



**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority **DIVISION:** 5

**DATE:** March 10, 2021 **APPLICATION:** PRDP20210208

**FILE:** 04332012

**SUBJECT:** Special Function Business / Discretionary use, with no Variances

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**APPLICATION:** Special Function Business (within an existing private riding arena), for a wedding ceremony venue to operate 15 days of the calendar year.

**GENERAL LOCATION:** located approximately 0.40 km (1/4 mile) south side of TWP RD 250 and 0.40 km (1/4 mile) west of Conrich RD.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SML)

**EXECUTIVE SUMMARY:** The application is for a Special Function Business for a wedding ceremony venue that will operate out of an existing private riding arena, which is approximately 873.39 sq. m (9,401.09 sq. ft.) in size. The number of ceremonies will be limited to 15 days in a calendar year. There will be no overnight events and all ceremonies will be held during the day only. The business hours will be 8:00 am to 5:00 pm, including set up and take down. The venue is proposed to accommodate anywhere between 100 to 500 guests at a time. The proposal meets the definition of a Special Function Business in the Land Use Bylaw and conditions to mitigate visual impact of the parking area and dust generated by traffic have been included in the proposed condition set.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20210208 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210208 be refused.

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**Administration Resources**

Sandra Khouri, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• City of Calgary Intermunicipal Development Plan</li> <li>• Conrich Area Structure Plan</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>PERMITTED USE:</b> Special Function Business is a discretionary use in the A-SML district</p>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission</p>



Additional Review Considerations

Conditions were set based on the following items:

*Transportation*

The Applicant has estimated that the traffic generated from his proposed business is between 100 to 500 guests. This volume of traffic over a “concentrated” period of time has the potential to create dust issue along the gravel surfaced Twp Rd 245A.

Prior to Release:

The Applicant/Owner to confirm how they intend to mitigate the potential dust issue.

*Parking*

Parking Requirement, Religious Assembly: 7.5 per 100.00 sq. m of gross floor area

Private Riding Arena = 873.39 sq. m

Required number of stalls = 66

Proposed number of stalls = 86

A gravel parking area is proposed on the east side of the property to accommodate up to 86 vehicles with overflow parking space available to the south. This parking area is immediately adjacent to the neighbour’s property and does not appear to have any trees for screening.

Prior to Release:

The Applicant/Owner submit a revised parking plan with either an alternate location or with added screening to minimize visual impact to adjacent landowners.

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

SK/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Description:

1. That a Special Function Business, for a wedding ceremony venue may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit and includes:
  - i. An indoor wedding ceremony space within the existing private riding arena, approximately 873.39 sq. m (9,401.09 sq. ft.) in area; and
  - ii. A maximum guest attendance not to exceed **500 guests** per event.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan that identifies the following:
  - i. Either relocation of the proposed parking area to an alternative location on the subject parcel so that the parked vehicles are less visible to adjacent landowners; **or**
  - ii. Implementation of screening around the proposed parking area to help mitigate the visual impact of the parked vehicles from adjacent lands, either by way of fencing or landscaping.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan identifying a minimum of four (4) accessible parking stalls, in accordance with the Alberta Building Code.
4. That prior to release of this permit, the Applicant/Owner shall contact the County's Road Operations department to discuss how they intend to mitigate the potential dust on Township Road 245A that would be generated by the increased traffic during events. Any dust mitigation measures should be to the satisfaction of the County's Road Operations Department and shall be adhered to in perpetuity.
  - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

### Permanent:

5. 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.
6. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
7. That if any onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
8. That there shall be a minimum of 86 parking stalls, 4 of which are accessible stalls, available onsite during operation of the Special Function Business.
9. That the existing private sewage treatment system shall not be used for events. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.



## ROCKY VIEW COUNTY

10. That the existing water well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern or other acceptable methods in accordance with the County's Servicing Standards.
11. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
  - i. The time taken to erect or dismantle any temporary structures shall be no sooner or later than **7 days** before or after a scheduled Special Function event.
12. That the operation of the Special Function Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
13. 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.
14. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
15. That if this permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
16. That this Development Permit, once issued, shall be valid until **April 30, 2022**.

**Advisory:**

17. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
18. That Building Permit(s) shall be obtained from Building Services prior to the erection of any temporary event tents and prior to occupancy of the existing private riding arena for special event purposes, as required under the Alberta Building Code.
19. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required Alberta Health Services requires for events and food handling onsite, prior to commencement of operation.
  - ii. That if the water well is to be used for potable water for events, the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.



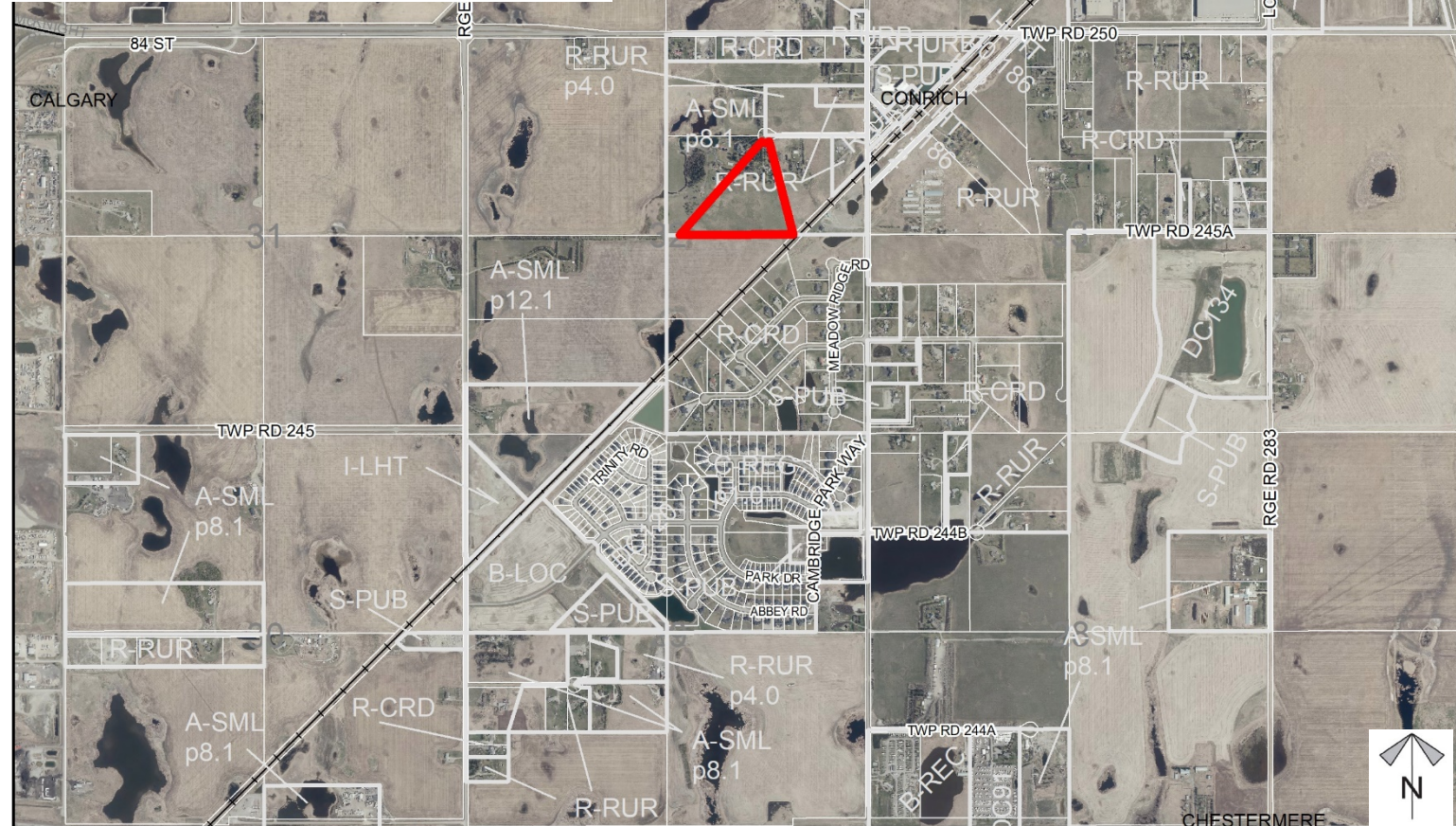
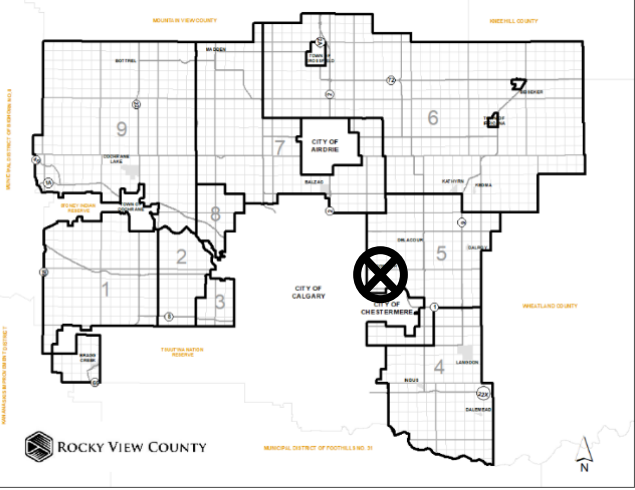
**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

<b>APPLICANT:</b> Steven Ho Architecture Inc.	<b>OWNER:</b> Laura Penikett
<b>DATE APPLICATION RECEIVED:</b> January 15, 2021	<b>DATE DEEMED COMPLETE:</b> January 18, 2021
<b>GROSS AREA:</b> ± 9.19 hectares (± 22.71 acres)	<b>LEGAL DESCRIPTION:</b> Block:4 Plan:5710 JK; NE-32-24-28-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <i>April 27, 2001:</i> Farm Building Location Permit issued for a private riding arena <i>February 13, 2001:</i> Development Permit (1999-DP-8228) issued for a private riding arena	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

**Location & Context**

**Development Proposal**

Special function business (within an existing private riding arena), for a wedding ceremony venue to operate 15 days of the calendar year



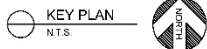
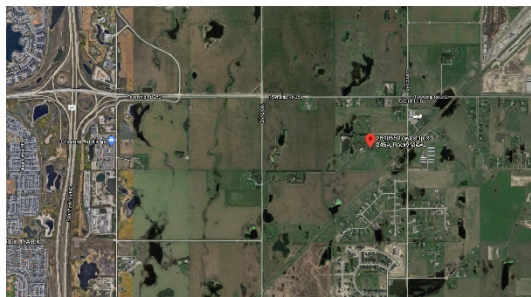
*Division: 05*  
*Roll: 04332012*  
*File: PRDP20210208*  
*Printed: Feb 18, 2021*  
*Legal: Block:4 Plan:5710 JK*  
*within NE-32-24-28-W04M*



Site Plan

**Development Proposal**

Special function business (within an existing private riding arena), for a wedding ceremony venue to operate 15 days of the calendar year



**BY-LAW & SITE INFORMATION**

**MUNICIPAL ADDRESS**  
3200 TOWNSHIP ROAD 245A  
ROCKY VIEW, ONTARIO

**LEGAL ADDRESS**  
LOT 1, PLAN 4446JK

**ZONING**  
R1M

**PROPOSED OCCUPANCY**  
WEDDING CEREMONY VENUE

**AREA OF SITE**  
1.000 ACRES  
(39,613 SQ. FT.)

**EXISTING BUILDING AREA**

2000 SQ. FT.	5.000 %
2500 SQ. FT.	6.300 %
3000 SQ. FT.	7.600 %
3500 SQ. FT.	8.900 %
4000 SQ. FT.	10.200 %
4500 SQ. FT.	11.500 %
5000 SQ. FT.	12.800 %
5500 SQ. FT.	14.100 %
6000 SQ. FT.	15.400 %
6500 SQ. FT.	16.700 %
7000 SQ. FT.	18.000 %
7500 SQ. FT.	19.300 %
8000 SQ. FT.	20.600 %
8500 SQ. FT.	21.900 %
9000 SQ. FT.	23.200 %
9500 SQ. FT.	24.500 %
10000 SQ. FT.	25.800 %

**PARKING REQUIREMENTS**

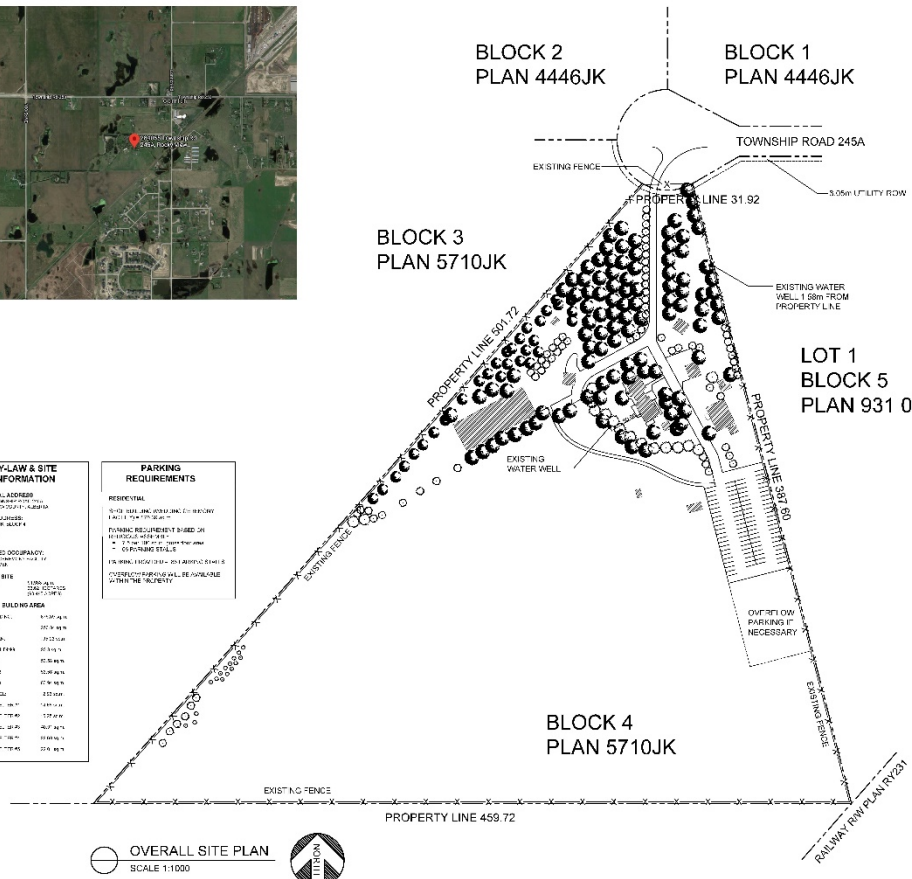
**RESIDENTIAL**

1-100 SQ. FT. GARAGE OR DETACHED GARAGE  
1-100 SQ. FT. GARAGE

**PARKING REQUIREMENT BASED ON RESIDENTIAL USE ONLY**

- 1. 2.000 SPACES PER UNIT
- 2. 1.000 SPACES PER UNIT
- 3. 0.500 SPACES PER UNIT

**OVERLAP PARKING WILL BE FORWARDED TO THE TOWN ENGINEER**



<p>STEVEN HO ARCHITECTURE INCORPORATED</p> <p>317 507 Dundas Street West Suite 102 Toronto, Ontario M5G 1S4 Tel: 416-593-4339 www.stevenhoarch.com</p>	
<p>PROJECT DESCRIPTION PLAN 5710JK BLOCK 4</p>	
<p>d</p> <p>c</p> <p>b</p>	
<p>ISSUED FOR DP SUBMISSION</p>	<p>JAN '21</p>
<p>NO. REVISION</p>	<p>DATE</p>
<p>PROJECT WEDDING CEREMONY FACILITY</p>	
<p>3200 TOWNSHIP ROAD 245A ROCKY VIEW COUNTY, ONTARIO</p>	
<p>DETAIL</p>	
<p>OVERALL SITE PLAN</p>	
<p>SCALE AS SHOWN</p>	
<p>DATE JAN 12, 2021</p>	
<p>DRAWN SHD</p>	
<p>CHECKED</p>	
<p>JOB No. 202102</p>	
<p>DRAWING No.</p>	
<p>DP-1.1</p>	
<p>CDP/18/11 ©/MAY/10/14</p>	

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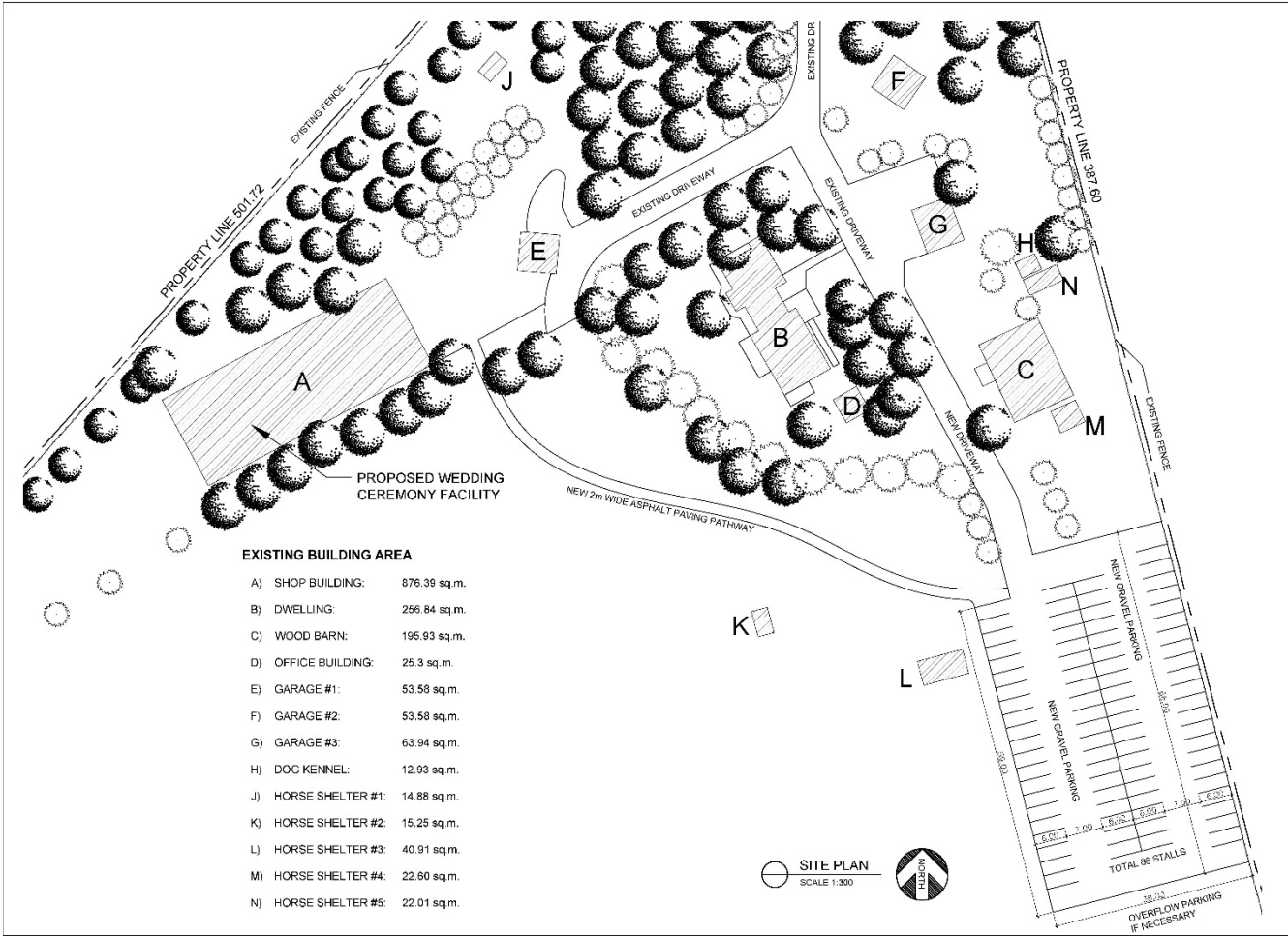




**Site Plan**

**Development Proposal**

Special function business (within an existing private riding arena), for a wedding ceremony venue to operate 15 days of the calendar year



**EXISTING BUILDING AREA**

- A) SHOP BUILDING: 876.39 sq.m.
- B) DWELLING: 256.84 sq.m.
- C) WOOD BARN: 195.93 sq.m.
- D) OFFICE BUILDING: 25.3 sq.m.
- E) GARAGE #1: 53.58 sq.m.
- F) GARAGE #2: 53.58 sq.m.
- G) GARAGE #3: 63.94 sq.m.
- H) DOG KENNEL: 12.93 sq.m.
- J) HORSE SHELTER #1: 14.88 sq.m.
- K) HORSE SHELTER #2: 15.25 sq.m.
- L) HORSE SHELTER #3: 40.91 sq.m.
- M) HORSE SHELTER #4: 22.60 sq.m.
- N) HORSE SHELTER #5: 22.01 sq.m.

**SITE PLAN**  
SCALE 1:300

STEVEN HO ARCHITECTURE INCORPORATED  615 500 County Rd. 26-1 S.J. S. 26-282 City of Rocky View, T4B R4, R4B, R5, C4B www.stevenhoarchitecture.com	
LOCAL DESCRIPTION: PLAN ETIC, K BLOCK 4	
d	
c	
b	
a	REVISION DATE 01 SUBMISSION JAN 12 2021
No	REVISION DATE
PROJECT: WEDDING CEREMONY FACILITY	
26406 TOWN SHIP ROAD 2456 ROCKY VIEW COUNTY, AB R4B1S	
DETAIL <b>SITE PLAN</b>	
SCALE: AS SHOWN DATE: JAN 12 2021 DRAWN: SHD CHECKED: JOB No: 202106 DRAWING No:	
<b>DP-1.2</b>	
COPYRIGHT © WATERAL	



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## Site Photos

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