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## PLANNING

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**TO:** Subdivision and Development Appeal Board  
**DATE:** June 27, 2022  
**FILE:** 05735070  
**SUBJECT:** Development Item - Special Function Business / Discretionary use, with Variances

**DIVISION:** 4  
**APPLICATION:** PRDP20221211

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**APPLICATION:** Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days.

**GENERAL LOCATION:** Located approximately 0.20 kilometres (0.08 miles) west of Woodland Road and on the north side of Township Road 255.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020 (LUB)

**EXECUTIVE SUMMARY:** The application was presented to the Municipal Planning Commission on May 11, 2022, and was conditionally-approved.

The Application is for the operation of a Special Function Business on the subject parcel. The name of the business is “The Barn at Timberlane” and the Applicant/Owner is proposing to offer “small boutique” type events, such as weddings, charity events, and health and wellness events.

The total proposed event area is approximately 400.00 sq. m (4,305.56 sq. ft.). Events will be held mostly within the existing dwelling, single detached, approximately 190.00 sq. m (2,045.14 sq. ft.), with an outdoor event area (lawn area) of approximately 200.00 sq. m (2,152.78 sq. ft.). Temporary tents would be required dependent upon event and weather needs. An area for 50 parking stalls, that meets dimension requirements, would be maintained on-site and requires no additional grading. The site is adequately screened with trees on the south and north portions; there are no additional screening requirements.

The Applicant/Owner has provided an Action Plan and implemented various control measures to address event/noise monitoring, public engagement, and waste management. The Applicant/Owner has stated they will implement a 10:00 pm curfew for outside events; events will then go inside to reduce potential noise impacts; Noise Control Bylaw, C-8067-2020, would be adhered to at all times. Events will conclude at 11:00 pm.

The Applicant/Owner has requested the ability to operate the business for up to 20 annual cumulative event days and that requires a variance of approximately 33.33%. The Applicant/Owner has supplied some written consent from adjacent landowners and others in the community, Administration recommended approval.

On June 3, 2022, an appeal was filed by Lance and Rachel Fugate against the decision of the Municipal Planning Commission for several reasons, which are noted in the agenda package.

**DECISION:** Conditionally-approved

**DECISION DATE:**  
May 11, 2022

**APPEAL DATE:**  
June 3, 2022

**ADVERTISED DATE:**  
May 17, 2022

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### Administration Resources

Wayne Van Dijk, Planning & Development Services



## AIR PHOTO & DEVELOPMENT CONTEXT:



## VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
318 Annual Cumulative Event Days	15 days	20 days	33.33%

## APPLICATION EVALUATION:

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li><i>Municipal Government Act;</i></li> <li>Land Use Bylaw C-8000-2020;</li> <li>City of Calgary/Rocky View County Intermunicipal Development Plan; and</li> <li>Bearspaw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>The Barn at Timberlane Action Plan</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>Special Function Business</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission</li> </ul>

## Additional Review Considerations

Special Function Business is considered discretionary in the Residential, Rural district, as per Section 318 of the LUB.

The Applicant/Owner states the site is currently serviced by well water and septic; portable washrooms will be brought in for events when needed.



ROCKY VIEW COUNTY

The Applicant has proactively engaged the adjacent landowners and has provided an engagement summary and an updated Action Plan as part of the application package, included in the attachments.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

“Justin Rebello”

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Supervisor  
Planning and Development Services

WV/lt



## PLANNING

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 4
<b>DATE:</b>	May 11, 2022	<b>APPLICATION:</b> PRDP20221211
<b>FILE:</b>	05735070	
<b>SUBJECT:</b>	Special Function Business/ Discretionary use, with Variances	

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**APPLICATION:** Special Function Business for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days.

**GENERAL LOCATION:** Located approximately 0.20 kilometres (0.08 miles) west of Woodland Road and on the north side of Township Road 255.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR)

**EXECUTIVE SUMMARY:** The Applicant/Owner is proposing to operate a Special Function Business on the subject parcel. The name of the business is “The Barn at Timberlane” and the Applicant/Owner is proposing to offer “small boutique” type events, such as weddings, charity events, and health and wellness events.

The total proposed event area is approximately 400.00 sq. m (4,305.56 sq. ft.). Events will be held mostly within an existing dwelling, single detached, approximately 190.00 sq. m (2,045.14 sq. ft.), with an outdoor event area (lawn area) of approximately 200.00 sq. m (2,152.78 sq. ft.). Temporary tents would be required dependent upon event and weather needs. An area for 50 parking stalls, that meets dimension requirements, would be maintained on-site and requires no additional grading. The site is adequately screened with trees on the south and north portions; there are no additional screening requirements.

