SUBDIVISION AND DEVELOPMENT APPEAL BOARD FOR ROCKY VIEW COUNTY

File:	1 – PRDP20241482 (Tobler and Clift)	
Appellant(s)	Stephen and Bernadette Tobler; Val and Melanie Clift	
Applicant(s):	Kuljeet Singh Gill	
Owner(s):	2371654 Alberta Ltd.	

Exhibit	Description	Pages
1.	Notice of Appeal	1
2.	Notice of Hearing	
3.	Development Authority Report	37

Exhibits can be submitted to the Board until 9:00 am the day before the hearing. This exhibit package will be updated and republished if more submissions are received. Check the <u>County's website</u> for any updates.

NOTICE OF APPEAL

Subdivision & Development Appeal Board for Rocky View County

Enforcement Appeal Committee for Rocky View County

APPELLANT INFORMATION					
Name of Appellant Stephen and Bernadett	e Tobler AND Val and Melanie Clif	ft			
Appellant Property Address		Municipality	Province	Postal Code	
261224 Range Road 290/ 285193 Twp Rd 262		Rocky View County	AB	T4A 3E6	
Mailing Address (if different than above)		Municipality	Province	Postal Code	
Primary Phone #	Alternate Phone #	Email Address			

PROPERTY UNDER APPEAL				
Address	Legal Land Description (Lot, Block, Plan OR Quarter-Section-Township-Range-Meridian)			
Lot 1 Plan 9211207, NW-07-26-28-04	Lot 1 Plan 9211207 , NW-07-26-28-04			
Property Roll #	Development Permit, Subdivision Application, or Enforcement Order#			
06307012	PRDP20241482			

I AM APPEALING THE DECISION ISSUED BY					
☑ Development Authority	☐ Subdivision Authority	☐ Enforcement Services			

REASONS FOR APPEAL (include as much detail as possible as to why you are appealing the decision, attach a separate page if required)

- a) First of all, the notice stated that this application was a renewal, but the original application was withdrawn. This should be considered a new application with all the information requirements.
- b) Alberta Transportation has all kinds of Geometric Disign Criteria & Guidlines for approaches and entryways. The new approach created on Range Road 290 for this application, is too close to my approach. Volume and speed (80 km/hr) prohibits such an approach, which is now 40 ft from our approach., causing safety concerns due to the amount of truck traffic on this road. We have seen no traffic study to allow this approach on Range Rd 290.
- c) In the Balzac East Area Structure Plan SDA#5, (East of Range Rd 290, South of 566 highway), the sensitive uses in Cell A, must be compatible with adjacent residential properties. For this application for a 'Wedding Venue', we are not informed of the hours of operation, what steps will be taken for noise control, the number of participants allowed per event, water management plan, sewage management plan and refuge control. We have no actual information or studies pertaining to this kind of venue.
- d) The property in this proposal has had demolition materials littering the ground for the last 2 months, with no effort to clean up. The wind has carried many of these materials onto our properties, leaving us with the clean up. Our concern with a wedding venue proposal is that the refuse will only increase with no care as to clean up.
- e) Our properties are residential properties and therefor the adjacent property should have to abide by residential guidlines. If this application were approved, we would lose the country peace and quiet we've enjoyed for over 30 years. Events such as weddings can be booked every weekend and this would not allow any peace in the neighborhood and a huge increase in traffic.

This information is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act* (*FOIP Act*) for the Subdivision and Development Appeal Board or the Enforcement Appeal Committee for Rocky View County and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the *FOIP Act*. Your personal contact information, including your phone number and email address, may be redacted prior to your appeal being made available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.



SUBDIVISION AND DEVELOPMENT APPEAL BOARD FOR ROCKY VIEW COUNTY

262075 Rocky View Point Rocky View County, Alberta T4A 0X2 403-230-1401 | sdab@rockyview.ca

NOTICE OF HEARING

Issued: August 30, 2024

An appeal has been filed with the Subdivision and Development Appeal Board for Rocky View County (the "Board") against the Development Authority's decision to conditionally approve a development permit application for the renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business area requirement.

INFORMATION ABOUT THE PROPERTY UNDER APPEAL		
File:	PRDP20241482	
Location:	261238 Range Road 290; Lot 1, Plan 9211207 within the NW-07-26-28-04; located southeast of the junction of Township Road 262 and Range Road 290	
Appellant(s):	Stephen and Bernadette Tobler; Val and Melanie Clift	
Applicant(s):	Kuljeet Singh Gill	
Owner(s):	2371654 Alberta Ltd.	

APPEAL HEARING INFORMATION Further information about the appeal will be available in the Board's agenda six days before the hearing on www.rockyview.ca.		
Date and time: September 12, 2024 at or after 10:30 a.m.		
Location:	Council Chambers - County Hall 262075 Rocky View Point, Rocky View County, Alberta T4A 0X2	

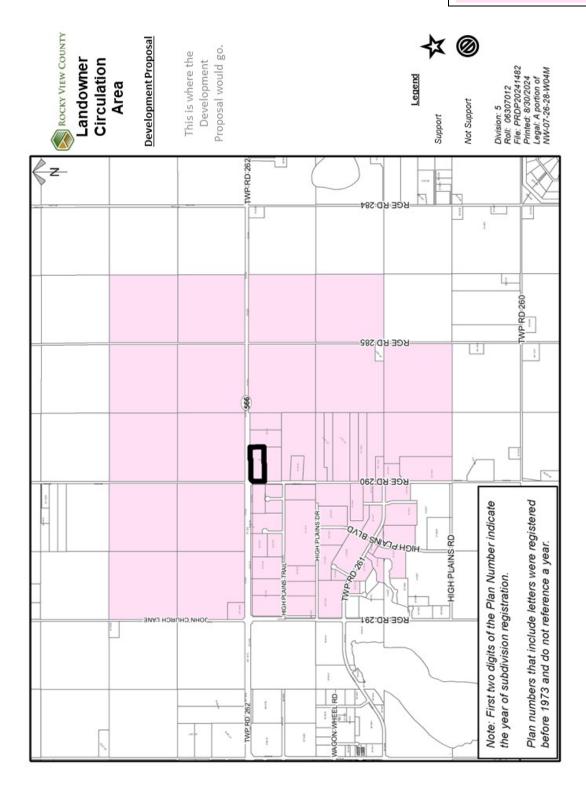
	HOW TO PARTICIPATE IN THE HEARING If you feel you are affected by this appeal, you can provide a submission or present at the hearing as noted below.				
Before the hearing:	In your submission, clearly state how you are affected and include where you live in relation to the property under appeal. Submissions are due by 9:00 a.m. the last business day before the hearing. It is at the Board's discretion whether late submissions are accepted. Submissions can be provided by: • email to sdab@rockyview.ca; or • mail to the SDAB Clerk at 262075 Rocky View Point, Rocky View County, Alberta T4A 0X2				
At the hearing:	Add your name to the sign-in sheet to present to the Board at the hearing				

If you have questions about the development permit application, contact Planning Services at development@rockyview.ca.
For inquiries about the hearing procedure, contact the Board clerk at sdab@rockyview.ca.

