

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

DAAS Architecture

Page 1 of 10

Tuesday, April 21, 2026

Rolls: 05707775 / 05707348 / 05707596 / 05707776

RE: Development Permit #PRDP20258560

Lot 18, Block 20, Plan 2512274; NE-07-25-03-W5M (20 HARBOUR COVE)

Lot 9, Block 20, Plan 2412099; SE-07-25-03-W5M

Lot 5, Block 8, Plan 2511863; NE-07-25-03-W5M

Lot 19, Block 20, Plan 2512274; SE-07-25-03-W5M

The Development Permit application for a Wellness Resort, for the development of a Nordic spa including a principal multi-use spa building with ancillary spa uses, a hotel, and a restaurant; spa accessory buildings and ancillary structures, relaxation of the maximum fencing height requirement, single-lot regrading and the placement of topsoil and the construction of two offsite parking lots has been **conditionally-approved** by the Rocky View County (the County) subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of a Wellness Resort, to accommodate a Nordic Spa, including ancillary elements, may commence on the subject lands in accordance with the revised application package submitted with the application, as prepared by DAAS, *Project No. 25-006, dated March 6, 2026, as amended*, to meet conditions of this approval, and includes:
 - i. Construction of a principal Nordic Spa multi-use building, approximately $\pm 7,286.01$ sq. m ($\pm 78,426.00$ sq. ft.) in gross floor area, located on Lot 18, Block 20, Plan 2512274. *Additionally, a primary covered exterior entrance area and multiple covered exterior patio areas are approved, in accordance with the final site plan;*
 - a. That ancillary uses within the multi-use building include a primary Spa use, staff office/use areas, hotel including 26 rooms, a restaurant including a lounge area and kitchen services, utility/storage rooms and spa-paramedical services, in accordance with the final site plan.
 - ii. Construction of 16 Accessory Buildings & Ancillary Structures (in total), located on Lot 18, Block 20, Plan 2512274, in general accordance with the final site plan and noted building footprints on Drawing DP A.0.0.1 "*Project Information*";
 - iii. Construction of two Accessory Buildings, located on a floating dock area, located on Lot 5, Block 8, Plan 2511863, in accordance with the final site plan;

DAAS Architecture Permit #PRDP20258560

Page 2 of 10

- iv. Construction of an offsite landscaped paved parking lot, located on Lot 9, Block 20, Plan 2412099; SE-07-25-03-W5M, in accordance with the final site plan;
- v. Construction of an offsite landscaped/screened gravel parking lot, located on Lot 19, Block 20, Plan 2512274;
- vi. Placement of over height mechanical fencing:
 - a. That the maximum height of the mechanical fence screening is relaxed from 2.00 m (6.56 ft.) up to **± 3.65 m (± 12.00 ft.)**, or as required to completely screen mechanical units, to the satisfaction of the County.
- vii. Single-lot regrading and placement of clean topsoil; and
- viii. Business Tenancy for *EVW Harmony Spa GP LTD.*

Prior to Release:

- 2. That prior to release of this development permit, the Applicant/Owner shall submit a revised Parking Assessment, that includes the addition of a detailed Parking Management Plan, to the satisfaction of the County, as amended. The assessment and plan shall be stamped, signed and dated by a qualified professional, licensed in Alberta and shall include:
 - i. Updated parking rationale to align with applicable policy overarching the subject lands, with the following items noted:
 - a. Removal of *Land Use Bylaw C-8000-2020* references and rationale.
 - b. Alignment to final parking stall counts and to any site plan changes. Ultimately, to identify the minimum number of on-site parking stalls required to accommodate the calculated peak demand in general alignment with the minimum parking requirements of the County's regulated *Land Use Bylaw C-4841-97* (LUB) and the plan shall explain any deviations from those requirements, as required.
 - c. Updated occupancy numbers for all uses including staff and visitor/patrons, hours of operation, and peak-period overlap between all uses proposed onsite.
 - d. Demonstrate parking demand using accepted industry methodologies and local/Alberta comparables where available, and address weekday, weekend, and seasonal peaks associated with all uses.
 - e. Confirm that no visitor/patron or employee parking stalls shall be utilized for any overflow snow storage.
 - f. Phasing Plan that delineates the location(s) of the initial parking stalls to be constructed per phase and the future on-site areas that be considered, constructed or converted to parking stalls if occupancy demands approaches or exceeds the assessed peak demand.
 - ii. A Parking Management Plan detailing:
 - a. Specific references to the assumptions and demand forecasts in the revised parking assessment, including clear thresholds exceedances, any vehicle parking/queuing on the roadways, or any documented overflow in surrounding areas.



