



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

Dreamers Farm Inc. (Stephanie Demers)

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Tuesday, July 28, 2026

Roll: 08607003

RE: Development Permit #PRDP20261792

Block 1, Plan 0010925, NW-07-28-02-05; (25243 TOWNSHIP ROAD 282)

The Development Permit application for the renewal of a Special Function Business for an outdoor event venue, relaxation to the maximum allowable business area requirement and signage 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 an outdoor event venue may continue to operate on the subject lands, in accordance with the approved application and site plan, and conditions of this permit, including:
 - i. One (1) non-illuminated Freestanding sign approximately 0.24 sq. m (2.58 sq. ft.) in area.
 - ii. That the total maximum area utilized by the Special Function Business is relaxed from **400.00 sq. m (4,305.56 sq. ft.)** to **1,229.86 sq. m (10.7639 sq. ft.)** on the subject parcel, including:
 - a. The outdoor event venue is a maximum of 429.86 sq. m (4,626.97 sq. ft.) in area; and
 - b. An outdoor parking area is approximately 800.00 sq. m (8611.13 sq. ft.) as identified on the approved Site Plan shall be available during the operation of the Special Function Business.

Permanent:

2. That this Development Permit shall be valid until **DECEMBER 31, 2030**.
3. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of this and previous applications, shall be implemented and adhered to in perpetuity.
4. That the Special Function Business shall be ancillary to the agricultural and residential use of the parcel.
5. That the Special Function Business shall not change the residential character and external appearance of the land and buildings.



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6. That the maximum number of guests, not including vendors/caterers/employees, shall not exceed (150) persons.
7. That the Special Function Business shall not operate on the subject property for more than **fifteen (15) cumulative days** in a calendar year, excluding the time used to erect or dismantle any temporary structures:
 - i. That any temporary structures located within the approved wedding venue area may remain from May 1 to September 30 in a calendar year.
 - ii. That the time taken to erect any temporary structures shall be no sooner than seven (7) days before May 1, and the time taken to dismantle any temporary structure shall be no later than seven (7) days after September 30.
8. That any temporary structures shall be taken down/dismantled between events, should the events be greater than seven (7) days apart in occurrence.
9. That any expansion of the approved business areas shall require a new Development Permit.
10. That the hours of operation of the subject business shall be limited to 9:00 A.M. – 12:00 A.M.
 - i. That amplified music shall be limited to within the event tent only; and
 - ii. That amplified music within the event tent shall be reduced after 10:00 P.M. to minimize off-site noise impacts on adjacent properties.
11. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
12. That a minimum number of 30 standard parking stalls shall be provided for the Special Function Business at all times in accordance with *Table 6 – Parking Minimums* of the *Land Use Bylaw C-8000-2020* (LUB) within the approved parking area:
 - i. That a minimum of two (2) barrier-free parking stalls shall be provided in accordance with Table 3.8.2.5 of the *National Building Code 2019 - Alberta Edition* and be located within the identified outdoor parking area;
 - ii. That no event parking related to the Special Function Business shall be allowed in other areas of the parcel; and
 - iii. That where required, a shuttle may be used to transport guests to and from the parcel.
13. That a minimum 4.00 m (13.12 ft.) access aisle be maintained between every two (2) rows of parked cars, within the approved parking area as per the approved site plan.
14. That the maximum number of business-related vehicles for transporting guests to and from the subject parcel shall not exceed twenty (20) at any time.
15. 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. When required, the Applicant/Owner shall implement adequate dust suppression measures on Range Road 30 and Township Road 282, to the satisfaction of the County.
16. That this approval does not include *Vacation Rental, Campground, Bed & Breakfast, and/or Recreation (Culture & Tourism)*, as defined by the LUB.
17. That there shall be no overnight accommodations provided to guests as part of this business.



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18. That the Special Function Business shall not generate noise, smoke, steam, odour, 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.
19. That there shall be no overnight parking of motor vehicles used to transport guests to and from the subject lands.
20. That all business-related vehicles shall access the parcel from the constructed approved approach off Range Road 30.
21. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the development upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
22. That adequate wayfinding signage be installed at the entrance of the approved approach to direct vehicular traffic to the subject parcel, to the satisfaction of the County.
23. That one (1) freestanding sign for advertisement purposes may be placed on site, in accordance with the approved site plan and Section 217 of the LUB.
 - i. That the sign shall not be digital, illuminated, flashing, or animated at any time;
 - ii. That the sign shall be kept in a safe, clean, and tidy condition at all times;
 - iii. That a sign not maintained to the satisfaction of the Development Authority may be required to be renovated or removed;
 - iv. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material; and
 - v. That no off-site advertisement signage associated with business shall be permitted.
24. That wayfinding / "no-trespassing" signs shall be maintained at all times at the perimeters of the subject parcel, to ensure guests/vendors/employees of the business do not trespass onto adjacent lands, in accordance with the approved site plan.
25. That garbage and recycling bins be located on-site at all times during business operation.
26. That vehicular access for emergency to and from the subject parcel remain unimpeded/unobstructed at all times.

Advisory:

- 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]*.
- That it is recommended that the Applicant/Owner prepare and implement onsite an Emergency Management Plan for all events, in case of incident or an emergent event.



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- 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.
- 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 Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents and/or for the ancillary event units, per event as required under the *National Building Code – 2023 Alberta Edition*.
- 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.
 - 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, August 18, 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. Kozar".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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