SITE MAP

LEGEND

Bolded: property under appeal **Shaded:** notification area



Submissions may be made available to the public on www.rockyview.ca in accordance with section 40(1)(c) of the *Freedom of Information and Protection of Privacy Act* (*'FOIP Act'*). Personal information contained in your submission is collected under section 33(c) of the *FOIP Act* for the purpose of public participation in the Board's decision-making process. Your name, legal land description, street address, and any opinions provided in your submission will be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, may be redacted prior to making your submission available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.



SDAB REPORT

Subdivision and Development Appeal Board

Electoral Division: 5 File: PRDP20241482

Date:	September 12, 2024	
Presenter:	Devin Chu, Development Officer	
Subject:	Special Function Business with Variances	

EXECUTIVE SUMMARY

The proposal is for the renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business use area requirement. The application was submitted to Administration on September 14, 2023. Bylaw C-8452-2023 was subsequently adopted on October 31, 2023, which prohibited Administration from accepting any new Special Function Business applications. During Administration's review, it was determined that the previous development permit and associated conditions did not adequately regulate the proposed use. As such, additional conditions were added to limit the months and hours of operation, and the area permitted to be used as part of the Special Function Business. As part of this review, it was also determined that the initial development permit did not adequately account for the ancillary areas used to support the special events, including the parking area and the existing Dwelling, Single Detached. As such, the subject development permit has included these areas and a relaxation to maximum special function business area has been granted to account for the additional areas of the property used to support the Special Function Business.

ADMINISTRATION DECISION

Approval, subject to completion of prior to release conditions.

OVERVIEW

Applicant Kuljeet Singh Gill

Landowner 2371654 Alberta Ltd.

Subject Site 261238 Range Road 290

Land Use District Agricultural, Small Parcel District (A-SML p.8.1)

Site Area 6.43 hectares (15.89 acres)

Proposal Special Function Business with Variances

Surrounding Uses Agricultural, Residential, and Industrial

Applicable Regulations Municipal Development Plan (County Plan), Land Use Bylaw C-8000-2020,

and Balzac East Area Structure Plan

SITE MAPS

Figure 1 – Site Location (Regional Context)

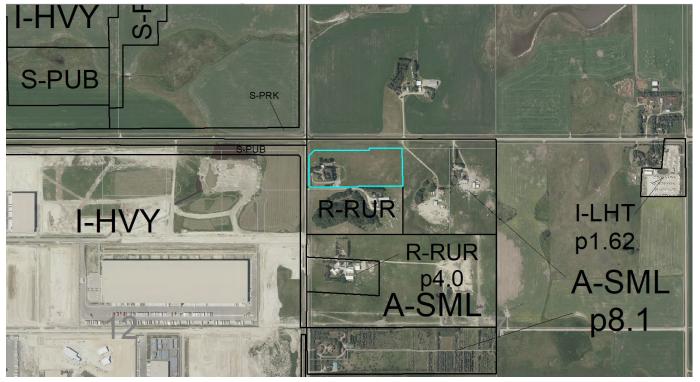
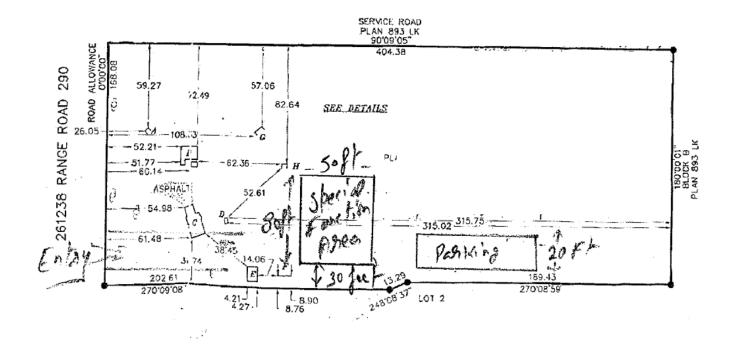


Figure 2 – Site Plan (Intended Use Areas)



POLICY/LAND USE BYLAW REVIEW

Balzac East Area Structure Plan

Section 4.7.5

Within the Balzac East Area Structure Plan, particular areas are identified as Special Development Areas (SDA). Special Development areas identify lands requiring special consideration due to external factors that could influence the long-term development of lands within these areas. The subject parcel falls within Special Development Area #5 which is located south of Highway 566 and to the east of SDA #4 and McDonald Lake.

With the proximity to existing and planned industrial and business development on lands immediately to the west, an extension of similar uses into SDA#5 is appropriate. Interest has been expressed in permitting developments requiring larger lots with a lower level of some municipal servicing. As such, SDA #5 will complement business uses planned on other lands to the west. At the present time, there is no industrial land in the Balzac East area that caters to businesses requiring larger parcels of land.

- a) SDA#5 is considered to be suitable for industrial and business uses requiring larger lots and a reduced level of municipal services. However, all developments will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.
 - Policy within the Balzac East ASP supports an extension of industrial uses within Special Development Area #5. It is Administration's position that the nature and intensity of the proposed Special Function Business is sufficiently less impactful than any existing industrial uses on the west. Furthermore, it is anticipated that Special Function Business will act as a buffer between the industrial uses on the west and the agricultural & residential uses to the north, east, and south.
- b) A Conceptual Scheme shall be prepared and adopted by Council prior to further subdivision and/or development being permitted within SDA#5. A Traffic Impact Assessment and a Storm Water Management Report acceptable to the Municipality and the appropriate Provincial Departments shall also be required
 - As the proposed use is time-limited in nature and no permanent impacts were anticipated as a result of the proposed development, Administration did not historically request a Conceptual Scheme.
 - The technical studies provided with the initial development permit application have been reviewed by Engineering Services and the Transportation and Economic Corridor. Neither agency have requested any further updates and/or revisions at this time
- c) All future road widening for Highway 566 should be taken on the south side of the Highway
 - A portion of the subject parcel was acquired by the County as part of a land acquisition agreement. During this process, the existing access off Highway 566 was removed.
 A new access was constructed off of Range Road 290. The new approach meets all spacing and separation requirements
 - i) SDA#5 is divided into two Development Cells:
 - 1. **Cell A** is located along the northerly and easterly boundary of SDA#5 and along Range Road 290. Uses that are compatible with adjacent residential and other uses may be permitted in this Cell. Landscaped buffers are mandatory. Development heights, parking and landscaping will be sensitive to the adjacent residential uses. General Industry

Class III uses are not permitted in Cell A. Architectural guidelines prepared for Cell A will ensure that the sides of structures facing Highway 566 and Range Road 290 are attractive. Signage and lighting must also be sensitive to the adjacent residential uses.

- The primary use of the subject parcel will remain residential. As part of the proposed development, a relaxation is required to ensure that all vehicles associated with any/all special events will be contained on the parcel and respect the minimum setback requirements from surrounding parcels
- Not withstanding the pre-existing landscape buffers on the neighboring properties, the
 landscape buffer requirement outlined within the Balzac East Area Structure Plan is
 intended to mitigate the impacts of permanent developments. As the proposed Special
 Function business is time limited in nature, it is administration's position that it is not
 application to the subject development. Should Council choose to make the Special
 Function Business use permanent, Administration would reevaluate this requirement
 at that time.