The Applicant/Owner has provided an Action Plan and implemented various control measures to address event/noise monitoring, public engagement, and waste management. The Applicant/Owner has stated they will implement a 10:00 pm curfew for outside events; events will then go inside to reduce potential noise impacts; Noise Control Bylaw, C-8067-2020, would be adhered to at all times. Events will conclude at 11:00 pm.

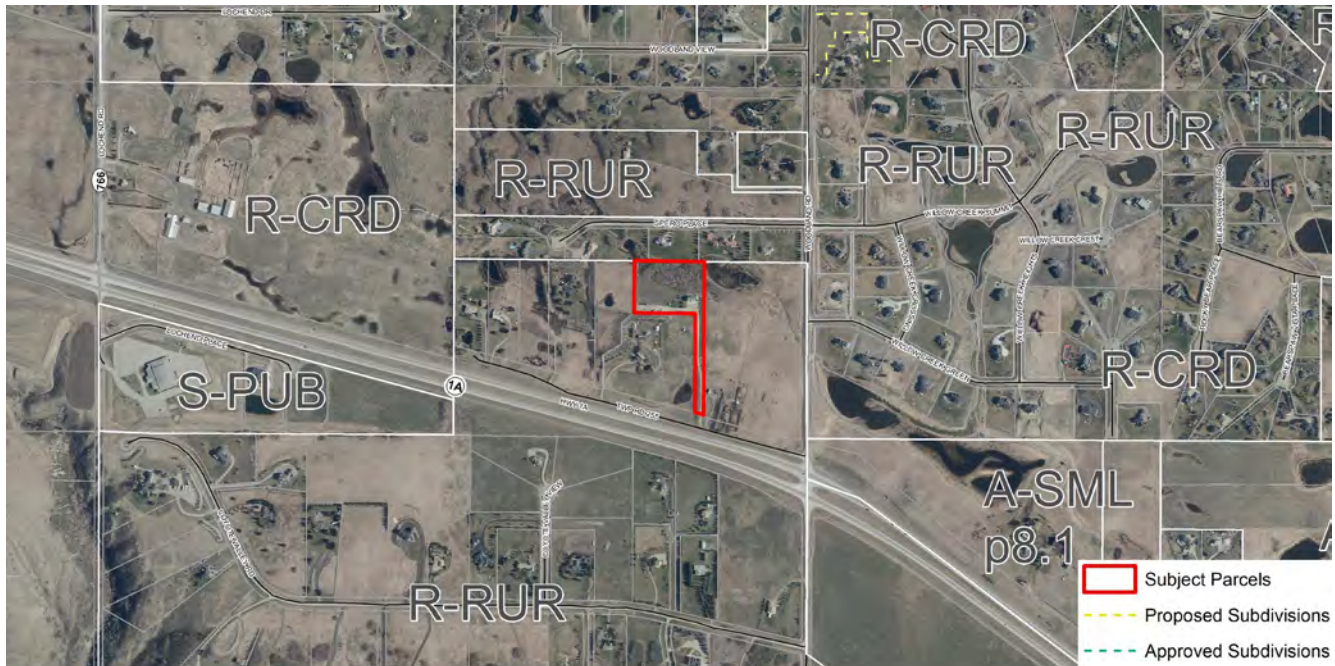
The Applicant/Owner has requested the ability to operate the business for up to 20 annual cumulative event days and that requires a variance of approximately 33.33%. The requested variance is not deemed excessive and as the Applicant/Owner has supplied some written consent from adjacent landowners and others in the community, Administration recommends approval.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20221211 be approved with the conditions noted in Attachment ‘A’.
- Option #2: THAT Development Permit Application PRDP20221211 be refused for 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.



**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage
318 Annual Cumulative Event Days	15 days	20 days	33.33%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li><i>Municipal Government Act;</i></li> <li>City of Calgary / Rocky View County Intermunicipal Development Plan</li> <li>Land Use Bylaw C-8000-2020; and</li> <li>Bearspaw Area Structure Plan</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>None submitted</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>Special Function Business</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission</li> </ul>

Additional Review Considerations

Special Function Business is considered discretionary in the Residential, Rural land use district, as per Section 318 of the LUB.



## ROCKY VIEW COUNTY

The Applicant/Owner states the site is currently serviced by well water and septic; portable washrooms will be brought in for events, when needed.

