



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

Ran Industries Inc. (Chantel Groening)

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Tuesday, September 8, 2026

Roll: 08736007

RE: Development Permit #PRDP20263714

Block 2, Plan 9612036; N-36-28-03-05; (285127 SYMONS VALLEY ROAD)

The Development Permit application for Recreation (Outdoor) (existing golf course), construction of a commercial building for Retail (Small), Establishment (Eating), and Office, relaxation to the minimum top-of-bank setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Recreation (Outdoor) (existing golf course), and ancillary uses may continue on the subject lands, in accordance with the approved site plan and application drawings, as prepared by Roger White Architecture Inc. Drawings A0.1 to A3.0, dated June 1, 2026, as amended, including:
 - i. Construction of a Commercial Building, approximately ± 597.29 sq. m ($\pm 6,429.83$ sq. ft.) in building footprint to include *Retail (Small)*, *Establishment (Eating)*, and *Office* uses;
 - ii. 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 Golf Course Equipment);
 - b. Clubhouse (RV Maintenance Shop and Storage);
 - iii. Site grading per the approved onsite technical; and
 - iv. That the minimum Top-of-Bank setback requirement shall be relaxed ***in accordance with approved technicals.***

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and/or drawings, in accordance with County's *Land Use Bylaw C-8000-2020 (LUB)*, that confirms:
 - i. Screening of the proposed mechanical housing in accordance with Section 168 of the LUB; and
 - ii. Parking Lot Plan with additional landscaping within the parking area in accordance with Section 248 and Table 7 - Landscaping Standards of the LUB.
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, as determined by the Development Authority.



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- i. The development area refers to the portion of land utilized directly for development purposes and includes: the driveway access; all structures (buildings), the storage and display areas directly associated with the use; and the required parking area (as defined in the *Land Use Bylaw*). The development area does not include greens, tees, roughs, hazards and natural open space within the course.
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, as determined by the Development Authority.
 - i. The development area refers to the portion of land utilized directly for development purposes and includes: the driveway access; all structures (buildings), the storage and display areas directly associated with the use; and the required parking area (as defined in the *Land Use Bylaw*). The development area does not include greens, tees, roughs, hazards and natural open space within the course.
5. That prior to release of this permit, the Applicant/Owner shall submit a *Construction Management Plan (CMP)* addressing applicable items within Section 800 of the County's Servicing Standards. The plan shall address applicable traffic accommodation/hauling, noise mitigation measures, sedimentation and dust control, weed control, construction best management practices, waste management and all other relevant construction management details, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit an *Erosion & Sediment Control Plan (ESC)*, prepared by a qualified professional engineer, outlining ESC measures to be implemented during and post construction of the proposed development, addressing any stockpiled excavated material, in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall submit a Slope Stability Assessment (SSA), prepared by a qualified professional, in accordance with Section 190 of the LUB and the County's Servicing Standards, to prove bank stability for the proposed building, as the building has zero setbacks and located on the slope that appears to exceed 15%.
 - i. That if the SSA concludes any potential slope stability concerns in relation to the proposed development, a full Slope Stability Analysis will be required, in accordance with Section 190 of the LUB and the County's Servicing Standards.
8. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment, prepared by a qualified professional to assess the analysis and traffic volumes for these lands meet the criteria for the development to assess if any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.
 - i. If the recommendations of the Traffic Impact Assessment include off-site improvements, the Applicant/Owner shall enter into a Development Agreement with the County, pursuant to Section 650 of the *Municipal Government Act (MGA)* and the LUB.
9. That prior to release of this permit, the Applicant/Owner shall demonstrate how the proposed buildings will be serviced for potable water and provide the anticipated water demand based on the proposed use and occupancy in accordance with County Servicing Standards and to the satisfaction of the County.
 - i. The Applicant/Owner shall provide confirmation of a commercial water license from AEP if the Applicant/owner proposed to service the proposed development with groundwater well.
10. That prior to release of this permit, the Applicant/Owner shall demonstrate how the proposed building will be serviced for wastewater and provide anticipated wastewater demand based on the proposed use and occupancy in accordance with County Servicing Standards and to the satisfaction of the County.