Land Use Bylaw C-8000-2020

Part 8 – Definitions

"Special Function Business" means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

Part 4 – Specific Uses and Activities – Special Function Business

154 Special Function Business General Requirements:

- a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
 - Condition number eight included within condition set to limit the cumulative days which the Special Function Business may operate on the subject parcel

155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed 400.0 sq. m. (4305.56 sq. ft.) or 1% of the parcel area, whichever is less
 - Subject parcel is 15.89 acres (692168.4 square feet). The maximum SFB area permitted is 400.0 m2 (4305.56 sq. ft.)
 - Applicant is requesting 1, 335.67 sq. m. (14, 377. 03 sq. ft.). An approximate 233% relaxation is being requested,, to primarily accommodate the ancillary parking area used to prevent parking from spilling over to neighboring properties
 - Outdoor wedding venue=371.61 sq. m. (4,000 sq. ft.) in area
 - Existing Dwelling, Single Detached=418.06 sq. m. (4,500 sq. ft.) in area
 - Outdoor parking area= 546.00 sq. m. (5,877.10 sq. ft.)

156 Special Function Business Development Permit Requirements:

a) A Development Permit application proposing a new Special Function Business shall not be accepted upon amending Bylaw C-8452-2023 coming into full force and effect.

- As the subject development permit is a renewal of an existing SFB, this regulation does not apply.
- b) All active Development Permits having this use on the date of adoption of amending C-8452-2023 remain in full force and effect and may be renewed to an expiry date no later than Dec 31, 2026.
 - If approved, the subject development permit is set to expire on **October 1, 2025**. Upon expiration, no subsequent renewal applications will be accepted

Part 5 – General Regulations – Onsite Parking and Loading

236 The minimum number of parking stalls required is as follows:

- As per Table 5 (Parking Minimums) of Land Use Bylaw C-8000-2020:
 - o Religious Assembly: 7.5 per 100.0 sq. m. (1076.39 sq. ft.) gross floor area.
- 237 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.
 - The minimum number of parking stalls required was calculated using the Religious Assembly use. The Religious Assembly use, in Administration's position, is the most similar use and therefore the most appropriate.
- 238 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.
 - Based on the parking minimums above, using the outdoor wedding venue GFA (371.61 sq. m. (4,000 sq. ft.)), 27.87 parking stalls are required.
 - Administration is requesting additional parking stalls for a total of 35 parking stalls and 2 additional barrier free stalls.

239 Minimum parking stall dimensions, illustrated Figure 3 – Parking Stall Dimensions, are as follows:

Table 6 – Parking Minimums

A	В	С	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

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Part 6 – Land Use Districts – Agricultural, Small Parcel District (A-SML p.8.1)

311 Discretionary Uses

Special Function Business

VARIANCE SUMMARY

Variance	Requirement	Proposed	Percentage (%)
Maximum area of Special Function Business	400.0 sq. m (4305.56 sq. ft.)	1, 335.67 sq. m. (14, 377. 03 sq. ft.) Outdoor wedding venue = 371.61 sq. m. (4,000 sq. ft.) Existing Dwelling, SingleDetached = 418.06 sq. m. (4,500 sq. ft.) Outdoor parking area = 546.00 sq. m. (5,877.10 sq. ft.)	~233%

DISCUSSION

Bylaw C-8452-2023 was adopted on October 31, 2023, to amend Section 156 of the Land Use Bylaw. The proposed amendment would prohibit administration from accepting applications for any new Special Function Businesses. All active development permits having this use on the date of adoption of the bylaw, shall remain in effect and may be renewed to an expiry date no later than December 31, 2026. As the subject renewal application was submitted on September 14, 2023, before the adoption of the proposed amendment, it is Administration's position that the development permit was still active at the time and should be reviewed and considered for approval, if appropriate.

Policy within the Balzac East Area Structure Plan as noted above is supportive of industrial and business uses which have significantly more intense impacts. As such, is it anticipated that the proposed wedding venue, is conducive with the intent of the Area Structure Plan.

During Administration's review of the renewal application, it was determined that the existing Development Permit and associated conditions was not appropriately tailored to regulate the proposed Special Function Business. The previous permit did not property reflect the intent of the Special Function Business, which was and continues to be a wedding venue where daytime ceremonies are held. As such, to better reflect and regulate the business model, the existing conditions were revised and additional conditions, were added to include:

- Condition number 7 to limit the months that the Special Function Business may be permitted to operate.
- Condition number 8 to regulate when the temporary structure, associated with the Special Function Business, may be erected and when it must be dismantled. Additionally, the condition also limited where the temporary structure could be located.
- Condition number 11, limiting the maximum number of guests, vendors, and employees at any given time.
- Condition number 12 to limit the hours of operation of the Special Function Business.

It is anticipated that the addition of these conditions can better regulate the proposed Special Function Business and respond to any concerns that may arise. It is important to note that during the review of the application, no formal enforcement complaints associated with the Special Function Business were noted.

As part of Administration's review, it was discovered that the previous development permit did not appropriately calculate the area used as part of the Special Function Business. Specifically, it did not identify that that the existing Dwelling, Single Detached would occasionally be used. The previous permit also failed to account for the area required for guests parking. The renewal development permit has accounted for these areas. As a result, a relaxation to the maximum Special Function Business area has been deemed appropriate, as it will be used primarily to accommodate for guests parking and ancillary activities to support the special events.

It is anticipated that these changes will help minimize any impacts to surrounding neighbors and facilitate any enforcement action, if required.

ATTACHMENTS

Attachment A: Development Permit Report Conditions

Attachment B: Application Information

APPROVALS

Attachment A: Development Permit Report Conditions

Description:

- 1. That the Special Function Business, for a wedding venue, may operate on the subject parcel in accordance with the submitted Site Plan, Floor Plan, operational details, and conditions of this permit.
- 2. That the total maximum area utilized by the Special Function Business is relaxed from 400.00 sq. m. (4,305.56 sq. ft.) to 1,335.67 sq. m. (14,377.03 sq. ft.) on the subject parcel, including:
 - i. The outdoor wedding venue at a maximum of 371.61 sq. m. (4,000 sq. ft.) in area;
 - ii. That the use of the existing Dwelling, Single Detached, approximately 418.06 sq. m. (4,500 sq. ft.) in area, may be ancillary to the operation of the Special Function Business; and
 - iii. An outdoor parking area of approximately 546.00 sq. m. (5,877.10 sq. ft.) identified on the Site Plan shall be available during the operation of the Special Function Business.

Prior to Release:

- 3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan which demonstrates that the parcel can adequately accommodate the minimum required parking stalls in the approved outdoor parking area.
- 4. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services to book a FireSmart inspection, to determine Fire Safety requirements for the Special Function Business use.
 - i. That the Applicant/Owner shall also discuss any requirements or improvements that may be required to comply with Fire Safety requirements.
 - ii. Written confirmation shall be received from County Fire Operations confirming the inspection results.

Permanent:

- 5. That if this permit is not issued by **February 28, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- That this Development Permit, once issued, shall be valid until September 30, 2025.
- 7. That the Special Function Business shall only operate from **May 1** to **September 30**, in a calendar year.
- 8. 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:
 - That any temporary structures located within the approved wedding venue area may remain from May 01 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 01, and the time taken to dismantle any temporary structure shall be no later than seven (7) days after September 30.
- 9. That all temporary structures, ancillary to the Special Function Business, must remain within the approved outdoor wedding venue area.