The Applicant has proactively engaged the adjacent landowners and has provided an engagement summary and an updated Action Plan as part of the application package, included in the attachments.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

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Manager  
Planning

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Acting Executive Director  
Community Development Services

WVD/llt

**ATTACHMENTS**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Application Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT 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 (1) sign may be placed on the parcel.
  - iii. That the number of cumulative days for events, not including set-up or take-down, shall be relaxed from **15 days to 20 days**.

**Prior to Release:**

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.
  - i. 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 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).
4. That no signage or parking is permitted within the County road right-of-way.
5. 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.
6. 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.
7. 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 under the County's Special Event Bylaw C-7990-2020.
8. 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.
9. 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.
10. 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

11. That if this permit is not issued by **November 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That this Development Permit, once issued, shall be valid until **May 24, 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 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.
  - ii. That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.



## ATTACHMENT 'B': APPLICATION INFORMATION

<b>APPLICANT:</b> Tanis and Dave Larson	<b>OWNER:</b> 1917019 Alberta Ltd.
<b>DATE APPLICATION RECEIVED:</b> March 18, 2022	<b>DATE DEEMED COMPLETE:</b> March 25, 2022
<b>GROSS AREA:</b> ± 2.40 hectares (± 5.93 acres)	<b>LEGAL DESCRIPTION:</b> Lot: 7, Plan: 0110239; SE-35-25-03-W05M (31048 Township Road 255)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"><li>• PRDP20194584: Home-Based Business, Type II (yoga business)</li><li>• PRDP20140853: construction of a dwelling, single-detached with single lot regrading</li><li>• 2013-DP-15445: conversion of an existing dwelling unit into an accessory building (garage/shop) including an accessory dwelling unit (suite within building), and relaxation of the maximum building area for an accessory dwelling unit, relaxation to the maximum height requirement, and relaxation of the maximum building area for an accessory building.</li></ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>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.</p>	

