

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: December 10, 2020

DIVISION: 5

APPLICATION: PRDP20203241

SUBJECT: Development Item: *Special Function Business*

USE: Discretionary use, with no Variances

APPLICATION: Special Function Business, for an event venue.

GENERAL LOCATION: Located approximately 2.41 km (1 1/2 miles) north of Hwy. 1 and on the west side of Boundary Rd.

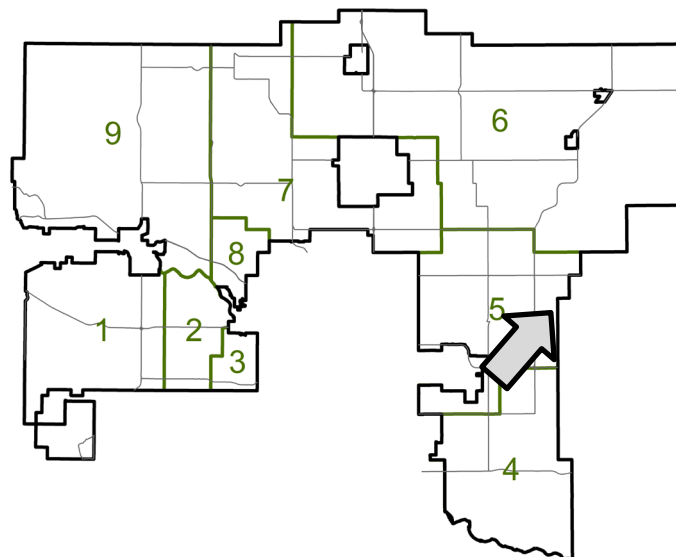
LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML) under Land Use Bylaw C-8000-2020.

ADMINISTRATION RECOMMENDATION:

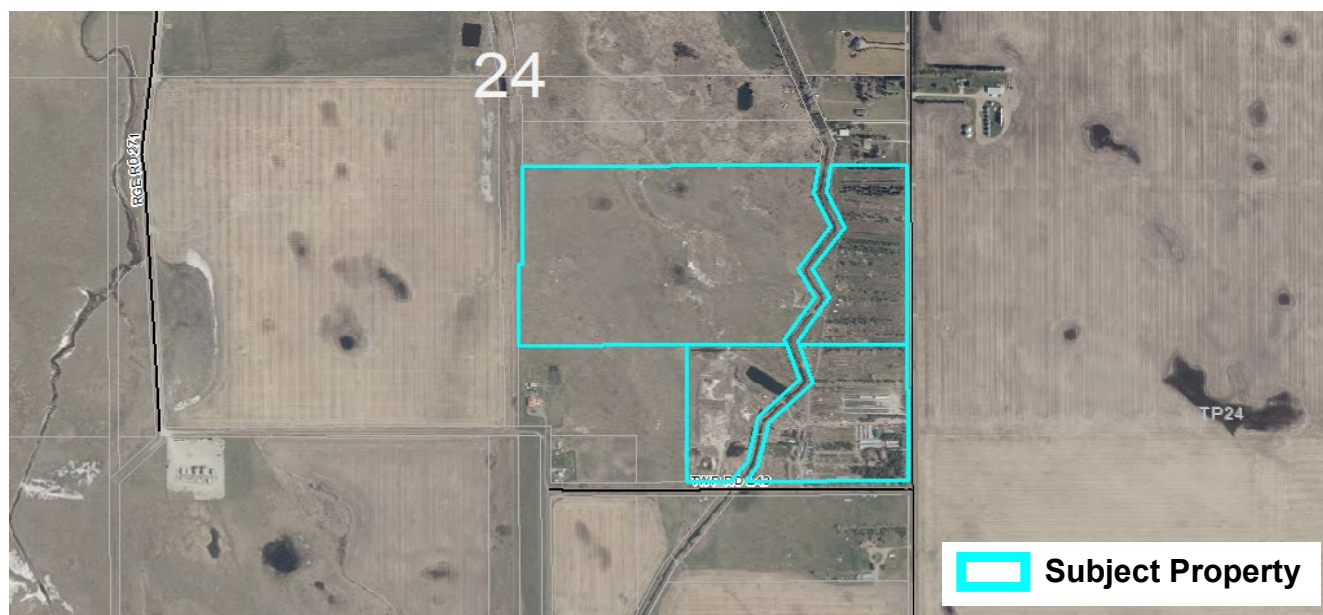
Administration recommends Approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203241 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203241 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri– Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: October 13, 2020	File: 04213005/04224001
Application: PRDP20203241	Applicant/Owner: Zak, Tarance (Greentree Landscapes)
Legal Description: Block 1, Plan 7610142; NE-13-24-27-04, & SE-24-24-27-04	General Location: located approximately 2.41 km (1 1/2 miles) north of Hwy. 1 and on the west side of Boundary Rd.
Land Use Designation: Agricultural, Small Parcel District (A-SML) under Land Use Bylaw C-8000-2020.	Gross Area: ± 42.79 hectares (± 105.73 acres) (combined)
File Manager: Sandra Khouri	Division: 5

PROPOSAL:

The proposal is for a Special Function Business, for an event venue.