•••

- 10. There shall be no buildings or structures ancillary to the Special Function Business placed outside the approved wedding venue area.
- 11. That the maximum number of guests, vendors, and employees on site shall not exceed 100 persons.
- 12. That the hours of operation shall be 9:00 a.m. to 6:00 p.m. on the day of the event:
 - i. The subject parcel is ineligible to apply for a Special Event Permit nor the Noise Exemption Permit related to this business function.
- 13. That a minimum number of 35 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* within the approved parking area:
 - 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.
- 14. That the business shall advise the Development Authority on the associated dates for Wedding Events.
- 15. That all events onsite shall be for an indoor and outdoor wedding venue only or related-ancillary use.
- 16. 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. There shall be no other public events such as public markets, shows, or farmer's markets unless approved through a Special Event Permit approval or separate Development Permit approval.
- 17. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Township Road 255, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 18. That temporary on-site signage for individual event purposes, including wayfinding signage (such as parking identification or directions), is allowed and does not require a separate development permit approval:
 - i. That the temporary on-site event signage shall be removed at the conclusion of the event.
- 19. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
- 20. That any additional on or off-site advertisement signage for the Special Function Business shall require a separate development permit.
- 21. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Township Road 255 so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 22. 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.

- 23. 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 *Land Use Bylaw C-8000-2020*. 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.
- 24. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.

Advisory:

- 25. That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- 26. 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.
- 27. 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.
- 28. That no signage or parking is permitted within any County road right-of-way.
- 29. That a Building Permit and applicable sub-trade permits is required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 30. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner:
 - That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling on site, prior to commencement of operation.

Attachment B: Application Information

APPLICANT:	OWNER:	
Kuljeet Singh Gill	2371654 Alberta Ltd.	
DATE APPLICATION RECEIVED:	DATE DEEMED COMPLETE:	
September 15, 2023	March 15, 2024	
GROSS AREA:	LEGAL DESCRIPTION:	
6.43 hectares (15.89 acres)	Lot:1, Plan:9211207	

APPEAL BOARD: Subdivision and Development Appeal Board

HISTORY:

No Planning History.

Development History:

- 2005-DP-11511 (Existing Accessory Buildings, relaxation to side and front yard setback requirements)
- PRDP20224548 (Special Function Business, for a wedding venue)

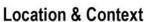
Building History:

- 1992-BP-3076: construction of a Dwelling, Single Detached
- 1997-BP-11256: construction of an Accessory Building
- 2005-EP-5339: electrical permit
- 2005-EP-5338: electrical permit
- 2005-BP-18441: addition to an existing Accessory Building
- 2005-BP-18440: construction of an Accessory Building

AGENCY SUBMISSIONS:

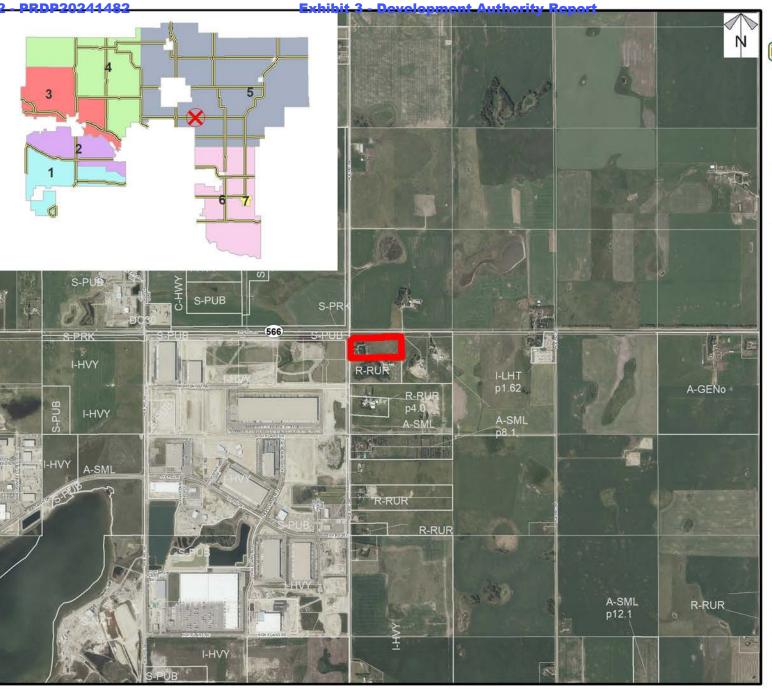
Internal and external agency circulations were completed.

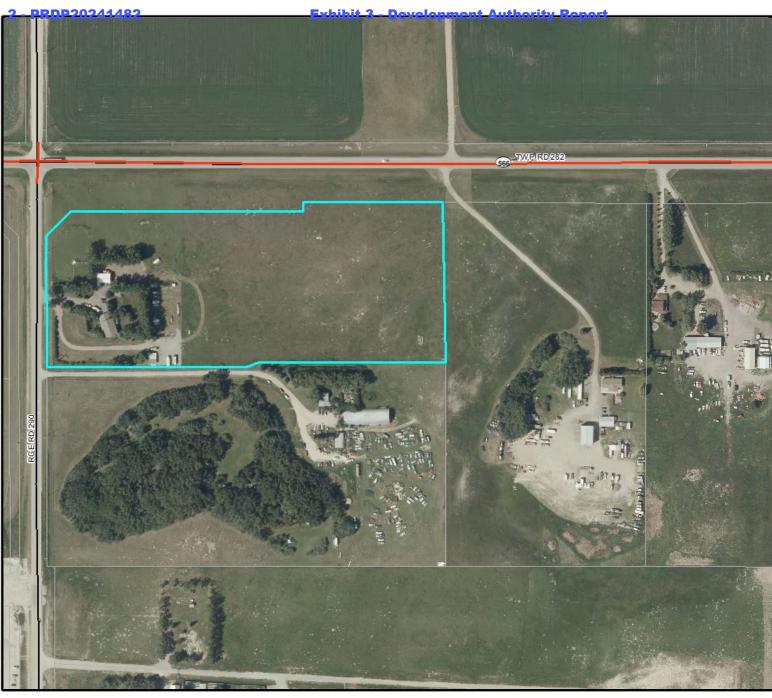




Development Proposal

Renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business area requirement.







Site Aerial

Development Proposal

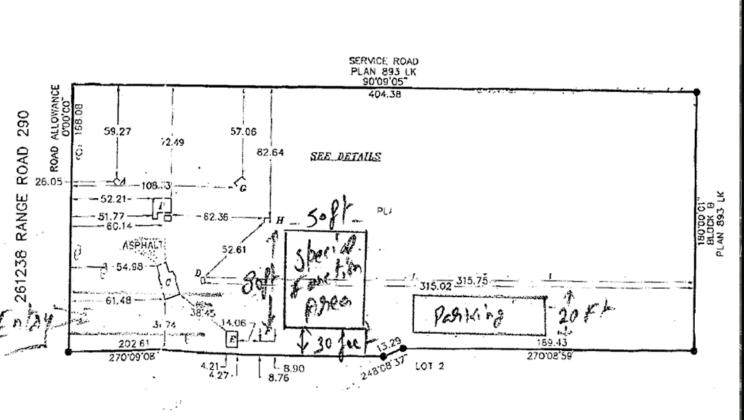
Renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business area requirement.