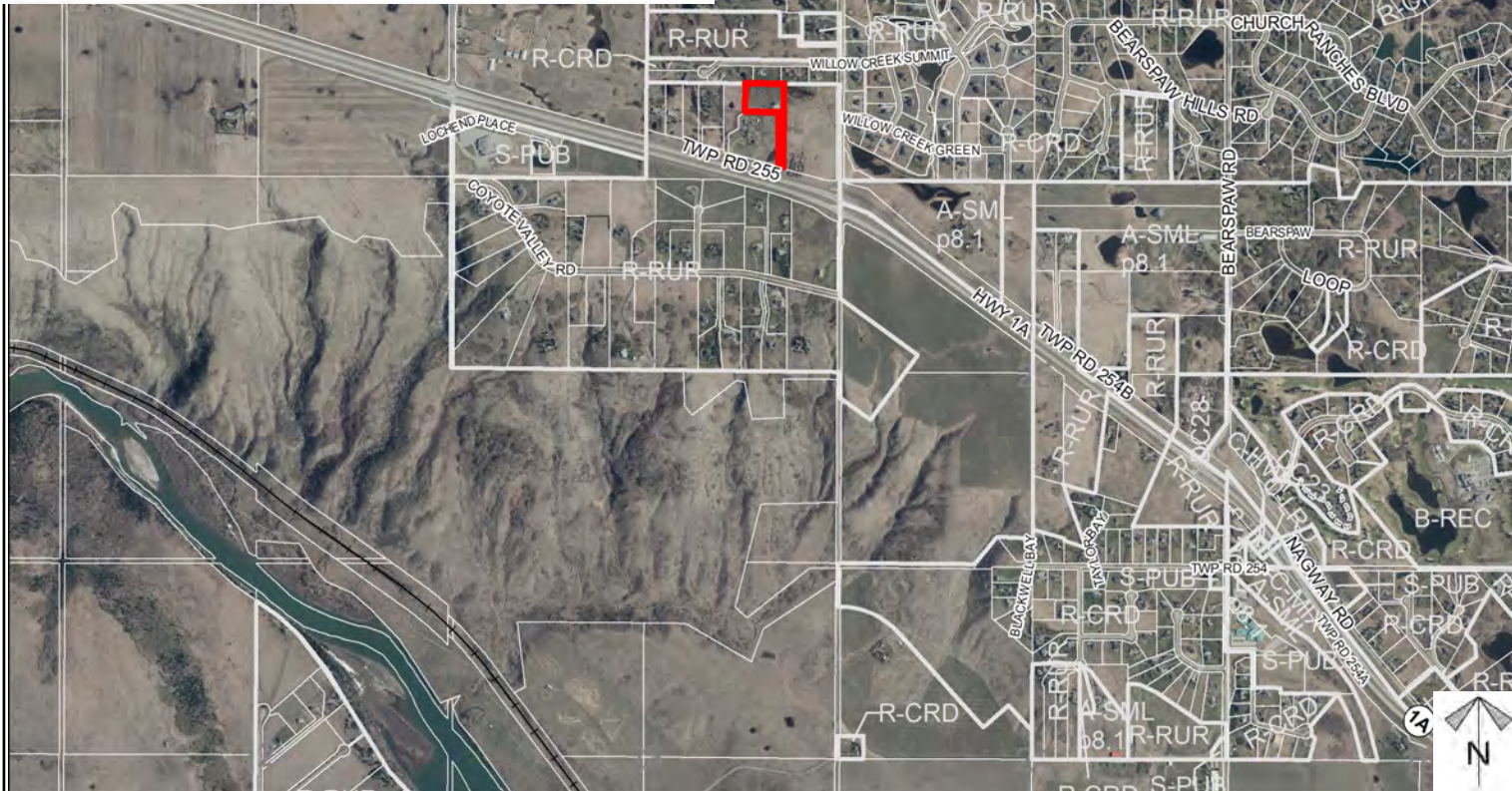
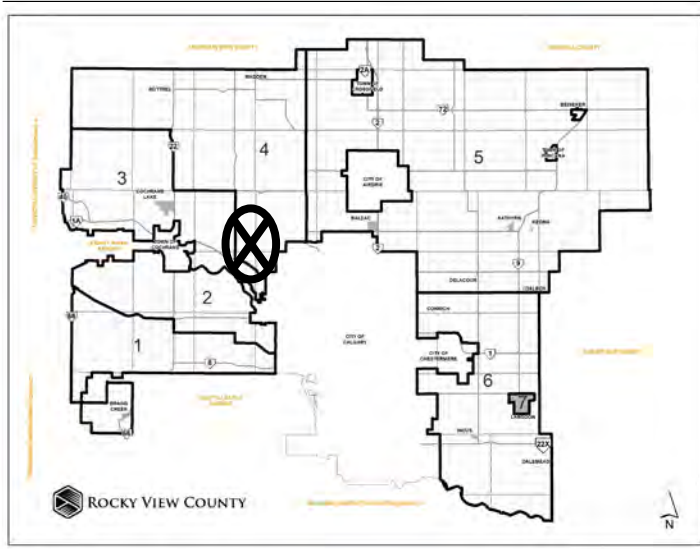
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## Location & Context

### Development Proposal

Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days



Division: 4  
 Roll: 05735070  
 File: PRDP20221211  
 Printed: April 7, 2022  
 Legal: Lot:7 Plan:0110239  
 within SE-35-25-03-W05M



## Aerial Imagery

### Development Proposal

Special Function  
 Business, for an indoor &  
 outdoor wedding and  
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 relaxation to the annual  
 cumulative event days