DAAS Architecture Permit #PRDP20258560

Page 3 of 10

- b. Identification of multiple permanent or interim mitigation/correction measures to be applied, including timelines to the above references listed including phasing plan implementation dates and steps that support the reduction/prevent the overflow parking onto adjacent public roadways or neighbouring residential areas within Harmony.
 - c. For any expansion into the offsite gravel parking area, stall identifications including curb stops, signage, and expansion of any onsite screening/fencing measures shall also be confirmed.
 - d. Interim measures could include shared parking arrangements, interim use of the expanded gravel parking area, alternative staff parking controls, shuttle services, or patron visit time maximums.
 - e. Wayfinding and information measures such as on-site signage, website information, and staff directions, to ensure patrons use the primary paved offsite parking lot, and potential future secondary overflow gravel offsite parking lot and do not rely on any street parking or off-site parking areas not intended to serve the Spa development
 - iii. Include an onsite monitoring program describing how parking utilization will be observed and reported (*ex. periodic counts, survey snapshots during peak periods*) for at least the first two years of operation, and how results will be provided to the County.
3. That prior to release of this development permit, the Applicant/Owner shall submit a revised architectural package, that includes the following amendments:

Lot 19, Block 20, Plan 2512274

- i. A revised site plan that removes the temporary identification of the employee parking area and confirms final total development area/parking based on the final Parking Assessment, or as accepted by the Development Authority. *A minimum total of 250 [or greater] parking stalls is required for the entirety of development or in accordance with the final Parking Assessment and appended supporting documents including the Parking Management Plan.*
- ii. Revised landscaping/screening plan that includes additional landscaping and/or decorative screening elements, to reduce the scale of the parking area from adjacent properties and roadways.

Lot 9, Block 20, Plan 2412099

- iii. A conceptual signage plan, for the pedestrian crossing identification (on both sides of the street), no parking signage, and the private parking signage for the offsite parking areas, in accordance with the *Land Use Bylaw C-4841-97* (LUB).

Lot 18, Block 20, Plan 2512274

- iv. Confirmation of proposed exterior colour, any enhanced design and material type for the mechanical fencing and other fencing elements; and
- v. Confirmation of the proposed pole height for lighting poles: LF1 and LF.1 and proposed exterior pole colour.



