

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

Sabin, Susan

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Tuesday, June 16, 2026

Roll: 07919001

**RE: Development Permit # PRDP20262487
NE-19-27-05-W05M; (273005 BEAUPRE CREEK ROAD)**

The Development Permit application for the renewal of Special Function Business, for wedding venue/ events has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Special Function Business for a wedding venue may continue to operate on the subject parcel in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:
 - i. That the total event area, including the temporary tent structure, approximately 111.48 sq. m (1,200.00 sq. ft.) and ceremony area, shall not exceed 400.00 sq. m (4,305.56 sq. ft.). The total event area does not include the dedicated parking area.
 - ii. That this approval includes all structures and outdoor ceremony areas ancillary to the Special Function Business use

Permanent:

2. That this permit, once issued, shall be valid until **DECEMEBER 31, 2030**.
3. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
 - i. The time taken to erect or dismantle any temporary structures shall be no sooner or later than seven (7) days before or after a scheduled Special Function event.
4. That the maximum number of guests, not including vendors/caterers/employees, shall not exceed 100 persons at anytime.
5. That the hours of operation of the Special Function Business shall be from 8:00 AM – 12:00 AM (midnight), Friday and Saturdays, and 8:00 AM – 10:00 PM Sunday to Thursdays, including Holidays; all associated activities with the Special Function Business, shall be exempt from the provisions of Section 15(6) of the Noise Control Bylaw C-8067-2020, during the specified hours of operation.

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6. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
 - i. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding any onsite wayfinding signage (such as parking identification or directions).
7. That a shuttle service shall be used for transporting clients to and from the event site
8. That there shall be a minimum of 30 parking stalls available on-site during operation of the Special Function Business in accordance with Table 5 of the County's *Land Use Bylaw C-8000-2020* (LUB).
9. That all events onsite shall be for an outdoor wedding venue or related-ancillary use, there shall be no other public events such as public markets, shows, farmer's markets unless approved through a Special Event Permit approval or separate Development Permit approval.
10. That any expansion of the approved business areas shall require a new Development Permit.
11. That the Special Function Business shall be ancillary to the agricultural and residential use of the parcel.
12. That this approval does not include *Vacation Rental, Campground, Bed & Breakfast, and/or Recreation (Culture & Tourism)*.
13. The existing water well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern or other acceptable methods in accordance with the County's Servicing Standards.
14. 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 the Special Function Business.
15. That garbage and recycling bins shall be always located on-site during business operation.
16. That the Special Function Business shall not generate noise, smoke, steam, odor, 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 residential dwellings shall be preserved. The Vacation Rental shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.
17. 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 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.

Advisory:

- That a development permit and/or Building Permit shall be obtained from the County prior to occupancy of the tent for special event purposes.
- That the Applicant/Owner should prepare and implement onsite an Emergency Management Plan for all events, in case of incident or an emergent event.
- 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.



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- 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 there shall be no signage or parking within the County Road Right-of-Way.
- 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.
- 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 Alberta Health Services requires for events and food handling onsite, 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 if the water well is to be used for potable water for events, the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 7, 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,

A handwritten signature in blue ink, appearing to read 'D. [unclear]'. The signature is stylized and cursive.

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

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