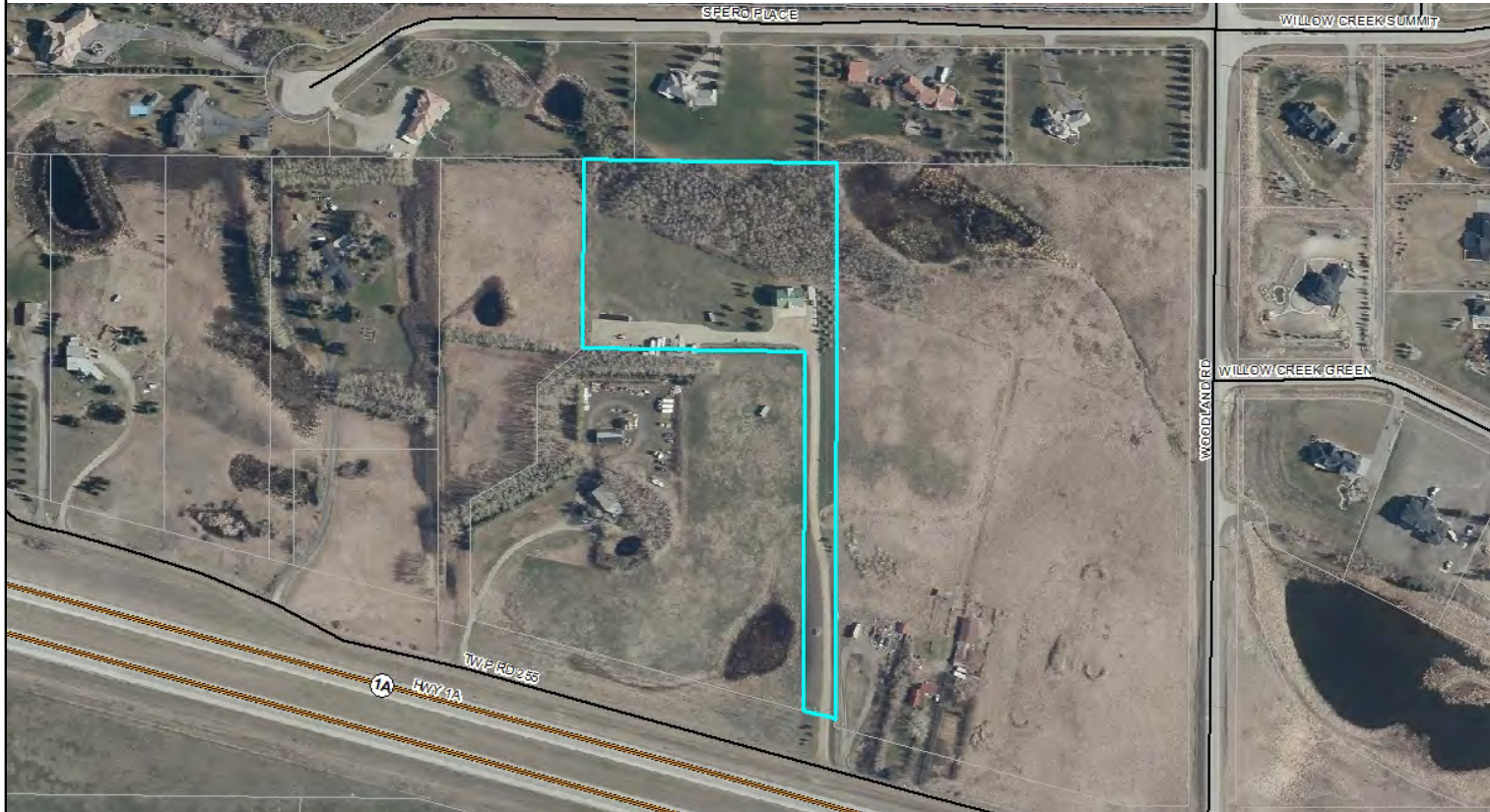


*Division: 4*  
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*Printed: April 7, 2022*  
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*within SE-35-25-03-W05M*

## Aerial Imagery

### Development Proposal

Special Function  
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## Cover Letter

### Development Proposal

Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days


 THE BARN  
 AT TIMBERLANE

Tanis & Dave Larson  
 31048 Township Road 255  
 Rocky View County, AB | T3R 1G3  
 [REDACTED]  
 (403) 714-6360

**Rocky View County**  
 Building and Planning  
 262075 Rocky View Point  
 Rocky View County, AB | T4A 0X2

**Attention: Evan Neilsen**

RE: Special Function Business Development Permit for 31048 Twp Rd 255  
 March 17, 2022

Please accept the enclosed application requesting the consideration of a Special Function Business Development Permit for 31048 Township Road 255, as per page 26 of the Land Use Bylaw (C-8000-2020). The purpose of this application is to support the use of the existing barn (The Barn at Timberlane) to be used as a venue for small boutique events such as weddings, health and wellness events, or charity events. This location is well suited for this use because of the recent renovations made to the barn, the beautiful views, existing landscaping which offers screening for neighbouring uses, and the opportunity to bring together independent businesses across the Bearspaw community. There is currently a high demand for a small boutique event venue and The Barn at Timberlane is the perfect location to fill this gap and address the demand. We recognize section 155A of the Land Use Bylaw which notes that the maximum area of a Special Function Business shall not exceed 1% of the site area or 400m<sup>2</sup>. As per the attached site plan in this application package we propose events be permitted to occur within the existing barn (~190 m<sup>2</sup>) supported by an outdoor lawn space (up to ~200 m<sup>2</sup>) with an area for parking. These areas will be utilized at different times and there will not be more than 400 m<sup>2</sup> occupied by guests at any one time.

