. Location, flag, and details of the physical barrier(s) around the minimum 5.00 m (16.40 ft.) buffer of the abandon gas well;
 - ii. Location of proposed fence and elevation drawings with fence height and fencing type in accordance with Policy 9.1.3 of the MSDP and Section 263 – 270 of the Land use Bylaw C-8000-2020 (LUB); and
 - iii. Location of all garbage storage and collection areas in accordance with Policy 9.1.4 of the MSDP and Section 251 and 252 of the LUB. All Garbage storage or collection areas should not be located in the front yard or visible from the street.
13. That prior to release of this permit, the Applicant/Owner shall submit a detailed lighting plan completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments in accordance with Policy 9.1.3 of the MSDP and Sections 225 – 231 of the LUB.
14. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings with exterior finishing materials and colours for the proposed buildings in accordance with Policy 9.1.8 of the MSDP and Section 95 g) of the LUB.
15. That prior to release of the permit, the Applicant/Owner shall submit a Landscaping Plan, in accordance with Policy 9.1.5 of the MSDP and Sections 253 – 261, 109 and 110 of the LUB. The plan shall include but is not limited to:
 - i. Landscaping buffer and plantings around the proposed concession and washroom building in accordance with Policy 9.1.9 of the MSDP and the Agricultural Boundary Design Guidelines;
 - ii. All tree/shrub planting species schedule, all plantings shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region;
 - iii. A minimum of one (1) shrub for every 60.00 sq. m. (645.83 sq. ft.) of landscaped area or a minimum of six (6) shrubs; and
 - iv. A minimum of one (1) tree for every 40.00 sq. m. (430.56 sq. ft.) of landscaped area or a minimum of four (4) trees.
 - a. Deciduous trees shall be a minimum 63.00 mm (2.48 inches) caliper measured 450.00 mm (17.72 inches) from ground level; and
 - b. Coniferous trees shall be 2.50 m (8.20 ft.) in height.

Prior to Occupancy:

16. That prior to occupancy of the site, accessory building exteriors, all landscaping, fencing and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without all development components and final site surface completed provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the outstanding development components and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
17. That prior to occupancy of the site, the Construction Completion Certificate (CCC) shall be issued for the Development Agreement or as approved by Engineering Services.

SGC Land Company Ltd. (Slade King) #PRDP20258682

Page 4 of 7

18. That prior to occupancy of the site, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m (6.56 ft.) in-depth were placed in accordance with the overlying technical accepted by the County.
19. That prior to occupancy of the site, the Applicant/Owner shall submit written documentation (including as-built drawings), from a qualified professional, that the installed bridges have been installed according to design and have obtained final acceptance of completion from a qualified professional.
20. That prior to occupancy of the site, Built to Design Certificates and as-built drawings certified by a professional engineer, shall be submitted. The as-built drawings shall include (where applicable) verification of the constructed site-servicing infrastructure and stormwater infrastructure relevant to the SSIP.
 - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the approved as-built drawings.

Permanent:

21. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
22. That all conditions of Development Permits PRDP20140080 shall remain valid and in effect, and shall be adhered to in perpetuity, unless otherwise noted in this approval.
23. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity, including:
 - i. The final SSIP, ESC, Geotechnical Investigation Report and Deep Fills Report;
 - ii. Transportation Impact Assessment prepared by Bunt & Associates (Project No.: 02-24-0204), dated December 16, 2024; and
 - iii. Biophysical Impact Assessment prepared by CIMA+ (File No.: CA001065), dated February 26, 2024.
24. That the Applicant/Owner shall adhere to the Performance Standards in accordance with Policy 9.1 – 9.2 of the MSDP and any requirement of the MSDP at all times.
25. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development:
 - i. More than 30 vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
 - a. Two (2) axles;
 - b. 11.00 (36.09 ft.) in length; or
 - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.