Site Plan

Development Proposal

Renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business area requirement.



Page 15 of 37



Landowner Circulation Area

Development Proposal

Renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business area requirement.

NOTICE OF APPEAL

Subdivision & Development Appeal Board for Rocky View County

Enforcement Appeal Committee for Rocky View County

APPELLANT INFORM	NATION				
Name of Appellant					
Stephen and Bernadet	te Tobler AND Val and Melanie Cli	ft			
Appellant Property Address		Municipality	Province	Postal Code	
261224 Range Road 29	0/ 285193 Twp Rd 262	Rocky View County	AB	T4A 3E6	
Mailing Address (if different than above)		Municipality	Province	Postal Code	
Primary Phone #	Alternate Phone #	Email Address			
PROPERTY UNDER A	\PPEAL	A STATE OF LANDING TO	(value)		
Address		Legal Land Description (Lot, Block, Plan OR Quarter-Section-Township-Range-Meridian			
Lot 1 Plan 9211207, NW-07-26-28-04		Lot 1 Plan 9211207, NW-07-26-28-04			
Property Roll #		Development Permit, Subdivision Application, or Enforcement Order #			
		PRDP20241482			

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REASONS FOR APPEAL (include as much detail as possible as to why you are appealing the decision, attach a separate page if required)

- a) First of all, the notice stated that this application was a renewal, but the original application was withdrawn. This should be considered a new application with all the information requirements.
- b) Alberta Transportation has all kinds of Geometric Disign Criteria & Guidlines for approaches and entryways. The new approach created on Range Road 290 for this application, is too close to my approach. Volume and speed (80 km/hr) prohibits such an approach, which is now 40 ft from our approach., causing safety concerns due to the amount of truck traffic on this road. We have seen no traffic study to allow this approach on Range Rd 290.
- c) In the Balzac East Area Structure Plan SDA#5, (East of Range Rd 290, South of 566 highway), the sensitive uses in Cell A, must be compatible with adjacent residential properties. For this application for a 'Wedding Venue', we are not informed of the hours of operation, what steps will be taken for noise control, the number of participants allowed per event, water management plan, sewage management plan and refuge control. We have no actual information or studies pertaining to this kind of venue.
- d) The property in this proposal has had demolition materials littering the ground for the last 2 months, with no effort to clean up. The wind has carried many of these materials onto our properties, leaving us with the clean up. Our concern with a wedding venue proposal is that the refuse will only increase with no care as to clean up.
- e) Our properties are residential properties and therefor the adjacent property should have to abide by residential guidlines. If this application were approved, we would lose the country peace and quiet we've enjoyed for over 30 years. Events such as weddings can be booked every weekend and this would not allow any peace in the neighborhood and a huge increase in traffic.

This information is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act (FOIP Act)* for the Subdivision and Development Appeal Board or the Enforcement Appeal Committee for Rocky View County and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the *FOIP Act*. Your personal contact information, including your phone number and email address, may be redacted prior to your appeal being made available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.





> 403-230-1401 questions@rockyview.ca www.rockyview.ca

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

Gill, Kuljeet Singh

Page 1 of 3

Tuesday, July 23, 2024

Roll: 06307012

RE: Development Permit #PRDP20241482

Plan 9211207, NW-07-26-28-04; (261238 Range Road 290)

The Development Permit application for the renewal of a Special Function Business (for a wedding venue) and relaxation to the maximum allowable business area requirement 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 operate on the subject parcel in accordance with the submitted Site Plan, Floor Plan, operational details, and conditions of this permit.
- That the total maximum area utilized by the Special Function Business is relaxed from 400.00 sq. m. (4,305.56 sq. ft.) to 1,335.67 sq. m. (14,377.03 sq. ft.) on the subject parcel, including:
 - i. The outdoor wedding venue at a maximum of 371.61 sq. m. (4,000 sq. ft.) in area;
 - ii. That the use of the existing Dwelling, Single Detached, approximately 418.06 sq. m. (4,500 sq. ft.) in area, may be ancillary to the operation of the Special Function Business; and
 - iii. An outdoor parking area of approximately 546.00 sq. m. (5,877.10 sq. ft.) identified on the Site Plan shall be available during the operation of the Special Function Business.

Prior to Release:

- 3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan which demonstrates that the parcel can adequately accommodate the minimum required parking stalls in the approved outdoor parking area.
- 4. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services to book a FireSmart inspection, to determine Fire Safety requirements for the Special Function Business use.
 - i. That the Applicant/Owner shall also discuss any requirements or improvements that may be required to comply with Fire Safety requirements.
 - ii. Written confirmation shall be received from County Fire Operations confirming the inspection results.

Permanent:

- 5. That if this permit is not issued by **February 28, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 6. That this Development Permit, once issued, shall be valid October 25, 2025.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Gill, Kuljeet Singh **#PRDP20241482** Page 2 of 3

- 7. That the Special Function Business shall only operate from May 01 to September 30, in a calendar year.
- 8. 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 01 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 01, and the time taken to dismantle any temporary structure shall be no later than seven (7) days after September 30.
- 9. That all temporary structures, ancillary to the Special Function Business, must remain within the preapproved outdoor wedding venue area.
- 10. There shall be no buildings or structures ancillary to the Special function business placed outside the approved wedding venue area.
- 11. That the maximum number of guests, vendors, and employees on site shall not exceed 100 persons.
- 12. That the hours of operation shall be 9:00 a.m. to 6:00 p.m. on the day of the event:
 - The subject parcel is ineligible to apply for a Special Event Permit nor the Noise Exemption Permit related to this business function.
- 13. That a minimum number of 35 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* within the approved parking area:
 - 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
 - That where required, a shuttle may be used to transport guests to and from the parcel.
- 14. That the business shall advise the Development Authority on the associated dates for Wedding Events.
- 15. That all events onsite shall be for an indoor and outdoor wedding venue only or related-ancillary use. There shall be no other public events such as public markets, shows, or farmer's markets unless approved through a Special Event Permit approval or separate Development Permit approval.
- 16. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Township Road 255, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 17. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
- 18. That temporary on-site signage for individual event purposes, including wayfinding signage (such as parking identification or directions), is allowed and does not require a separate development permit approval:
 - i. That the temporary on-site event signage shall be removed at the conclusion of the event.
- 19. That any additional on or off-site advertisement signage for the Special Function Business shall require a separate development permit.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Gill, Kuljeet Singh **#PRDP20241482** Page 3 of 3

- 20. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
- 21. 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.
- 22. 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 Land Use Bylaw C-8000-2020. 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 the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- 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.
- 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 no signage or parking is permitted within any County road right-of-way.
- That a Building Permit and applicable sub-trade permits is required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner:
 - That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling on site, prior to commencement of operation.

