

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

BLV Development Management (Alan Boucher)

Page 1 of 4

Tuesday, June 02, 2026

Roll: 05823004

**RE: Development Permit #PRDP20257285
SW-23-25-04-05; (253062 RGE RD 42)**

The Development Permit application for Recreation (Outdoor) [*existing*], for a golf course "Horton's Hollow" and driving range, use of existing accessory buildings for maintenance and storage, putting green area, 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) [*existing*], for a golf course and ancillary uses may continue on the subject lands, in accordance with the approved site plan and application drawings, as prepared by Global Raymac; File No. 24CX0029, dated April 10, 2024, as amended, including:
 - i. 12-Hole links Golf Course for *Horton's Hollow* including any onsite works required to create the course as existing;
 - ii. Driving Range and Putting Green Area;
 - iii. Use of Accessory Buildings (as constructed/existing in building area) for maintenance and storage purposes of any golf course equipment, materials or vehicles including:
 - a. Quonset (Storage Tent for Maintenance Equipment)
 - b. Shop (Maintenance Shop and Water Reservoirs for Irrigation)
 - iv. Business Signage including one non-illuminated (1) hanging "*Horton's Hollow*" entry sign and one (1) painted building fascia vinyl "*Horton's Hollow*"; [as both existing]

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan/detailed site survey, in accordance with the County's *Land Use Bylaw C-8000-2020* (LUB), that confirms:
 - i. All onsite parking stalls/area(s) have been removed from over the ATCO Pipeline Right of Way and relocated onsite elsewhere.
 - a. Alternatively, the Applicant/Owner may submit written confirmation from ATCO Pipelines and Transmissions that provides consent for the parking stalls/area(s) to remain as existing on the approved site plan
 - ii. The location of the porta-potties onsite;



BLV Development Management (Alan Boucher) #PRDP20257285

Page 2 of 4

- iii. That the Applicant/Owner shall submit/confirm screening details for the existing waste & recycling enclosure unit, the golf cart parking and storage area(s), and for the porta-potties for the site, to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Regional Transportation Offsite Levy Payment (C-8549-2024)*, for the total development area in accordance and as defined with the applicable bylaw at time of approval, for the rural base levy and special area 5 levy, as determined by the Development Authority.
4. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Regional Community Recreation Offsite Levy Payment (C-8550-2024)*, for the total development area, in accordance and as defined with the applicable bylaw at time of approval, for the base levy, as determined by the Development Authority.

Permanent:

5. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That the Applicant/Owner shall adhere to the *Horton's Hollow Master Site Development Plan (MSDP)* at all times.
 - i. That any proposed expansion or modification to the existing recreational facilities shall require a new Development Permit application and may require amendment to the existing MSDP, depending on the proposed scale of change(s).
7. 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 or approved under the Horton's Hollow Master Site Development Plan (County File PL#20240106) shall be implemented and adhered to in perpetuity, including:
 - i. *Biophysical Impact Assessment, as prepared by Basin Environmental Ltd., Project: B-0343-25; dated July 2025.*
 - ii. *Horton's Hollow Golf Course Trip Generation, as prepared by ISL, Project No. 28597; dated May 9, 2024.*
 - iii. *Environmental Screening Horton's Hollow, as prepared by EXP., dated September 12, 2024.*
8. That the site shall be serviced with the use of porta-potties for any golf course users/patrons, in accordance with County *Policy #449* and the use of the existing onsite water wells, as commercial registration has been obtained from the Ministry of Alberta Environment and Protected Areas.
9. That there shall be no overnight business-related *Recreational Vehicle* camping or business-related overnight camping at any time.
10. 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, lockable, and animal-proof containers inside of a building and/or completely screened from view from all adjacent properties, in accordance with the final site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
11. 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 subject development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any development regrading and excavation completed to date shall not direct any additional overland surface nor negatively impact existing drainage patterns in any road right-of-way; and



BLV Development Management (Alan Boucher) #PRDP20257285

Page 3 of 4

- ii. That, upon request, the Applicant/Owner shall documentation, confirming the post-development drainage does not exceed pre-development drainage and is in accordance with the overarching technical documents.
12. That the Applicant/Owner shall take whatever means necessary to mitigate visible dust associated with the development from escaping the site and having adverse effects on the adjacent Highway and adjacent properties, to the satisfaction of the County.
13. That the Applicant/Owner shall exercise due care on the subject lands to protect any Provincial infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
14. That no importation of material and/or further onsite grading works is approved under this permit, than the onsite conditions as existing at the time of this decision.
15. 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 existing onsite wayfinding or directional signage is permitted and does not require development permit approval.
16. 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 adjacent lands, if required.
17. That any onsite landscaping, irrigation and site maintenance shall be maintained by the Owner, in perpetuity and includes:
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of any 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. That no potable water should be utilized for landscaping or irrigation purposes;
18. 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 – 231 of the County's 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, 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.
19. 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 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]*, as amended.
- That there shall be no golf course patrons/users or employee parking on Highway 22 and that no golf carts shall be driven on Highway 22, at any time.

BLV Development Management (Alan Boucher) #PRDP20257285

Page 4 of 4

- That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, if required for the use of the existing Accessory Buildings, for Golf Course storage purposes, using the appropriate checklist Building Circulation Response letter, dated November 3, 2025. *Compliance with the National Energy Code is also required.*
- 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 combined commercial and residential uses located on the subject site, to facilitate accurate emergency response. *The municipal address for the site is 253062 RGE RD 42.*
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s) including:
 - *That the Applicant/Owner shall adhere to any ATCO Gas & Pipeline requirements, as detailed in the written correspondence, File No. 0000003605; dated November 5, 2025.*
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner, including below. *Once obtained, copies of approval shall be submitted to the County, for file purposes:*
 - Obtaining confirmation that Provincial historical clearance has been obtained, in accordance with the *Historical Resources Act*.
 - Obtaining any Provincial Alberta Health Services approvals for any food handling or beverage serving onsite, if proposed;
 - Obtaining and maintaining any approvals from the Ministry of Alberta Environment and Protected Areas, as required for the registered commercial water wells, through DAUT0024351 and any Water Act approval for any impacts to any classified water bodies onsite, in accordance with Provincial File No. DCOM0003340.
 - Obtaining a Roadside Development Permit through Alberta Transportation and Economic Corridors for the proposed access off Highway 22 and business use, per the provided correspondence **RPATH0047882** (dated January 21, 2025) and **RPATH00660775** (dated October 20, 2025).
 - Upon the future twinning of Highway 22, anticipated within 10 years of this decision, the existing approval shall need to be relocated depending on the new service road access.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 23, 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 Land and Property Rights Tribunal.

Regards,



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

THIS IS NOT A DEVELOPMENT PERMIT