This application includes the following enclosed documents for your consideration:

- 1. Completed Application form
- 2. Application fee calculation
- 3. Current Title Dated March 1, 2022
- 4. Site Plan
- 5. Good Neighbour Action Plan / Operations and Management Plan
- 6. Engagement Summary
- 7. Letters of Support
- 8. AER Map

We trust this meets your requirements for a Special Function Business Development Permit submission. Should you have any questions or require additional information do not hesitate to contact us.

Sincerely,



Tanis and Dave Larson

*Division: 4*  
*Roll: 05735070*  
*File: PRDP20221211*  
*Printed: April 7, 2022*  
*Legal: Lot:7 Plan:0110239*  
*within SE-35-25-03-W05M*

## Site Plan

### Development Proposal

Special Function Business, for an indoor & outdoor wedding and events venue and relaxation to the annual cumulative event days



**Proposed Site Plan**  
**Special Function Business**  
 31048 Twp Rd 255  
 Lot 7, Plan 011 0239  
 March 2022

*Division: 4*  
*Roll: 05735070*  
*File: PRDP20221211*  
*Printed: April 7, 2022*  
*Legal: Lot:7 Plan:0110239*  
*within SE-35-25-03-W05M*



## Site Photos

April 11, 2022

### Development Proposal

Special Function  
Business, for an indoor &  
outdoor wedding and  
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relaxation to the annual  
cumulative event days



Division: 4  
Roll: 05735070  
File: PRDP20221211  
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within SE-35-25-03-W05M

**Site Photos**  
*April 11, 2022*

**Development Proposal**

Special Function  
Business, for an indoor &  
outdoor wedding and  
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*Division: 4  
Roll: 05735070  
File: PRDP20221211  
Printed: April 7, 2022  
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within SE-35-25-03-W05M*



**Site Photos**  
*April 11, 2022*

**Development Proposal**

Special Function  
Business, for an indoor &  
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*Division: 4  
Roll: 05735070  
File: PRDP20221211  
Printed: April 7, 2022  
Legal: Lot:7 Plan:0110239  
within SE-35-25-03-W05M*



# Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

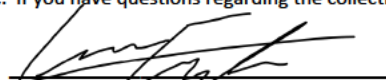
Appellant Information			
Name of Appellant(s) Lance and Rachel Fugate (and on behalf of our 2 children)			
Mailing Address 31098 Township Road 255		Municipality Calgary	Province AB
Postal Code T3R 1G3			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

Site Information	
Municipal Address 31048 Township Road 255	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 7 Block Plan 0110239, SE-35-25-03-05
Property Roll # 05735070	Development Permit, Subdivision Application, or Enforcement Order # PRDP20221211

I am appealing: (check one box only)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>The Barn owners attempted to gain community support for their business by distributing a pamphlet outlining their plans to host intimate events and adhere to Rockyview Special Function Bylaws, including a maximum number of events. We suspected this was doublespeak for weddings (language the owners purposefully omitted from their engagement strategy) and we immediately expressed our concerns to them. From our perspective, our concerns were ignored completely.</p> <p>Upon receipt of the permit approval, the news is significantly worse than we feared:</p> <ol style="list-style-type: none"> <li>1. This is a purpose-built wedding business</li> <li>2. There is a heinous relaxation on the event limits</li> <li>3. It costs us \$250 just to dispute this blatant attempt to subvert zoning restrictions, and preemptive approval</li> <li>4. This is not a special permit. This is a business license!</li> </ol> <p>The owners do not live on the premises or in the community. They purchased the property at some point in the last 2-3 years with the sole intention of running a business. They currently operate an AirBnB and storage yard for their masonry company. They are not our neighbours – in a neighbourly sense.</p> <p>This is OUR HOME! One we sought out and enjoy as a dream come true for the peace and tranquility it affords our family.</p> <p>This is strictly a BUSINESS for them.</p> <ul style="list-style-type: none"> <li>• This business has and will continue to cause an extremely negative impact on our mental health</li> <li>• The business operates directly outside our bedroom window (we have no air conditioner)</li> <li>• We will need to choose between either heat or noise on summer nights</li> <li>• The lights and movement will be a major nuisance and negatively impact our lifestyle</li> <li>• Our driveway approach is downstream of the business' approach so we will suffer from increased traffic, noise, and safety related concerns.</li> <li>• Our privacy will be wholly compromised with a massive increase in people adjacent to our property</li> <li>• Drunken parties represent a significant risk to our teenage children who will now be forced to remain indoors on the weekends</li> <li>• Drunken wedding goers will create a significant risk on our road</li> <li>• Our property value may be negatively impacted now that it is located next to a party venue</li> <li>• The relaxation of the event limits jeopardizes every single weekend of our summer; days we wait the whole year to enjoy</li> </ul> <p>Should the worst-case scenario come to pass, and this business be allowed to operated in our community:</p> <ol style="list-style-type: none"> <li>1. We will be watching the clock each and every event and phoning the police the very second that the noise interrupts our ability to go to sleep in our own home.</li> <li>2. We will formally complain to Rockyview county for every defensible grievance we feel the Barn's business operations demand. We anticipate this process to be relentless.</li> </ol> <p>If we wanted to live beside a nightclub and circus tents, we would. We don't.</p> <p>This is a nightmare.</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) 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, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

  
Appellant's Signature

June 3, 2022  
Date

Received by Legislative and  
Intergovernmental Services  
June 3, 2022



## Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

### Submitting an Appeal

#### Appeals must be submitted on time and with the required fee

Sections 547, 645, 678, and 686 of the *Municipal Government Act*, RSA 2000, c M-26, and Rocky View County's *Master Rates Bylaw* require that your Notice of Appeal be submitted to the Subdivision and Development Appeal Board (SDAB) or Enforcement Appeal Committee (EAC) within the legislated timeframe and with the required fee. Fees are as follows:

Subdivision and Development Appeal Board	Fee
Development Authority decision – appeal by the owner of the subject property	\$350.00
Development Authority decision – appeal by an affected party	\$250.00
Development Authority decision – appeal of a Stop Order issued under section 645 of the <i>Municipal Government Act</i>	\$500.00
Subdivision Authority decision (paid at time of application and used as a credit on endorsement fees except where the owner appeals the subdivision)	\$1,000.00
Enforcement Appeal Committee	
Compliance Order - appeal as per section 545 or 546 of the <i>Municipal Government Act</i>	\$500.00

#### How to submit your appeal and pay your fee

You can submit your Notice of Appeal by mail or deliver it in person. Arrangements can also be made to e-mail your Notice of Appeal and pay over the phone. If you e-mail your appeal to the SDAB clerk, you must call the SDAB clerk for verbal confirmation of receipt. Regardless of how you submit your Notice of Appeal, it must be received on or before the final appeal deadline.

*Mail or deliver to:*

Clerk, Subdivision and Development Appeal Board  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

Please make cheques payable to "Rocky View County".

#### What happens after my appeal is submitted?

Once your Notice of Appeal is submitted on time and with the required fee, the appeal will be heard by the SDAB or EAC within 30 days. The Clerk of the SDAB will be in touch with you about the appeal hearing. You and the landowners who are adjacent to the property in question will receive a written Notice of Hearing.

#### More information

For more information about filing an appeal or SDAB/EAC procedures, please contact the SDAB Clerk at:

Phone: 403-230-1401

Email: [sdab@rockyview.ca](mailto:sdab@rockyview.ca)

Website: [www.rockyview.ca](http://www.rockyview.ca)





## Decision of the Municipal Planning Commission

This is not a development permit

Tanis & Dave Larson (1917019 Alberta Ltd.)  
52 Church Ranches BLVD  
Calgary, AB T3R 1B1

**Development file #:** PRDP20221211  
**Issue Date:** May 12, 2022  
**Roll #:** 05735070  
**Legal description:** Lot: 7, Plan: 0110239; SE-35-25-03-W05M  
(31048 Township Road 255)

The Municipal Planning Commission conditionally approves the following:

**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 (1) sign may be placed on the parcel.
  - iii. That the number of cumulative days for events, not including set-up or take-down, shall be relaxed from **15 days to 20 days**.

**Prior to Release:**

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.
  - i. 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.

This is not a development permit

**Permanent:**

3. 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).
4. That no signage or parking is permitted within the County road right-of-way.
5. 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.
6. 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.
7. 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 under the County's Special Event Bylaw C-7990-2020.
8. 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.
9. 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.
10. 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
11. That if this permit is not issued by **November 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
12. That this Development Permit, once issued, shall be valid until **May 24, 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.

This is not a development permit

- 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.
  - ii. That the Applicant/Owner shall obtain any required Alberta Health Services requirements for events and food handling onsite, prior to commencement of operation.

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401. More information on the SDAB can also be found at [www.rockyview.ca](http://www.rockyview.ca).