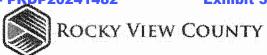
If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 13, 2024**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,

Development Authority Phone: 403-230-1401

Email: development@rockyview.ca

2 - PRDP20241482 Exhibit 3 - Development Authority Report FOR OFFICE USE ON Page 20 of 37



DEVELOPMENT PERMIT

APPLICATION

APPLICATION NO.	PRDP2024148
ROLL NO.	06307012
RENEWAL OF	PRDP20224548
FEES PAID	\$220.00
DATE OF PECEIPT	Sept 14 2023

					DATE OF RECEIF	7 Sept. 14, 2	2023
APPLICANT/OWNER							
Applicant Name:KU	LJEET SINGH	H GILL				22 P. J. S.	
Business/Organization	on Name (if applic	cable):2371654	ALBERTA	LTD.			
Landowner Name(s)	per title (if not the	e Applicant):2371	654 ALBE	RTA L	_TD		
Business/Organization							
	, , ,						
LEGAL LAND DESC	RIPTION - Subje	ect site					
All/part of: 1/4	Section:	Township:	Range:		West of:	Meridian	Division:
All parts of :		Block:	Plan:	9211	207 Pa	rcel Area (ac/	ha):
Municipal Address:2	61238 RANG	E ROAD 290, F	ROCKYVIE	EW	Land Use Di	strict:	
APPLICATION FOR	**************************************		•				
HOME BASED BU	JSINESS-DE	STINATION W	EDDING				•
			·				
Variance Rationale inclu	ıded: □ YES □ NO ı	□ N/A DP Chack	list Included: 0	VECUI	NO Name of E	VC Staff Membe	
SITE INFORMATION			ot molecu.	JIEGU	Name of N	ve stan Wembe	ASSISTED:
a. Oil or gas we	ells present on or	within 100 metres	of the subjec	t prope	rty(s)		□ YES ☑ NO
		f a sour gas facility			ant)		☐ YES ☑ NO
		pipeline present on					☐ YES ☑ NO
		pviewer.aer.ca/AEF to a developed M				oadway)	☑ YES □ NO
AUTHORIZATION				- (
, KULJEET SING	SH GILL		(Full name	in Bloc	k Canitals) h	ereby certify (initial below):
That I am the	registered owne	er OR That			ct on the own	•	miliai bolow).
. 4	•						to the best of my
knowledge, a	true statement o	of the facts relating	to this applic	cation.			
That I provide	e consent to the p	oublic release and	disclosure of	all info	rmation, inclu	ding supporting	g documentation,
collected in a	ccordance with s	s application as pa s.33(c) of the <i>Free</i> d	art of the revie dom of Inforn	ew proc nation a	ess. i acknow Ind Protection	ledge that the of Privacy Act	information is
		knowledge that Ro				•	
purposes of i	nvestigation and	enforcement relate	ed to this app	lication	in accordanc	e with Section	542 of the
Municipal Go	vernment Act.	- 21 al					pet x: ah
Applicant Signature		1017	Ł	.andow	ner Signatur	e_	1000
Date	14-Sep-2023	,				_e 14-Sep-2	023



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

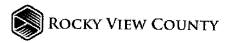
All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [\] all that are included within application package. Incomplete applications may not be accepted for processing APPLICATION FORM(S) AND CHECKLIST: All parts completed and signed. П APPLICATION FEE: Refer to Planning and Development Fee Schedule within the Master Rates Bylaw. CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and: Digital copy of non-financial instruments/caveats registered on title LETTER OF AUTHORIZATION: Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths). **COVER LETTER, shall include:** Proposed land use(s) and scope of work on the subject property \circ Detailed rationale for any variances requested For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc. Reference to any Supporting Documents, images, studies, plans etc. provided within application package 0 SITE PLAN, shall include: Legal description and municipal address 0 North arrow 0 Property dimensions (all sides) Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc. 0 Dimensions of all buildings/structures 0 Location and labels for existing/proposed approach(s)/access to property Identify names of adjacent internal/municipal roads and highways Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings 0 Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc. 0 Identify site slopes greater than 15% and distances from structures 0 Location and labels for easements and/or rights-of-way on title FLOOR PLANS/ELEVATIONS, shall include: 0 Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.) 0 Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations Indicate type of building/structure on floor plans and elevations COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy: Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available SUPPORTING DOCUMENTS (as applicable): Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements. FOR OFFICE USE ONLY Land Use District: Proposed Use(s): Applicable ASP/CS/IDP/MSDP: Included within file:

Information Sheet ☐ Parcel Summary ☐ Site Aerial ☐ Land Use Map Aerial ☐ Site Plan NOTES:

Staff Signature:

Devin Chu



Planning & Development Services PRDP20224548

File Number / Roll Number

Time Extension Agreement for **Development Permit Applications**

APPLICANT: KULJEET SINGH GILL

DESCRIPTION: Lot 1, Plan 9211207, NW-07-26-28-04

The Municipal Government Act recommends that the Development Authority of Rocky View County is required to make a decision on a completed Development application within 40 days of its receipt application, unless an agreement has been entered into with the Applicant and Development Authority to extend the 40 day period.

In order to permit the Development Authority of Rocky View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below.

If you concur with our request, please complete the agreement set out below and forward it to:

ROCKY VIEW COUNTY Planning and Development Services 262075 Rocky View Point Rocky View County, Alberta T4A 0X2 development@rockyview.ca

In accordance with the Municipal Government Act,

JEET SINGH GILL(2371654 AB LTD.)

hereby enter into an agreement with Rocky View County to extend the time prescribed for the processing of the Development Application



LAND TITLE CERTIFICATE

s

LINC SHORT LEGAL TITLE NUMBER 0039 509 428 9211207;;1 231 139 929

LEGAL DESCRIPTION

PLAN 9211207

LOT 1

CONTAINING 6.7 HECTARES (16.56 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A) PLAN 2310931 ROAD 0.272 0.67

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;26;7;NW

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 221 275 766

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

231 139 929 08/05/2023 ROAD PLAN

OWNERS

2371654 ALBERTA LTD.

OF 105 CORAL KEYS COURT NE

CALGARY

ALBERTA T3J 3K5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

544R . RESTRICTIVE COVENANT

"SUBJECT TO THE RIGHTS AND CONDITIONS RESERVED IN

TRANSFER"

1888KD . 12/03/1968 PUBLIC UTILITIES BOARD ORDER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

231 139 929 REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

IN FAVOUR OF - PETROGAS PROCESSING LTD. "LSD 14 - 60 FOOT STRIP"

8290KV . 24/06/1971 CAVEAT

CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

44.

741 015 208 18/02/1974 UTILITY RIGHT OF WAY

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

LIMITED.

921 151 071 23/06/1992 CAVEAT

RE : ACQUISITION OF LAND

CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

911 - 32ND AVENUE N E

CALGARY

ALBERTA T2M4L6

121 057 773 09/03/2012 SURFACE RIGHTS BOARD AMENDING ORDER

AFFECTS INSTRUMENT: 1888KD ORDER #28554 - PARTY NAME CHANGED

TO CNOOC PETROLEUM NORTH AMERICA ULC

231 376 547 04/12/2023 MORTGAGE

MORTGAGEE - THE TORONTO DOMINION BANK.

10435 KING GEORGE BLVD 2ND FLR

SURREY

BRITISH COLUMBIA V3T2W7

ORIGINAL PRINCIPAL AMOUNT: \$2,900,000

231 376 548 04/12/2023 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES

CAVEATOR - THE TORONTO DOMINION BANK.