The Applicants/Owners are proposing an outdoor wedding venue on two of their adjacent parcels. The northern parcel will contain the outdoor venue space and the southern parcel will contain the parking area. The Applicant/Owner will be the venue provider only and will not be organizing any of the events. Any catering or food/beverage services will be provided by the event organizer.

The parcels are currently developed with a dwelling, a *Horticultural Development* (nursery and tree farm) with associated greenhouses and farm buildings, a *Cannabis Cultivation* operation, and a *Farmers Market*.

Overall Business Details	Proposed (per application form)
Business Name	Greentree Landscapes
Purpose	Event venue for weddings or other gatherings; Maximum capacity: 150 guests.
Buildings	Two 10' x 10' temporary tents that will only be used at the request of the wedding party.
Outdoor Space	250.00 sq. m (2,690.98 sq. ft.) outdoor space (located on northern parcel).
Hours / Days of Operation	Maximum 15 days per year.
Employees	One part-time employee (seasonal).
Signage	The existing nursery signage will be modified (signage details required).
Water and Septic	Event organizers will have the option to bring in portable facilities or use the bathroom in the Bloomfield Garden Centre building. Drinking water is to be supplied by event organizers.
Waste Removal	Garbage disposal bins will be provided on site.
Screening / Fencing	The event site is completely surrounded by mature trees.
Traffic	There is an approach off of Boundary Road that leads to a driveway on the property to access the venue site.
Parking	Total of 165 stalls.

SITE INFORMATION:

- Site is adjacent to agricultural properties on all sides.
- There is a Western Irrigation District canal running through both properties.
- There are some wetlands/water bodies located on the northern parcel but they are far from the venue location.
- There is no oil & gas infrastructure on either property.
- Between the two properties, there are four existing approaches off Boundary Road and two existing approaches off Twp. Rd. 243.

Land Use Bylaw Requirements:**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.

A-GEN Agricultural, General District**304 Discretionary Uses**

Special Function Business

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.*
 - The applicant has indicated that the venue will operate for a total of 15 days per year.

155 Special Function Business Site Requirements:

- a) *The maximum area of a Special Function Business shall not exceed 400.0 m² (4305.56 ft²) or 1% of the parcel area, whichever is less.*
 - The northern parcel where the venue will be located is 73.56 acres or 297,686.76 sq. m in size.
 - 1% of the area = 297,686.76 sq. m x 0.01 = 2,976.87 sq. m (32,042.76 sq. ft.); therefore, 400.00 sq. m (4,305.56 sq. ft.) is the maximum permitted
 - The outdoor venue will be approximately 250.00 sq. m (2,690.98 sq. ft.)

156 Special Function Business Development Permit Requirements:

- a) *A Development Permit application will respond to **Section 154** and **155**, and*
- b) *A Development Permit for a special function business shall not exceed three (3) years.*
 - As this is the first application for the Special Function Business, proposed conditions of approval will include a 1 year time limit.

236 Parking Minimums

- Special Function Business is not listed in the parking table

- As per section **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.
- Religious Assembly would be the most similar use in terms of number of vehicles that would be attending a wedding ceremony.
 - o Religious Assembly: 7.5 stalls per 100.0 m² (1076.39 ft²) gross floor area
 - o $250 \text{ sq. m} / 100 = 2.5 * 7.5 = 18.75 = 19 \text{ stalls}$
 - o The Applicant/Owner is proposing a total of 75 stalls in the main parking area with overflow for up to 90 additional cars.
 - o They have identified 20 stalls at the existing garden centre as well but these will not be included in this count as they are associated to another use.
 - o Total stalls provided = 165
 - o No barrier free stalls identified

STATUTORY PLANS:

The subject property is not located within any statutory plans. As such, the application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

November 24, 2020

- No pre-grading or construction started yet
- Existing structures disassembled for the season
- Landowner not on site
- No fencing prohibiting access to road
- Currently limited space for parking (~15-20 stalls)

CIRCULATIONS:

Western Irrigation District

- No comments received.

Wheatland County

Wheatland County has a few concerns/comments regarding this proposed development.

- 1) Concerns regarding an increased volume of traffic on a road that is maintained by Wheatland County.
- 2) Wheatland County would like to see dust control measures placed in front of the adjacent resident and at the intersection of Highway #1.
- 3) Regarding the Wheatland County resident directly to the east of this property, do the events include wedding dances or other noisy activities that will affect local residents?

Alberta Health Services

- No comments received.

Development Compliance Officer Review

- No comments received.