SGC Land Company Ltd. (Slade King) #PRDP20258682

Page 5 of 7

26. That all guests shall park in the established designated parking area for the Serenity Golf Course, located on Lot 4, Block 1, Plan 1210165. There shall be no parking in the County Road Right of Ways or on adjacent private property at any time.
27. That the Applicant/Owner shall be responsible for the ownership, maintenance and replacement of:
 - i. All Trail/pathway Infrastructure and signage, including the bridge crossings; and
 - ii. Prior to maintenance or replacement of any signage or activity within the County's Road Right of Way (ROW), the Applicant/Owner shall contact the County's Road Operations and ensure no additional approval/agreement is require for any work in the ROW.
28. That any temporary fencing installed onsite for the bridge or under crossing shall be removed upon construction completion.
29. No golf carts shall be driven on the County's Road Right of Way at anytime.
30. That there shall be no overnight Recreational Vehicle camping or tenting at anytime.
31. That the Outside Storage of industrial or commercial equipment such as semi-trucks and similar equipment shall not be permitted onsite at anytime.
 - i. That all golf cart and Recreation (Outdoor) related equipment storage shall be located on the principal Golf Course site, located at Lot 4, Block 1, Plan 1210165.
32. That any building mechanical housing shall be completely screened at all times.
33. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
34. 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.
 - i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the Applicant/Owner shall submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in accordance with the overarching SSIP.
35. That the Applicant/Owner shall take whatever means necessary to mitigate visible dust, dirt or mud associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
 - i. That non-potable water should be used for grading and/or construction purposes.
 - ii. That water truck(s) shall be available at all times on-site and utilized to control dust blowing from the site and/or roadways.
 - iii. That if at any time the removal/placement of the fill or stripping and grading activities creates a visible dust problem; the removal or handling of the fill shall cease immediately until remedial measures are taken.
36. That if at any point any material, such as gravel or open construction materials, enters or leaves the site, it shall be hauled on/off in a covered trailer/ truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.



SGC Land Company Ltd. (Slade King) #PRDP20258682

Page 6 of 7

37. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
38. That the Applicant/Owner shall exercise due care on the subject lands to protect any public or County infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
39. That this approval does not include the importation or removal of clean fill and/or topsoil. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after site development is complete, as part of site restoration.
40. That concession and washroom building shall be serviced via a pump out holding tank and potable water cistern.
41. That all signage shall be kept in a safe, clean and tidy condition at all times.
 - i. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
 - ii. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
42. That any/all efforts shall be made, including fencing, landscaping netting etc., to decrease the potential of golf balls flying onto the adjacent public roadway and neighbouring lands.
43. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided in the Landscape Plan, as amended.
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants, within 30 days, or by June 30th of the next growing season;
 - ii. The vegetation type must endure the irrigation from May to September;
 - iii. That no potable water shall be utilized for landscaping or irrigation purposes;
 - iv. That all plantings should be placed in a minimum of 6.00 inches depth of landscaping soil; and
 - v. That all landscaping shall be maintained onsite in perpetuity.
44. 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 Section 9.1.3 of the MSDP and 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.
45. 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 if 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*".

SGC Land Company Ltd. (Slade King) #PRDP20258682
Page 7 of 7

- 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 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 site development, all construction materials shall be maintained on-site 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 the supply of irrigation water shall be in accordance with all Provincial Policy and regulations and based on continued coordination and agreements with the Western Irrigation District.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner, including:
 - Alberta Environment and Protected Areas, Water Act, Permit No. DAUT0022854;
 - Alberta Energy Regulator (AER) requirements for abandoned wells and abandoned pipelines requirements shall be adhered to at all times; and
 - That prior to release of this permit, the Applicant/Owner shall submit a confirmation of a crossing agreement, with the Western Irrigation District between SE-17-22-27-04 and NE-17-22-27-04, in accordance with Policy 6.5 and the MSDP and Section 100 of the LUB.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, March 17, 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 Provincial Land and Property Rights Tribunal.

Regards,



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

THIS IS NOT A DEVELOPMENT PERMIT