ATTN: MANAGER

PO BOX 10001, 700 WEST GEORGIA 2ND FLOOR

VANCOUVER

BRITISH COLUMBIA V7Y1A2

AGENT - ALINA LAKHANI

241 049 909 16/02/2024 CAVEAT

RE: NON-DISTURBANCE AGREEMENT

CAVEATOR - THE TORONTO DOMINION BANK.

PO BOX 10001, 700 WEST GEORGIA 2ND FLR

VANCOUVER

BRITISH COLUMBIA V7Y1A2

AGENT - ALINA LAKHANI

TOTAL INSTRUMENTS: 009

PAGE 3 # 231 139 929

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH, 2024 AT 01:04 P.M.

ORDER NUMBER: 49993364

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

CORPORATE ACCESS NUMBER: 2023716547

Government of Alberta ■

BUSINESS CORPORATIONS ACT

CERTIFICATE

OF

INCORPORATION

2371654 ALBERTA LTD.
WAS INCORPORATED IN ALBERTA ON 2021/08/31.



≤ Scanner Lens

Change Director / Shareholder - Proof of Filing

Alberta Amendment Date: 2021/09/03

Service Request Number: 36112465 Corporate Access Number: 2023716547 Business Number: 779733005

Legal Entity Name:

2371654 ALBERTA LTD.

Legal Entity Status:

Active

Min Number Of Directors: 1 Max Number Of Directors: 11

This confirms the Directors/Shareholders are amended/updated as of 2021/09/03

Director / Shareholder

Status: Active Director / Shareholder Type: Director Individual / Legal Entity Type: Individual

Last Name / Legal Entity Name: GILL

First Name: Street/Box Number: KULJEET SINGH 7771 156 STREET

City:

SURREY

Province:

BRITISH COLUMBIA

Postal Code: Appointment Date: V3S3R1 2021/09/03

Status:

Active Director / Shareholder Type: Director

Individual / Legal Entity Type: Individual Last Name / Legal Entity Name: GILL

First Name:

GURPREET KAUR

Street/Box Number:

105 CORAL KEYS CRT NE

City: Province: Postal Code: **CALGARY** ALBERTA T3J3K5

Appointment Date:

2021/08/31

Status:

Inactive



Director / Shareholder Type:

Individual / Legal Entity Type: Individual

Last Name / Legal Entity Name: GILL

First Name:

AMRITPAL SINGH

Street/Box Number:

105 CORAL KEYS CRT NE

City:

CALGARY

Province:

ALBERTA

Postal Code:

T3J3K5

Appointment Date:

2021/08/31

Cessation Date:

2021/09/03

Attachment

Attachment Type	Microfilm Bar Code	Date Recorded
Other Rules or Provisions	ELECTRONIC	2021/08/31
Share Structure	ELECTRONIC	2021/08/31

Registration Authorized By: RAVINDERDEEP SINGH AGENT OF CORPORATION

The Registrar of Corporations certifies that the information contained in this proof of filing is an accurate reproduction of the data contained in the specified service request in the official public records of Corporate Registry.



Development Permit Application

Rocky View Planning and Development Services 262 Rocky View Drive Balzac, AB T4A 0X2

Re: Development Permit Application
Mark Scarrow
261238 Range Road 290, Rocky View, Alberta

To Whom It May Concern:

We are hereby applying for a Development Permit as required by Section 95 of the Rocky View Land Use Bylaw to operate a home-based business. In short, this business would center around providing clientele an outdoor wedding venue. This venue would be at a residential property located at 261238 Range Rd 290. It should be noted that this property has recently been sold to 2371654 Alberta Ltd therefore this business would also be operated by them The property will not be altered in any way and will remain as is; there will be no construction of structures for this venue.

The purpose of this proposed business venture will be to help aid with the mortgage payment and other expenses that have occurred with the purchase of this property. The property will serve as a destination wedding venue, where the property will be rented out to potential clients to conduct various wedding activities. We intend to on run this business as a seasonal operation, running from late May to early October. During this period of operation, we will be looking to book two weddings per month which could each last up to a 4–5-day period depending upon the individual needs and requests of clients. These weddings may include gatherings, parties, and religious wedding ceremonies. In addition to this, the house located on the property (please refer to Exhibit A) will also be available for clients to use as a guesthouse during the wedding. We expect 50-100 guests to be on the property at any given time during the wedding events. We also expect to employ 2-3 people to help with cleaning up after the wedding events are complete. In relation to access to the property, it will be from the main entrance from 84th street (please refer to Exhibit B). Lastly, parking for guests will also be found on the property (please refer to Exhibit C),

Relating to this proposal, please find attached the following: the land title, applications form for the development permit, authorization forms, site plan and colored photographs.

Sincerely,



Summary		
Roll Number	06307012	
Legal Desc	NW-07-26-28-W04M	
Divison	05	
Lot Block Plan	Lot:1 Plan:9211207	
Linc Number	39509428	
Title Number	231139929	
Parcel Area	15.89000	
Municipal Address	261238 RGE RD 290	
Contact Information	2371654 Alberta Ltd.	000000000000 0000000000000
	Calgary AB T3J 3K5	0000000000000
Land Use Information	A-SML p8.1	
	Plan	
Planning Applications Information		

Application No. Name Status Planner Application Date 95083 D.A. Badke Enterprises Ltd. VernH April 13, 1995

Area Structure Plan

Plan Name **RV** Number Balzac East 2006-RV-417

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Building Permit

Permit Number Permit Type Date Issued 2005-BP-18440 Building Wed Jul 06, 2005 2005-BP-18441 Building Wed Jul 06, 2005 2005-EP-5338 Electrical Fri Jun 17, 2005 Fri Jun 17, 2005 2005-EP-5339 Electrical 1997-BP-11256 Building Fri Jun 27, 1997 1992-BP-3076 Building Mon Sep 14, 1992

Development Permit Information

Permit Number Date Issued PRDP20224548 December 16, 2022 2005-DP-11511 June 17, 2005