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11. That prior to release of the permit, the Applicant/Owner shall submit a Wetland Impact Assessment (WIA), prepared by a qualified professional, that assesses and demonstrates the existing wetland/riparian area, setbacks, and the impacts the proposed development will have on the wetland/riparian area.
 - i. The WIA shall provide recommendations on mitigation and compensation measures to address the impacts to the wetland and riparian areas, in accordance with County Servicing Standards, to the satisfaction of the Development Authority; and
 - ii. That should it be deemed that the proposed development is within the riparian setbacks and the wetlands are to be impacted by the proposed development, the Applicant/Owner shall also submit to the County written confirmation and copies of all applicable regulatory approvals from Alberta Environment and Parks for any disturbance to or infilling of wetlands located on the subject site.
12. That prior to release of the permit, the Applicant/Owner shall submit confirmation details including 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 / NFPA 13, and all applicable County standards and bylaws, to the satisfaction of the County.
13. 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 Roaddata/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 a Roaddata/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 *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

14. That prior to site and building occupancy, the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 2.00 m (6.56 ft.) in depth.
15. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing and any other information that is relevant to the satisfaction of the County.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify that construction has been completed in accordance with the stamped examined drawings.
16. That prior to site occupancy, all landscaping, building, parking and final site surfaces shall be placed prior to occupancy of the site and/or building.
 - i. That all development/building elevations shall be completed in accordance with the approved elevation plans;



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- ii. That all required screening measures shall be installed in accordance with the approved screening plan; and
- iii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without the development components completed provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all outstanding elements shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

17. That if the prior to release conditions have not been met by **MARCH 31, 2027**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
18. 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 DP-3393-89, DP-5843-95, DP-6746-96, 2000-DP-8720, 2010-DP-13999, and PRDP20143394 shall be implemented and adhered to in perpetuity, including:
 - i. Conceptual Water and Wastewater Servicing, as prepared by Watertech Engineering, Research & Health Inc. dated August 2009;
 - ii. Beaver Dam RV Park Traffic Impact Assessment as prepared by Scheffer Andrew Ltd. Planners & Engineers, File No. 9360107-2.6, dated November 2009;
 - iii. Beaver Dam Golf Club – *Stormwater Management Plan*, as prepared by Westhoff Engineering Resources, Inc. File no. WERPP2009-56.101, dated August 26, 2009; and
 - iv. Groundwater Availability Assessment, as prepared by Groundwater Exploration & Research Ltd. File No. 09-03, dated April 2009.
19. That the proposed building shall be serviced for any golf course users/patrons, in accordance with County *Policy #449* and the use of the existing onsite groundwater wells, as commercial registration has been obtained from the Ministry of Alberta Environment and Protected Areas.
20. That there shall be a minimum of fifty-eight (58) parking stalls provided for the proposed building and uses at all times, including four (4) barrier free parking stalls.
21. 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.
22. That there shall be no outside storage of products or equipment's at any time, unless approved by a separate Development Permit application.
23. That any onsite mechanical housing proposed on-site, for the building or on-site, shall be screened, in accordance with Section 168 of the LUB, to the satisfaction of the County.
24. 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
 - 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.



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25. 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.
26. That any dirt imported or removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent roadways during construction shall be the responsibility and cost of the Owner.
27. That the Applicant/Owner shall exercise due care on the subject lands to protect any Public/Provincial infrastructure. Any damage to public/provincial infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
28. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
 - i. That any existing onsite wayfinding or directional signage is permitted and does not require development permit approval.
29. 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 thirty (30) days, or by June 30th of the next growing season; and
 - ii. That no potable water should be utilized for landscaping or irrigation purposes;
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 – 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
31. 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 a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
- 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.



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- 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 Instrument #2759HF. (Utility Right of Way), Instrument #8105KV. (Caveat), Instrument #751 125 799 (Caveat), Instrument #901 160 370 (Caveat), Instrument #961 149 149 (Right of Way), Instrument #041 184 876 (Right of Way), Instrument #051 319 505 (Caveat), Instrument #221 105 315 (Easement), and Instrument #221 153 919 (Restrictive Covenant).
- 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 any Provincial Alberta Health Services approvals for any food handling or beverage serving onsite;
 - Obtaining and maintaining any approvals from the Ministry of Alberta Environment and Protected Areas, as required for the registered commercial water wells, any Water Act approval for any impacts to any classified water bodies/riparian areas onsite; approvals and licensing for the proposed stormwater management infrastructure including registration of the facilities and discharge.
 - Obtaining a Roadside Development Permit through Alberta Transportation and Economic Corridors for the proposed access off Highway 772 (Symons Valley Road) and business use, per the provided correspondence **RPATH0073972** (dated June 25, 2026).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 29, 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 black ink, appearing to read "D. Groening".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca