

**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**

Gill, Manjit

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Tuesday, May 19, 2026

Roll: 04332012 & 04332013

**RE: Development Permit #PRDP20255737**  
**Block 4, Plan 5710 JK, NE-32-24-28-04; (284065 TOWNSHIP ROAD 245A) [principal ceremony site]**  
**&**  
**Lot 1, Block 5, Plan 9310079, NE-32-24-28-04; (284041 TOWNSHIP ROAD 245A) [venue parking area]**

The Development Permit application for the renewal of Special Function Business, for a wedding ceremony venue and relaxation to the maximum allowable business area has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a Special Function Business for a wedding ceremony venue may continue to operate on the subject lands, in accordance with the approved application and site plan, and conditions of approval including:
  - i. That the maximum allowable business area shall be relaxed from **400.00 sq. m (4,305.56 sq. ft.) to 3,216.91 sq. m. (34,626.5 sq. ft.)**;
    - a. That the total business area shall include the Accessory Building (wedding hall) **544.78 sq. m (5,863.96 sq. ft.)** in area, in accordance with the approved site plan;
    - b. That the total business area includes the guest parking area of **2,500.00 sq. m (26,910.00 sq. ft.)**, in accordance with the approved site plan [as located on Roll 04332013]; and
    - c. That the total business area includes the portable washrooms and accessory buildings (storage garage & shed) approximately **172.13 sq. m (1,852.79 sq. ft.)**, in area, in accordance with the approved site plan.
  - ii. A decorative wall feature, including decorative lettering, with a maximum wall height of approximately 5.50 m (18.00 ft.), may remain on the subject parcel in accordance with the approved plans.

**Prior to Occupancy:**

2. That prior to event commencement/use, the Applicant/Owner shall obtain all required building permits for all buildings associated with the Special Function Business use, to ensure compliance with the *National Building Code 2023 - Alberta Edition*.
3. That prior to event commencement/use, the Applicant/Owner shall install all development components including completion of all approved final site surfaces, installation/replacement of the fabric mesh fencing screening and all required site landscaping in accordance with the approved application and site plan, to reduce any dust in the venue and parking areas and provide adequate screening and buffering of parking area from adjacent lands and roadways.



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- i. Upon completion of the noted development components, the Applicant/Owner shall contact the County to arrange a site inspection to confirm compliance with this condition, to the satisfaction of the Development Authority; and
- ii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without final completion 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 shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

### Permanent:

4. That this Development Permit, once issued, shall be valid until **DECEMBER 31, 2028**.
5. 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.
6. That all the screening elements as required by the condition of this permit shall be maintained for the duration of the business operation, in perpetuity. Any damaged, deteriorated, or missing screening materials or shrubs shall be repaired or replaced as necessary to maintain effective screening, to the satisfaction of the Development Authority.
7. That vehicular access for emergency vehicles to and from the subject parcels shall remain unimpeded/unobstructed at all times in accordance with approved Emergency Vehicle Access Management Plan.
  - i. That no parking or overflow parking shall be permitted within the designated emergency access route at any time; and
  - ii. That the Applicant/Owner shall install and maintain "No Parking" signage along the entirety of the designated fire access route to ensure continuous and unobstructed emergency access, to the satisfaction of the County.
8. That the Applicant/Owner shall ensure that all screening elements are maintained for the duration of the business operation. Any damaged, deteriorated, or missing screening materials or shrubs shall be repaired or replaced as necessary to maintain effective screening, to the satisfaction of the Development Authority.
9. That the maximum cumulative days of business operations shall not exceed **fifteen (15)** in a calendar year, excluding the time used to erect or dismantle any temporary structures.
10. That the maximum number of guests, not including vendors/caterers/employees, shall not exceed **400** persons.
11. That the hours of operation of the subject business shall be limited to 9:00 A.M. – 5:00 P.M., Monday to Thursday, and 9:00 A.M - 10:00 P.M., Friday to Sunday.
12. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
13. 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 and properties, to the satisfaction of the County. Supplementary measures that could be considered include, but are not limited to, additional calcium chloride applications on the roadway, onsite sweeping of paved areas, and onsite watering of parking areas and common areas of travel for vehicles and patrons, and if required to be implemented, documentation shall be provided, to the satisfaction of the County.
14. That this approval does not include the erection/placement of temporary tent/event structures.



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15. That all guest/patron motor vehicle parking shall be limited to the parking area located on Lot 1, Block 5, Plan 9310079 [Roll #04332013], as per the approved site plan.
16. That a minimum of eighty-six (86) motor vehicle parking stalls be maintained on-site (Lot 1, Block 5, Plan 9310079) [Roll #04332013], at all times.
17. That a minimum of four (4) barrier-free motor vehicle parking stalls be maintained within the parking area at all times.
18. That a minimum four metre access aisle be maintained between every two rows of parked cars, within the approved parking area as per the approved site plan.
19. That there shall be no guest/patron motor vehicle parking on Block 4, Plan 5710 JK [Roll #04332012] at any time.
20. That any expansion of the approved business areas shall require a new Development Permit.
21. That the Special Function Business shall be ancillary to the agricultural and residential use of the parcel.
22. That the Special Function Business shall not change the residential character and external appearance of the land and buildings.
23. That this approval does not include *Vacation Rental, Campground, Bed & Breakfast, and/or Recreation (Culture & Tourism)*.
24. That the Special Function Business shall not generate noise, smoke, steam, odour, 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 resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
25. That there shall be no overnight accommodations provided to guests and there shall be no overnight parking of guest/patron motor vehicles, as part of this business.
26. That no off-site/on-site advertisement signage associated with business shall be permitted.
  - i. That wayfinding or “no-trespassing” signs shall be maintained at all times at the perimeters of the subject parcels, to ensure guests, vendors and employees of the business do not trespass onto adjacent lands.
27. That garbage and recycling bins shall be located on-site at all times during business operation.
28. That the existing groundwater well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern, water bottles, or other acceptable methods in accordance with the County’s Servicing Standards.
29. 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.
30. 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 LUB. 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, which 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.

#### **Advisory:**

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County’s Building Services department, for any buildings used for business purposes, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.



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- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* 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], as amended*.
- That the Applicant/Owner shall apply and be issued a Fireworks Discharge Permit from County Fire Services, prior to the discharging of any fireworks on the subject lands, for any proposed events.
- That the Applicant/Owner shall adhere to any fire ban status identified within the County and shall ensure that proper site procedures are in place for any event that includes open flames. If required, any Fire Permit(s) shall be obtained from County Fire Services prior to operation.
- 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 any required approvals/permits from Alberta Health Services, prior to commencement of operation.
  - That the Applicant/Owner shall obtain any required approvals/permits from Alberta Gaming, Liquor and Cannabis for the events, prior to commencement of operation, as required.
  - That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of the existing on-site groundwater well for business purposes, prior to commencement of operation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 9, 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 Subdivision and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)