Engineering Services Review

General

- The review of this file is based upon the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures.
- As the subject lands are adjacent to Boundary Road, the application shall be circulated to Wheatland County for their review/comment.
- As the subject lands are adjacent to a WID canal, the application shall be circulated to WID for their review/comment and the applicant shall maintain any setback as required by WID.

Geotechnical - Section 300.0 requirements:

- Steep slopes are not observed on the subject lands.
- Engineering has no requirements at this time.

Transportation - Section 400.0 requirements:

- As per GIS review, the parcel gains access off Boundary Road which is maintained by Wheatland County. Any upgrades to the existing approach shall be in accordance with Wheatland county requirements/comments.
- As per the application, a gathering capacity of 150 guests is proposed. Therefore, the proposed development may cause an increase traffic in the road network. Prior to issuance of DP, the applicant is required to provide a Trip Generation Assessment indicating the volume of traffic to be drawn towards the site on a regular basis and on special events.
- TOL is deferred at this time for renewable permits.

Sanitary/Waste Water - Section 500.0 requirements:

- The applicant has indicated that washroom facilities on site may be used for the proposed events.
- Should the applicant intend to use the existing washroom facilities, prior to issuance, the applicant will be required to provide an assessment of the existing sanitary/waste water system by a qualified professional to determine if the existing system is suitable to support the proposed development. Should the existing sanitary/wastewater system not be suitable, the applicant will be required to install an appropriately sized sewage holding tank support the proposed development in accordance with County Policy 449.

Water Supply and Waterworks - Section 600.0 & 800.0 requirements:

- As per the application, drinking water for the events is to be externally supplied for special events. Engineering has no concerns with this approach.
- As a permanent condition, should groundwater be used the applicant will be required to attain all necessary licenses from AEP.
- Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- As per the application, the applicant is not proposing to install any permanent structures or hard surfaces. Therefore, a SSIP is not warranted at this time.
- Engineering has no requirements at this time.

Environmental – Section 900.0 requirements:

- The proposed development does not appear to be impacting any wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
- Engineering has no requirements at this time.

Agricultural Services Staff

- No agricultural concerns.

OPTIONS:

Option #1: (this would allow the proposed development to commence)

APPROVAL, subject to the following conditions:

Description:

1. That a Special Function Business, for an outdoor event venue may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit and includes:
 - i. An outdoor venue space, approximately 250.00 sq. m (2,690.98 sq. ft.) in area;
 - ii. A maximum guest attendance not to exceed **155 guests** per event; and
 - iii. One onsite identification sign, in accordance with the updated signage details as submitted.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan that identifies a minimum of five (5) barrier free parking stalls, in accordance with the Alberta Building Code.
3. That prior to issuance of this permit, the Applicant/Owner shall submit signage details of the proposed onsite signage.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a Trip Generation Assessment, in accordance with County Servicing Standards, indicating the volume of traffic to be drawn towards the site on a regular basis and on special events. The Assessment shall also indicate any recommendations required to be implemented and adhered to by the Applicant/Owner for the subject proposal.
5. That prior to issuance of this permit, the Applicant/Owner shall provide an assessment by a qualified professional of the existing sanitary/wastewater system to determine if the existing system is suitable to support the proposed development, to the satisfaction of the County.
 - i. Should the existing sanitary/wastewater system not be suitable, the Applicant/Owner will be required to install an appropriately sized sewage holding tank to support the proposed development, in accordance with the County Servicing Standards.
 - ii. Should the Applicant/Owner not intend to use the existing washroom facilities for special events, written confirmation shall be provided to the County.

Permanent:

6. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance condition shall be implemented and adhered to in perpetuity.

7. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
8. That if additional onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
9. That there shall be a minimum of 165 parking stalls, 5 of which are barrier free stalls, available onsite during operation of the Special Function Business.
10. That at no time shall event guests utilize the existing permanent washroom facilities onsite and shall be restricted to portable facilities or a singular bathroom in the Bloomfield Garden Centre building, unless otherwise approved through the Servicing Assessment.
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 **JUNE 30, 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 **JANUARY 6, 2022**.

Advisory:

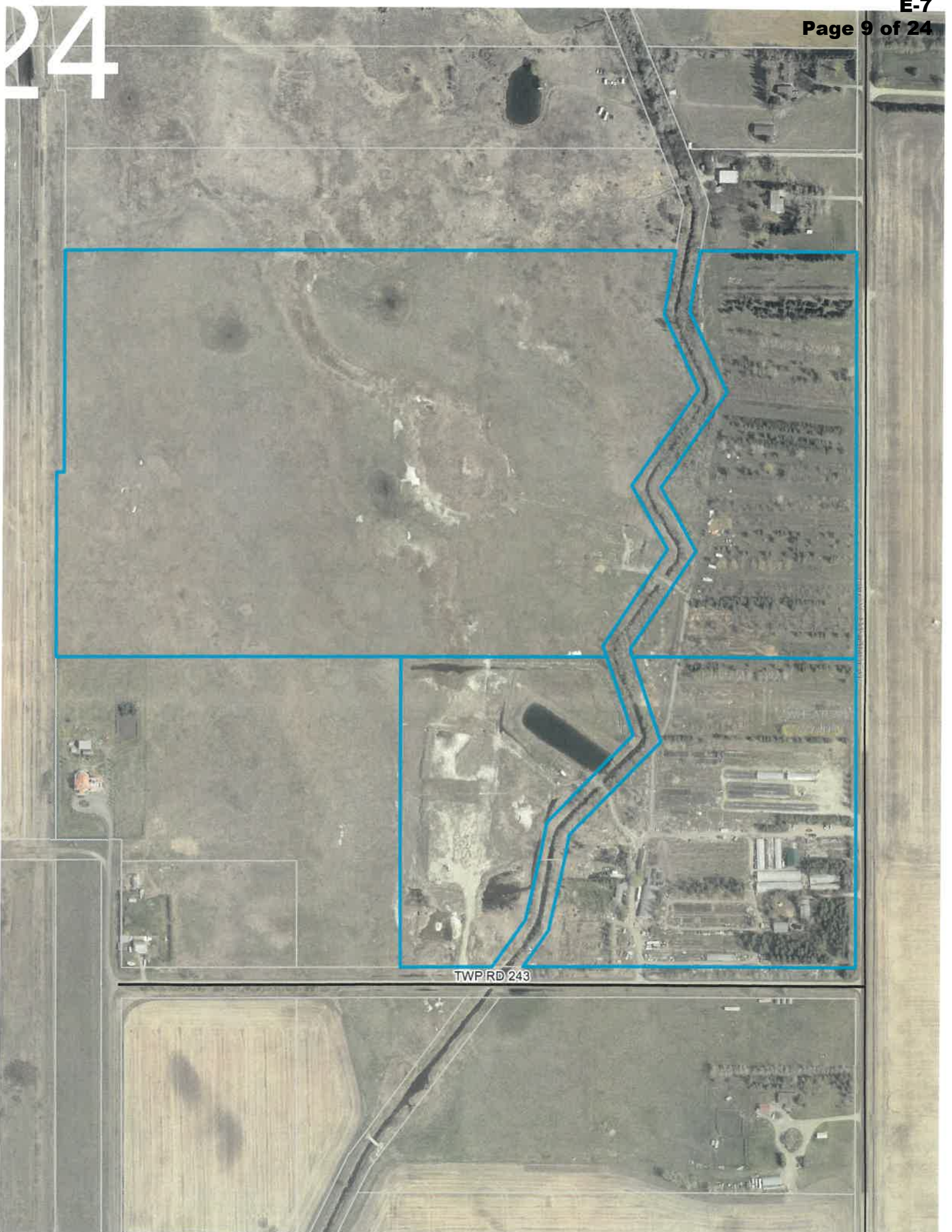
17. That the Applicant/Owner shall contact Wheatland County to:
 - i. discuss the requirement of any upgrades to the existing approaches on Boundary Road, that are to be used by the Special Function Business.
 - ii. obtain any approvals for road maintenance and dust mitigation on Boundary Road, prior to the commencement of a scheduled Special Function event.
18. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
19. 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.
20. 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.

Option #2: (this would not allow the proposed development to commence)

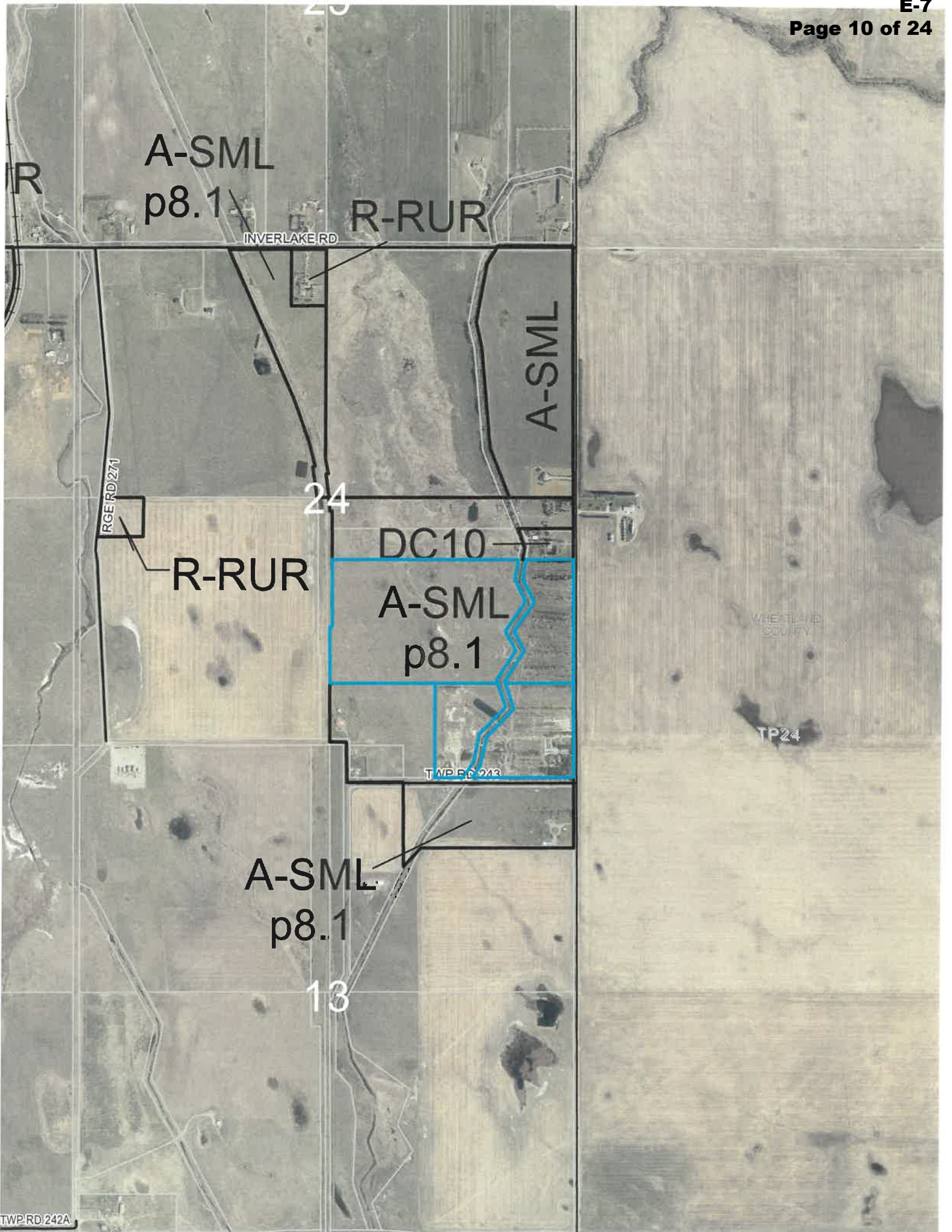


REFUSAL as per the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



TWPIRD 243





ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

E-7
Page 11 of 24

APPLICATION NO.	04213005 (parking)
ROLL NO.	04224001 (venue)
RENEWAL OF	PRDP 20203241
FEES PAID	\$295.00
DATE OF RECEIPT	Oct 13/20

APPLICANT/OWNER

Applicant Name: TARANCE ZAK

Business/Organization Name (if applicable): GREENTREE LANDSCAPES

Landowner Name(s) per title (if not the Applicant): GREENVIEW NURSERIES & TREE FARM CORP

Business/Organization Name (if applicable): GREENTREE LANDSCAPES

LEGAL LAND DESCRIPTION - Subject site

All/part of: SE ¼ Section: 24 Township: 24 Range: 27 West of: 4 Meridian Division:
 All parts of Lot(s)/Unit(s): Block: Plan: Parcel Size (ac/ha): 73.56
 Municipal Address: Land Use District: A-SML

APPLICATION FOR - List use and scope of work

SPECIAL FUNCTION BUSINESS

Variance Rationale included: ☐ YES ☐ NO ☐ N/A

DP Checklist Included: ☒ YES ☐ NO

SITE INFORMATION

- | | |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, TARANCE ZAK (Full name in Block Capitals), hereby certify (initial below):

- [Signature]* That I am the registered owner OR *[Signature]* That I am authorized to act on the owner's behalf.
- [Signature]* That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- [Signature]* That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- [Signature]* **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature

Date

Landowner Signature

Date

Rocky View County
Planning Services
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Special Function Business - Development Permit Application

We wish to apply for a permit for an event venue located at 243015 Boundary Road.

As owners of two adjacent parcels of land, we intend to use both parcels as follows:

1. **Venue** (Short Legal Address: 4;27;24;24;SE)

The event venue consists of an open area which is ideal for a small wedding ceremony, or other gathering. Capacity up to 150 guests.

Site Dimensions: The space consists of an area approximately 10m by 25m, equalling 250 square metres.

2. **Parking** (Short Legal Address: 7610142;1)

We have ample parking for up to 75 cars in a gravelled parking lot, with its own access from Boundary Road. There is also overflow space for an additional 70 cars in that area. There is also overflow parking available for up to 40 cars adjacent to Bloomfield Garden Centre.

Parking Lot Dimension: 32m x 75m

Vehicle access is available for equipment/supplies and for VIP or elderly/disabled guests who need to be dropped right at the venue site. This access is from a road within the property, not directly from Boundary Road.

Additional Information

- We will be acting as the venue provider only, not the event organizer.
- Functions will be offered on a maximum of 15 days per year.
- The event site is completely surrounded by trees (30-40 feet tall) which will block any direct light coming from the area.
- The event site is separated from the nearest neighbour by 7 rows of mature trees.

- Event organizers will have the option to bring in porta-potties if required. Otherwise there is a bathroom available for use in the Bloomfield Garden Centre building.
- If catering or other food/beverage services are required, event organizers will be responsible for bringing this in and ensuring the appropriate permitting/licencing requirements are met.
- Vehicle access to the venue site is via a road within the property, not directly from Boundary Road.

Your sincerely,



Tarance Zak
Greentree Landscapes
243015 Boundary Road,
Box 12, Site 16, RR7, LCD 1,
Calgary, Alberta,
T2P 2G7



Venue

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 862 862 4;27;24;24;SE 961 184 073

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 24
SECTION 24

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

FIRST: THE NORTH 660 FEET OF THE SAID SOUTH EAST QUARTER
 CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS

SECONDLY: PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
RAILWAY AND EXTRA				
RIGHT OF WAY	RY226	1.10	2.72	
CANAL RIGHT OF WAY	IRR639	2.26	5.60	
ROADWAY	4221AF	0.158	0.39	
SUBDIVISION	7610142	15.30	37.73	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 811 081 901

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
961 184 073	14/08/1996	TRANSFER OF LAND	\$147,000	CASH & MORTGAGE

OWNERS

GREENVIEW NURSERIES & TREE FARMS CORP.
OF BOX 12, SITE 16, RR 7
CALGARY
ALBERTA T2P 2G7

(DATA UPDATED BY: CHANGE OF NAME 011064708)

(DATA UPDATED BY: CHANGE OF ADDRESS 161152186)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

961 184 073

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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8180KU .	17/05/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE WESTERN IRRIGATION DISTRICT
731 034 466	17/07/1973	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION. (DATA UPDATED BY: 191067643)
741 090 201	25/09/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
161 126 175	01/06/2016	MORTGAGE MORTGAGEE - MERVIN FALKENBERG MORTGAGEE - JANET FALKENBERG MORTGAGEE - DEAN FALKENBERG ALL OF : 484 SILVER GROVE GARDENS NW CALGARY ALBERTA T3B4S8 ORIGINAL PRINCIPAL AMOUNT: \$600,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
OCTOBER, 2020 AT 11:53 A.M.

ORDER NUMBER: 40298724

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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 914 822 7610142;1 961 184 096

LEGAL DESCRIPTION

PLAN M.D. ROCKY VIEW 7610142
BLOCK ONE (1)
CONTAINING THIRTY FOUR AND THIRTY FOUR HUNDREDTHS (34.34) ACRES
MORE OR LESS
EXCEPTING
PLAN NO. ACRES MORE OR LESS
CANAL RIGHT OF WAY IRR639 1.47
CANAL RIGHT OF WAY IRR566 0.70
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;27;24;13;NE
ATS REFERENCE: 4;27;24;24;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 761 019 861

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
961 184 096	14/08/1996	TRANSFER OF LAND	\$453,000	CASH & MORTGAGE

OWNERS

GREENVIEW NURSERIES & TREE FARMS CORP.
OF BOX 12, SITE 16, RR 7
CALGARY
ALBERTA T2P 2G7

(DATA UPDATED BY: CHANGE OF NAME 011064708)
(DATA UPDATED BY: CHANGE OF ADDRESS 161152186)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

961 184 096

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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731 034 466	17/07/1973	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION. (DATA UPDATED BY: 191067643)
741 079 463	19/08/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
741 090 201	25/09/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
761 019 859	19/02/1976	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION. DEFERRED RESERVE CAVEAT "NE OF 13"
161 127 993	02/06/2016	MORTGAGE MORTGAGEE - MOUNTAIN VIEW CREDIT UNION, LIMITED. 401, 6501 51 ST OLDS ALBERTA T4H1Y6 ORIGINAL PRINCIPAL AMOUNT: \$850,000
161 127 994	02/06/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - MOUNTAIN VIEW CREDIT UNION, LIMITED. C/O RANDAL JARVIS LAW OFFICE 110, 304-3 AVE STRATHMORE ALBERTA T1P1Z1 AGENT - RANDAL JARVIS

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
OCTOBER, 2020 AT 11:52 A.M.

ORDER NUMBER: 40298704

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.

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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).

Sandra Khouri

From: Wendy Zak [REDACTED]
Sent: November 4, 2020 12:43 PM
To: Sandra Khouri
Subject: [EXTERNAL] - PRDP20203241 Incomplete Application

Categories: CityView Permitting Attachment

Do not open links or attachments unless sender and content are known.

Hi Sandra,

You recently sent Tarance an email with some questions about our development permit application and he asked me to send you the answers to the following questions:

- 1) There will be no permanent structures
- 2) We will sometimes make use of 10' x 10' canopies in the space - one for privacy for the wedding party and one for things like a guest book. They will not be permanent structures and will be used at the request of the wedding party.
- 3) We will probably have one part-time employee, and only for the duration of the wedding season.

I think you confirmed that the form Tarance said will suffice to prove that we own Greenview, so I think that is all you need from me. Please could you confirm that you don't need anything else.

Thanks,

--

Wendy Zak

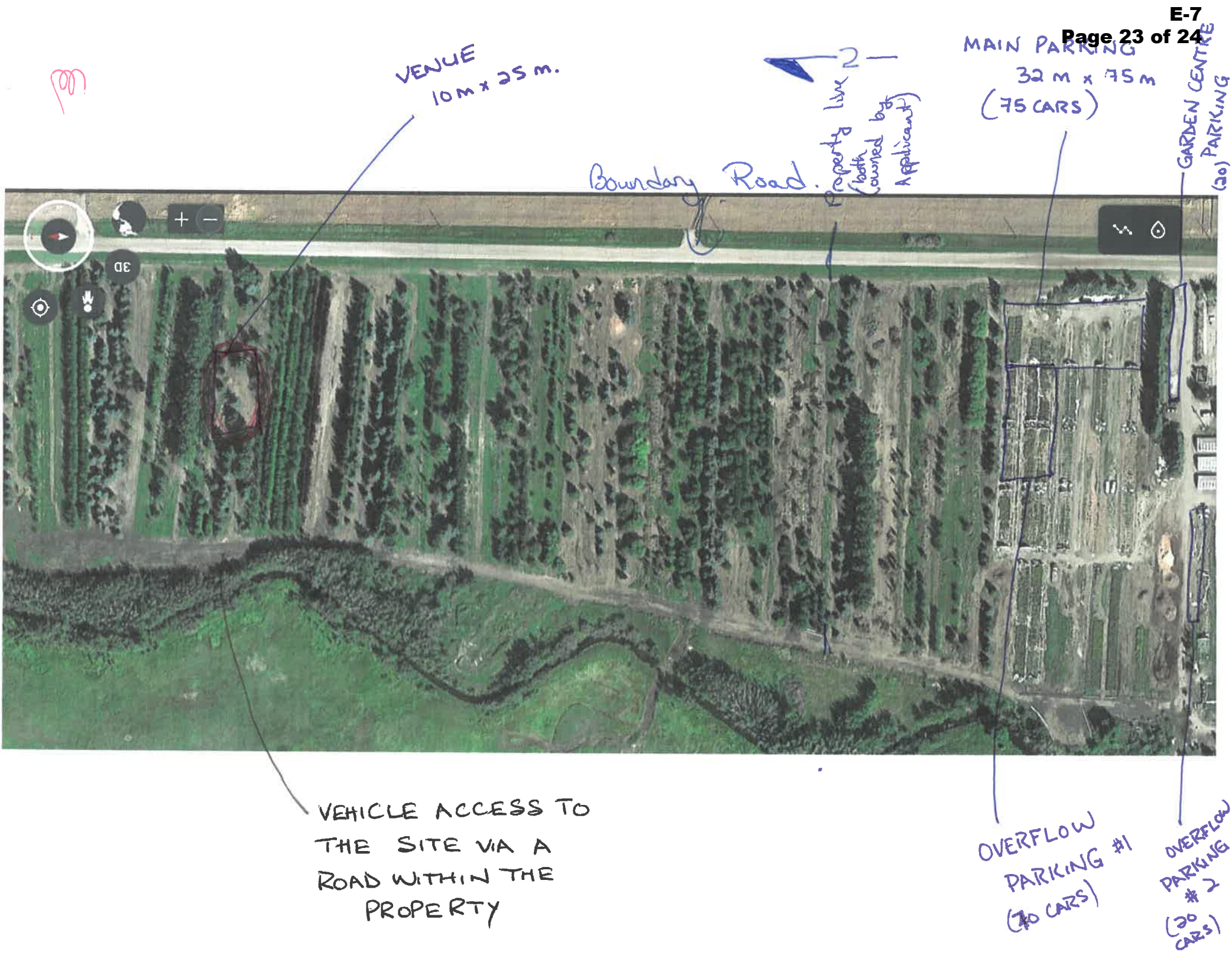
[REDACTED]

PARKING LOT



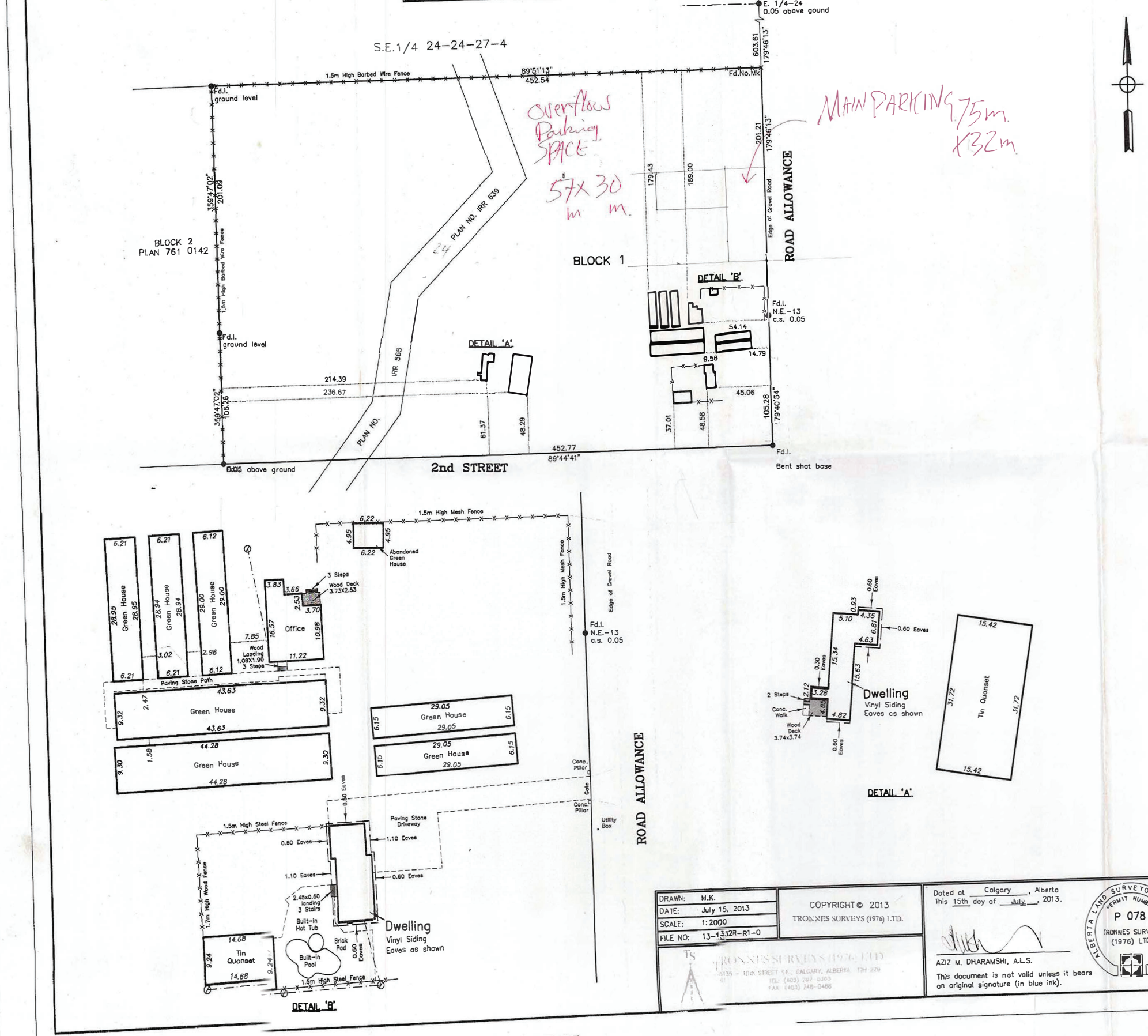






THIS IS ONLY THE PROPERTY
WHERE PARKING IS
DOES NOT SHOW VENUE
(VENUE IS SHOWN ON GOOGLE
EARTH IMAGE)

Alberta Land Surveyor's Real Property Report



TO: Greenview Nurseries and Tree Farms Corp.
of Box 17, Sta 18, R.R. 1
Calgary, Alberta
RE: Block 1, Plan 761 0142
243015 Boundary Road - House
243015 Boundary Road - Office
Rocky View County, Alberta

DATE OF SURVEY: JULY 10, 2013
DATE OF TITLE SEARCH: JULY 10, 2013
C. of T. No.: 961 184 096

- NOTES:**
1. Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls only at the date of survey.
 2. Property is subject to covenants registered as Nos. 731 034 466 and 761 019 859.
 3. Property is subject to Utility Right of Way registered as Nos. 741 079 463, 741 090 201.

LEGEND:

Distances shown are in metres and decimals thereof. x
Statutory Iron Pasts Found shown thus:
Found No Mark, re-established location shown thus:
Eaves are dimensioned to the line of fascia.

CERTIFICATION:

I hereby certify that this Report, which includes the attached Plan and related Survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property, (except as noted herein);
3. no visible encroachments exist on the property from any improvements situated on an adjoining property, (except as noted herein);
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, (except as noted herein).

PURPOSE:

This Report and the related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corners have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

DRAWN: M.K.
DATE: July 15, 2013
SCALE: 1:2000
FILE NO: 13-1332R-R1-0

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Dated at Calgary, Alberta
This 15th day of July, 2013.

AZIZ M. DHARAMSHI, A.L.S.

This document is not valid unless it bears on original signature (in blue ink).

