



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Cheryl Tycholis

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Tuesday, October 20, 2026

Roll: 05810025

RE: Development Permit #PRDP20264111
NW-10-25-04-05; (42133 TWP RD 252)

The Development Permit application for a Farmer's Market (within an existing Equestrian Centre), Equestrian Centre (existing), construction of interior renovations, Farm Gate Sales & Agriculture (Processing) for produced onsite agricultural products, and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the proposed development may commence on the subject site, in accordance with the submitted application and drawings, as amended, as submitted with the application and includes:
 - i. Farmer's Market within the existing Equestrian Centre (Riding Arena) building, within and up to approximately ± 280.00 sq. m ($\pm 3,000.00$ sq. ft.), in floor area, as amended and includes up to 14 vendor stalls, approximately ± 13.37 sq. m (± 144.00 sq. ft.) in booth size, as amended and walkway area(s).
 - ii. Interior Renovations within the Equestrian Centre (Riding Arena), to accommodate indoor vendors, including an office, storage space and prep kitchen area;
 - iii. Farm Gate Sales & Agricultural (Processing), for Owner produced onsite agricultural products
 - iv. Signage, as existing "*Diamond Willow Stables*" including an entry non-illuminated sign and/or any mounted non-illuminated fascia signage. *Details to be submitted to the Development Authority prior to installation.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit an updated site plan that confirms:
 - i. The interior dimensions of the farmer's market use; and
 - ii. Confirms that all parking for the farmer's market is located outside of the AltaLink Right-of-Way Plan #8919GV.
 - iii. Details on the proposed privacy screen(s), to be located at the entrance, to help screen the proposed parking area along the easternly fenceline, in accordance with Section 100. Details shall include:



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- a. Conceptual rendering and dimensions of the style of privacy screen(s);
 - b. The privacy screen(s) shall be decorative in nature, compatible with an agricultural setting;
 - c. If located within the Utility Right of Way, shall be above-ground and weighted down for security.
3. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's Transportation and Offsite Levy Bylaw, for the total development area of the Farmer's Market, in accordance with Bylaw C-8549-2024. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposal.
4. That prior to release of this permit, the Applicant/Owner shall submit a transportation assessment memo, prepared by a professional transportation engineer, indicating the volume of traffic generated by the development and address any Farmer's Market traffic and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic, in accordance with the County's Servicing Standards.
 - i. That should the transportation assessment indicate that off-site improvements are required, the Applicant/Owner shall enter into a Development Agreement (Road Right-of-Way Construction Agreement) with the County to construct the necessary improvements.

Permanent:

5. That if the Development Permit is not issued by **SEPTEMBER 30, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. 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 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.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented onsite and adhered to in perpetuity.
8. That all conditions of Development Permit **2010-DP-14360** shall remain in effect unless otherwise noted in this approval.
 - i. That this approval does not impose or relate to the existing Equestrian Center operations/and other activities except as noted specifically in this approval.
9. That the Farmer's Market hours of operation may run Friday, Saturday and Sundays, seasonally from beginning of April to end of October.
 - i. The Applicant/Owner may apply for one (1) Special Event Permit for a December holiday event proposed related to the Farmer's Market. *The Special Event Permit/approval is at the discretion of the County's Recreation team.*
10. 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 proposed development. Post-development drainage shall not exceed pre-development drainage.



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11. That Farm Gate Sales & Agricultural (Processing), for Owner produced onsite agricultural products may also occur onsite within the Farmer's Market operation or separately.
12. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. 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 residential lands or interfere with the adjacent municipal roadway.
13. That there shall be a minimum of twenty-four (24) parking stalls for the Farmer's Market maintained on site at all times, in general accordance with the approved Parking Plan.
 - i. That Farmer's Market temporary parking stalls may be permitted within Survey #931 0931. No permanent parking or parking over 24 hours is permitted. No stripping and grading is permitted within the survey area. If written notice is received from the Pipeline Operator noting conflict with parking within the survey area, the Applicant/Owner shall discontinue parking within the survey area immediately.
14. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
15. That all garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within the Equestrian Centre.
16. That the Farmer's Market shall be adequately serviced with use of the approved commercial water well and septic field. If alternative servicing is required, a water cistern and/or holding tank shall be utilized.
17. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

Advisory:

- That the County's *Noise Control Bylaw C-8067-2020* shall be adhered to at all times.
- That there shall be no activity, including any visitor parking or business signage in the County's Road Right-of-Way at any time.
- That the Applicant/Owner shall obtain Building Permit(s) and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place for the interior renovations and business use of the Farmer's Market, using the appropriate checklists and application forms. *Compliance with the National Energy Code is also required.*
- That the Applicant/Owner shall implement an Emergency Management Plan for the Farmer's Market and include appropriate signage, as required. The plan shall include but not limited to detailing and implementing proper fire extinguishers at all emergency exits; All emergency exits have signs above doors and are illuminated; a Fire Safety Plan for the entire business and posted at exits; Emergency exit lighting (battery backup systems); Muster point designated and signed; If a commercial hood / kitchen is installed it will need to be certified every 6 months; (Detailed drawings for the exact additions should be done before construction), etc.



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- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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 customer or business parking at any time along the adjacent County Road System.
- That any future change in use of the Equestrian Centre, including any exterior changes or additions, or change in Farmer's Market scale shall require a separate Development Permit.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That the Applicant/Owner shall contact ATCO Transmissions prior to commencement as there are identified high-pressure gas transmission facilities in the vicinity/area and obtain written approval prior to proceeding.
 - That the Applicant/Owner shall contact Plains Midstream Canada prior to commencement, as the development may impact the existing Survey Plan #931 0931.
- 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 adhere to the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 10, 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. K. [unclear]".

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