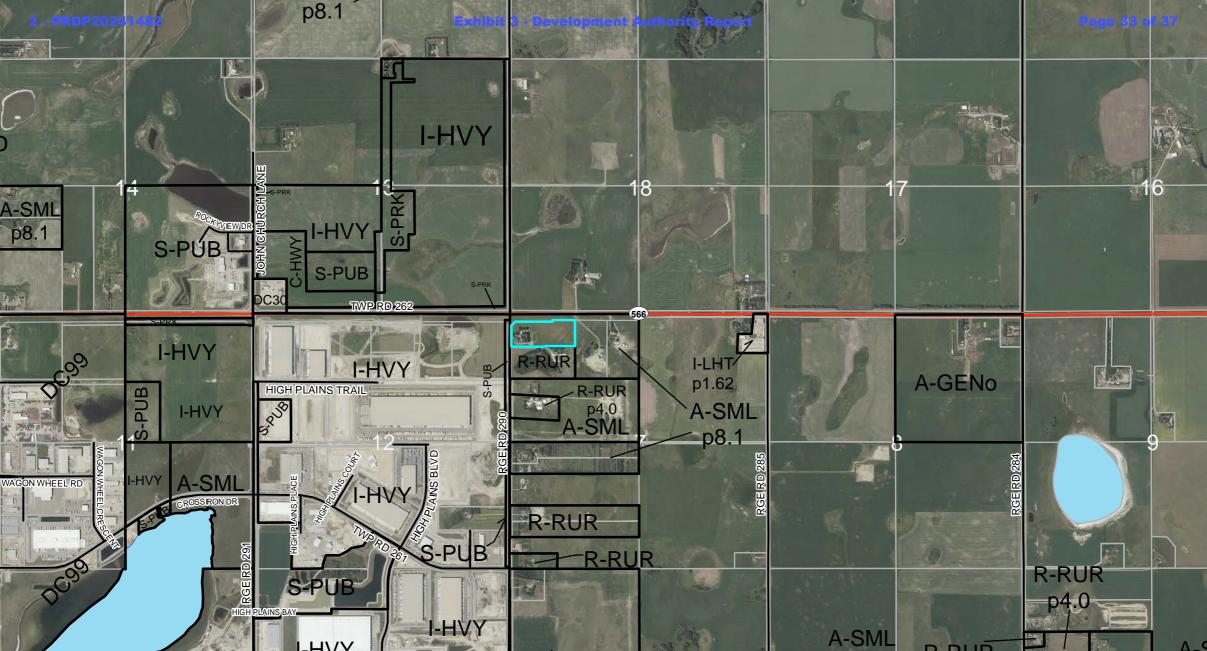
https://parcelinfo.mdrockyview.ab.ca/app/PrintFriendly.aspx?EntityUID=06307012_261238 RGE RD 290_202... 2024-03-15

Page 2 of 2 **Page 31 of 37**

Geospatial Boundary			
Boundary	Category		
Division	5		
Area Structure Plan	Balzac East		
Conceptual Scheme	No Conceptual Scheme		
IDP	No IDP		
Airport Vincinity	No APVA		
Engineer	Brenda Mulrooney		
Water Coop	No Water Coop		
Gas Coop Service	ATCO GAS		
No.of Lots Within 600 M	8		
No.of App Subdiv Within 600 M	0		
Developed Road Allowance	Yes		
Riparian Area	Yes		
School	No School Boundary		
Recreation	Rocky View Central		
Fire District	BALZAC		
Primary Fire Station	107		
Secondary Fire Station	154		
Tertiary Fire Station	111		

Geospatial Adjacency			
Boundary	Category	Distance	
Closest Highway	SECHWY566 ROCKYVIEW	38.97	
Closest Gravel Pit	Beiseker Pit	23706.42 M	
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:324.64 M	
Closest Road Name	RGE RD 290(Surface Type:Paved)	9.43 M	
Closest Railway	CPR	3881.2 M	
Closest Western Irrigation Districts	Within 10Km	9342.18 M	
Closest Waste Water Treatment	Within 10Km	320.89 M	
Closest Waste Transfer Site	Balzac	1788.52 M	
Closest Municipality	CITY OF CALGARY	3020 M	
Closest Confined Feeding Operation		7727.04 M	







> 403-230-1401 questions@rockyview.ca www.rockyview.ca

DEVELOPMENT PERMIT (Page 1 of 2)

Kuljeet Singh Gill

Development Permit #: PRDP20224548

Date of Issue: Thursday, December 16, 2022

Roll #: 06307012

Your Application dated August 17, 2022, for a Development Permit in accordance with the provisions of the Land Use Bylaw C-8000-2020 of Rocky View County in respect of:

Special Function Business, for a wedding venue

at Lot 1, Plan 9211207, NW-07-26-28-04; 261238 RGE RD 290,

has been considered by the Development Officer and the decision in the matter is that your application be **APPROVED** subject to the following conditions:

Description:

- 1. That a Special Function Business, for an indoor & outdoor wedding and events venue, may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
 - i. That the total event area shall not exceed 400.00 sq. m (4,305.56 sq. ft.).
 - ii. That one sign may be placed on the parcel.
 - iii. That the number of annual, cumulative days for events, not including set-up or take-down, shall not exceed 15 days per calendar year.

Prior to Release: **CONDITION MET**

- 2. 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 special event and access management considerations. The assessment shall include any recommendations for off-site improvements required to accommodate the increase in traffic.
 - 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:

- 3. That all events onsite shall be for an indoor and outdoor wedding venue only 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.
- 4. 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).
- 5. That no signage or parking is permitted within the County road right-of-way.

under the County's Special Event Bylaw C-7990-2020.

- 6. That there shall be a minimum of 50 parking stalls, two of which are barrier free stalls, available onsite during operation of the Special Function Business.
- 7. The time taken to erect or dismantle any temporary structures shall be no sooner or later than seven days before or after a scheduled Special Function event.
- That if the Special Function Business holds any event that exceeds the daytime hours identified in the County's Noise Control Bylaw C-8067-2020, a Special Event Permit must be obtained



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- 9. That the Special Function Business shall not generate noise, smoke, steam, odour, 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 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.
- 10. That during events, the Applicant/Owner shall take effective measures to control dust on the parcel and Township Road 255 so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 11. 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 227-230 of the County's Land Use Bylaw C-8000-2020. 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.
- 12. Tha CONS perond is not issued by March 31, 2023, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
- 13. That this Development Permit, once issued, shall be valid until October 25, 2023.

Advisory:

- That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents, per event as required under the Alberta Building Code.
- 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.
- 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 all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall contact Alberta Environment and Parks and confirm requirements and obtain any permits for any commercial use of water.
- That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.

Development Authority Phone: 403.520.8158

E-Mail: development@rockyview.ca

NOTE: It is the responsibility OF THE APPLICANT to ensure that all conditions of approval are met. Please be informed, that the conditions of the Development Permit must be met and adhered to at all times. <u>Fines</u> and/or <u>Enforcement</u> action may occur if operating outside of the Permit.

2 - PRDP20204682 3 - Developpent durtherity/Republiqued of 37 Terramaric Found Iron Posts on sheet thus . Sideyard dimensions to building will QUANSET All distances are in mayer and duclmals thereof. Distances them on eyes boundaries are Are distances. #12-5080-12A Street S.E. The designation in ourse indicates its Rockes Colgary, Alberta T2G 5K9 Phone: 214 3655, Fax 214 1428 Outline of Subject Property is steam that: Confidenced water are steam that Edge of controls aris & drives shown that: Edge of Coves are short that: Power Poles ore shown that: "On This pion is page 2 of a Real Property Report and is ineffective if detached from page 1. HOUSE 1/4.88/ DETAIL B 77.37//// GARAGE 0.28 EAVES SHELTICR DETAIL R DETAIL F SHELTER DETAIL G MUNICIPAL DISTRICT OF ROCKY WEW NO. 44 The hard on of the burgony in a construct for the Real Parent Road com / Control of the Control of SERVICE ROAD PLAN 893 LK may as a the Land the Soles a works will be 57.06 HOUSE OAL FAVES ROAD 82.64 SEE DETAILS = -CA 108.3 LOT 1 -52.21 RANGE PLAN 921 1207 - 62.36 ---60.14 --261238 189.43 LOT 2