DAAS Architecture Permit #PRDP20258560

Page 4 of 10

4. That prior to release of this development permit, the Applicant/Owner shall register a mutual easement agreement/restrictive covenant, for the use of Lot 18, Block 20, Plan 2512274 including the shared approach, and internal drive aisle to be utilized to access the parking area located on Lot 19, Block 20, Plan 2512274. The plan shall also include the onsite parking area (in its entirety) per the phasing plan under the final Parking Assessment and final site plan, located on Lot 19, Block 20, Plan 2512274. *The County shall be listed on the easement as a grantee, for authorization required for document changes and discharge approval.*
5. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*. The levy shall be calculated based on the total/combined development area, in accordance with the base levy and western catchment area levy rates.
6. That prior to release of this permit, the Applicant/Owner shall submit payment of the required/applicable Cost Recovery Agreement, in accordance with the County's Policy C-406 (*Infrastructure Cost Recovery*), overarching the subject lands, tied to the Bingham Crossing offsite infrastructure improvements. *The levy shall be calculated based on the specific recovery rate.*
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight /Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County, pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.
8. That prior to release of this development permit, written confirmation shall be received from the County's Building, Fire and Engineering Services, that the master fire strategy plan, specifically noted on Drawing A1.05 "*Site Plan – Fire Fighting*" [dated March 20, 2026] for the development, has been accepted and shall include the following updates:
 - i. That a 6.00 m (19.68 ft.) fire truck access lane is required; the lane shall be proposed between the southern property line of Lot 18 and the northern property line of Lot 19, Block 20, Plan 2512274, or as amended and agreed to by the County, and shall meet all County standards. Once accepted, a mutual easement agreement shall be prepared, executed and registered on both titles, protecting the fire truck access lane, in perpetuity of the development.
 - ii. An additional fire hydrant shall be proposed within 45.00 m (147.63 ft.) from the fire truck access lane, in accordance with the *National Building Code – 2023 Alberta Edition*.

DAAS Architecture Permit #PRDP20258560

Page 5 of 10

- a. Alternatively, instead of a fire truck access lane, the Applicant/Owner may propose to sprinkler the rear accessory buildings/structures, to the satisfaction of the County;
9. That prior to release of this development permit, the Applicant/Owner shall submit a Geotechnical Investigation, to verify the site is suitable for the proposed buildings, site works, and deep utilities, in accordance with the County's Servicing Standards. *For any area with greater than 2.00 m (6.56 ft.) of fill, a Deep Fill report is required in accordance with the County's Servicing Standards.*
10. That prior to release of this development permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer, to address if the analysis and traffic volumes in the Harmony Master Transportation Impact Assessment (TIA) report for these lands meet the criteria for the development, in accordance with the County's Servicing Standards.
 - i. If updates to reflect revisions are required to the Harmony TIA report, this will be at the Applicant/Owner's expense. The letter will also need to address if the proposed development is in accordance with the Harmony Phase 18 Traffic Impact Assessment (Stantec 2023); if not, a TIA update will be required for the site to address the potential for off-site impacts; and
 - ii. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.
11. That prior to release of this development permit, the Applicant/Owner shall submit written confirmation from HAWSCo, the licensed piped water and waste-water supplier for the Harmony subdivision, that includes confirmation of adequate capacity has been allocated and reserved for the proposed development.
12. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, that will tie into the offsite Harmony wastewater collection system and, in accordance with the County's Servicing Standards.
13. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development that will tie into the Harmony potable water system, in accordance with the County Servicing Standards, County Bylaws, as amended. *The design shall also address the need for a pressure reducing valve and backflow preventer.*
14. That prior to release of this development permit, the Applicant/Owner shall submit a site-specific stormwater implementation plan (SSIP) for the subject lands, in accordance with the Harmony Phase 18 Stormwater Management Plan (Stantec, 2024) and the County's Servicing Standards. The plan shall provide for any necessary easements and rights-of-way for drainage and include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes, proposed finished surface/grading plan (corner lot grades) and address the need for an oil/grit separator.
15. That prior to release of this development permit, the Applicant/Owner shall submit a sediment and erosion control plan, in accordance with the County's Servicing Standards. *As the subject site is greater than 2.00 hectares, a full report is required.*
16. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards.



DAAS Architecture Permit #PRDP20258560

Page 6 of 10

Prior to Site Occupancy:

17. That prior to site occupancy(ies) and building occupancy, the County shall have issued Construction Completion Certificates for the Phase 18 development agreement scope under the County's Subdivision file #PL20200148 (#5508), by the County and HAWSCo. *This is required to ensure the offsite infrastructure servicing this site is in place and operational before occupancy of any of the proposed structures occurs.*
18. That prior to site occupancy(ies) and building occupancy, the Applicant/Owner shall submit as-builts drawings, certified by a professional engineer licensed in the Province of Alberta. The as-built drawings shall include verification of all as-built sanitary and water infrastructure, as-built pond volumes, site grades, liner verification, inverts and any other information that is relevant to SSIP.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped approved drawings.
19. That prior to site occupancy(ies) and building occupancy, the pedestrian crossing, any crossing signage and on the private parking identification signage shall be completed over Harbour Cove and installed on both properties, Lot 18, Block 20, Plan 2512274 to Lot 9, Block 20, Plan 2412099.
20. That prior to site occupancy(ies) and building occupancy, all development components shall be in place prior to occupancy of the site. The County shall complete an inspection to verify all development components.
 - i. That a phasing plan may be considered at time of occupancy, in accordance with any outstanding development components, as approved by the County.
 - ii. That both offsite parking areas shall be constructed and available for use, at time of site occupancy request, in accordance with the phasing plan/approved Parking Assessment.
 - iii. That upon occupancy inspection, if any at-grade or rooftop mechanical or electrical units are visible, additional screening measures shall be proposed and implemented to ensure complete screening with appropriate measures, in accordance with the LUB.
 - iv. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without development site completion, including any outstanding engineering items and the offsite pedestrian elements, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00%, or as agreed to with the Development Authority, of the total cost of completing all the outstanding components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter. *If a phasing plan is approved, the secure amount may be reflective of the proposed phase and returned accordingly once completed.*
 - v. A completion inspection shall be completed and approved by the County before any funds are released to the Applicant/Owner.

Permanent:

21. That if the conditions of this permit have not been met by **MARCH 31, 2027**, or through an approved extension date, then this approval is null, and void and the Development Permit shall not be issued.

DAAS Architecture Permit #PRDP20258560

Page 7 of 10

22. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity including all correlating technical submissions, under the County's Phase 18 Subdivision File #PL20200148.
23. That if the development authorized by this Development Permit does not commence with reasonable diligence within twelve (12) months from the date of issue, and completed within thirty-six (36) months of the 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.
24. That the subject development shall be in accordance with the *Harmony Conceptual Scheme, Direct Control 129 Bylaw C-6688-2008 (DC 129)*, and LUB at all times.
25. That the paved parking area, located on Lot 9, Block 20, Plan 2512274 and the gravel parking area, located on Lot 19, Block 20, Plan 2512274 shall be utilized to support the development located on Lot 18, Block 20, Plan 2512274, in perpetuity.
 - i. That any required mutual easement instrument(s) shall be maintained on property titles in perpetuity, unless all listed parties agree to discharging off title;
 - ii. All parking stalls shall remain to support the development, until any offsite impacts from business operations can be observed on adjacent properties or roadways; and
 - iii. Any changes to development offsite parking, not reflected in this approval, shall require a new development permit, unless otherwise accepted by the County.
26. That the development shall be carried out in accordance with the final revised Parking Assessment, including the Parking Management Plan, as approved and amended.
 - i. The minimum number of visitor/patron and staff parking stalls, including any required barrier free stalls, shall be constructed and maintained onsite at all times, on all properties, in accordance with the final revised Parking Assessment and final site plan. *At no time shall any visitor or employee parking stalls be utilized for storage purposes of products or overflow snow storage. That no snow storage shall be relocated on the adjacent roadways at any time.*
27. That the entire site/development area shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
28. That all landscape and screening areas shall be in accordance with the final landscaping application drawings. All landscaping shall not alter the approved stormwater design without prior written consent of the County.
 - i. That all landscaping shall be installed and completed within twenty-four (24) months from date of permit issue, unless secured through a security or approved under the phasing plan, at the time of Development Occupancy.
 - ii. That the Applicant/Owner shall be responsible for the irrigation, quality, extent and maintenance of the landscaped areas year-round, in perpetuity of the life of the development. Any trees that perish shall be replanted by June 30th of the next growing season.



DAAS Architecture Permit #PRDP20258560

Page 8 of 10

- iii. That potable water should not be used for irrigation and landscaping purposes and best management practices including the reuse of rainwater, property runoff, or greywater should be implemented onsite and supported; and
 - iv. That water conservation strategies shall be implemented and maintained at all times, in accordance with the Water Policy 22.10 of the Springbank Area Structure Plan (ASP) and the County's *Water Conservation Policy C-600*.
29. That the Applicant/Owner shall take any appropriate means necessary, during construction or business operations, to prevent visible dust associated with the development and the offsite parking areas, that is escaping the site and having adverse effects on adjacent roadways and properties.
30. That no native topsoil or fill material shall be exported off any property.
31. That any material imported to or removed from the site during construction shall be hauled in/off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
32. That any constructed approaches shall be in accordance with the County's Servicing Standards.
33. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall be in accordance with DC 129 and Section 27 of the LUB. Lighting shall be designed to conserve energy, reduce glare, reduce upright and implement dark sky principles including fully-shielded and completely downward facing lighting models. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from adjacent roadways, nearby residential and commercial properties.
34. That during all site and building construction, temporary stockpiles are permitted to be located on any development property but shall be spread and utilized in the development, upon completion of construction and occupancy stages.
35. 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 shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way or adjacent property.
36. That this development permit does not allow the use of any unenclosed exterior generators units.
37. That any single/individual garbage/waste containers shall be kept within the primary or accessory building(s) or units placed throughout the site and ultimately disposed of in the exterior molok units, which shall remain adequately screened from all adjacent properties and public thoroughfares, in perpetuity.
38. That any proposed business intensification, such as additional buildings or exterior mechanical including a co-generator unit, shall require separate Development Permit approval, prior to commencement onsite.

DAAS Architecture Permit #PRDP20258560

Page 9 of 10

39. That this approval does not include any business signage. Any proposed future business signage shall require a separate Development Permit.
 - i. That any individual on-site wayfinding signage, including for direction, identification and information purposes, or barrier-free signage shall be permitted and does not require additional development permit approvals for signage; and
 - ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during site development or building construction.
40. That any new business tenants or change in use of a future tenant of the building is proposed, a New Business tenancy approval and/or a Change of Use Development Permit, for tenancy (use) and signage, prior to occupancy shall be obtained.

Advisory:

- That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's *Master Rates Bylaw*, as amended.

For any 3rd party review work completed prior to release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.
- That during construction, 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 County would recommend confirming geotechnical recommendations on gravel thickness or parking lot structure for Lot 19, Block 20, Plan 2512274, would be beneficial to support the onsite parking, based on site-specific soil conditions.
- That the Applicant/Owner shall submit separate shallow utility requests, to the County's Engineering team, for review and approval, for any work proposed in the adjacent road right of way, in conjunction with the Developer approval, depending on road ownership status.
- That there shall be no customer or business parking at any time along the adjacent Road System of Harbour Cove or Harbour Path at any time.
- That the site shall adhere to any requirements of any instruments registered on title. Any impact on any instrument or agreement required, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That it is the Applicant/Owner's responsibility to display distinct municipal address for the development, in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, to facilitate accurate emergency response. *The preliminary municipal address for the Spa is 20 HARBOUR COVE.*
- 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]*, as amended.
- That the County's *Noise Control Bylaw (C-8067-2020) and Road Use Agreement Bylaw (C-8323-2022)* shall be adhered to at all times, as amended.

DAAS Architecture Permit #PRDP20258560

Page 10 of 10

- That Building Permit(s) and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. *Compliance with the National Energy Code and the County's Fire Hydrant Water Suppression Bylaw C-7259-2013 is required. Compliance and completion of the listed items noted in the Building Code Comments for Proposed Development, dated December 15, 2025, is also required,*
 - That if constructed, the Fire Truck Access Lane shall be built to the *National Building Code – 2023 Alberta Edition* standards, ensuring the lane will meet all weight load requirements.
- That any other government permits, approvals, 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, May 12, 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 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

THIS IS NOT A DEVELOPMENT PERMIT