Municipal Planning Commission



Kevin Hanson, Chair

**This is not a development permit**



# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20221211
ROLL NO.	05735070
RENEWAL OF	-
FEES PAID	\$515.00
DATE OF RECEIPT	March 18, 2022

APPLICANT/OWNER						
Applicant Name: Tanis and Dave Larson						
Business/Organization Name (if applicable): 1917019 Alberta Ltd.						
Mailing Address: 52 Church Ranches BLVD Calgary AB	Postal Code: T3R 1B1					
Telephone (Primary): 4037146360	Alternative: 4038629212					
Landowner Name(s) per title (if not the Applicant):						
Business/Organization Name (if applicable):						
Mailing Address:	Postal Code:					
Telephone (Primary):	Email:					
LEGAL LAND DESCRIPTION - Subject site						
All/part of: SE ¼	Section: 35	Township: 25	Range: 03	West of: 05	Meridian	Division:
All parts of: Lot 7		Block:	Plan: 0110239	Parcel Area (ac/ha): 5.93 ac		
Municipal Address: 31048 TWP RD 255				Land Use District: R-RUR (Residential, Ru		
APPLICATION FOR - List use and scope of work						
Special Function Business Permit to host small events.						
Variance Rationale included: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A DP Checklist Included: <input type="checkbox"/> YES <input type="checkbox"/> NO Name of RVC Staff Member Assisted:						
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: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> )	<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, <u>TANIS LARSON</u> (Full name in Block Capitals)..hereby certify (initial below):						
<u>TL</u> That I am the registered owner <b>OR</b> <u>        </u> That I am authorized to act on the owner's behalf.						
<u>TL</u> 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.						
<u>TL</u> 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 <i>Freedom of Information and Protection of Privacy Act</i> .						
<u>TL</u> <b>Right of Entry:</b> 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 <u></u>	Landowner Signature <u></u>					
Date <u>January 26, 2022</u>	Date <u>January 26, 2022</u>					



## LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0028 721 009            0110239;;7                      191 212 601

LEGAL DESCRIPTION  
 PLAN 0110239  
 LOT 7  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 2.4 HECTARES (5.93 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;3;25;35;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 101 320 472

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 212 601	17/10/2019	TRANSFER OF LAND	\$900,000	CASH & MORTGAGE

## OWNERS

1917019 ALBERTA LTD.  
 OF 52 CHURCH RANCHES BLVD  
 CALGARY  
 ALBERTA T3R 1B1

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 084 840	09/09/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "EXCEPT 20 FT STRIP. BY 751009226"
011 021 899	22/01/2001	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

( CONTINUED )



## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 191 212 601

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

44.  
911-32 AVE NE  
CALGARY  
ALBERTA T2E6X6

191 212 602    17/10/2019 MORTGAGE  
MORTGAGEE - THE TORONTO DOMINION BANK.  
500 EDMONTON CITY CENTRE EAST  
10205- 101ST STREET, 5TH FLOOR  
EDMONTON  
ALBERTA T5J5E8  
ORIGINAL PRINCIPAL AMOUNT: \$720,000

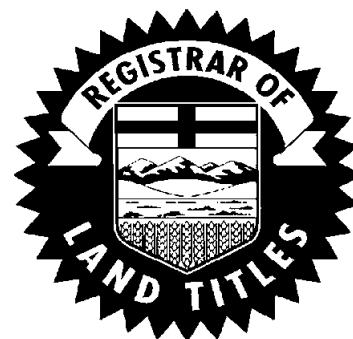
191 212 603    17/10/2019 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - THE TORONTO DOMINION BANK.  
500 EDMONTON CITY CENTRE EAST  
10205- 101ST STREET, 5TH FLOOR  
EDMONTON  
ALBERTA T5J5E8  
AGENT - JOSE PAREDES

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF MARCH,  
2022 AT 11:27 A.M.

ORDER NUMBER: 43803227

CUSTOMER FILE NUMBER: 2022-010



\*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).

**Tanis & Dave Larson**

31048 Township Road 255  
Rocky View County, AB | T3R 1G3

(403) 714-6360

**Rocky View County**

Building and Planning  
262075 Rocky View Point  
Rocky View County, AB | T4A 0X2

**Attention: Evan Neilsen**

RE: Special Function Business Development Permit for 31048 Twp Rd 255

March 17, 2022

Please accept the enclosed application requesting the consideration of a Special Function Business Development Permit for 31048 Township Road 255, as per page 26 of the Land Use Bylaw (C-8000-2020). The purpose of this application is to support the use of the existing barn (The Barn at Timberlane) to be used as a venue for small boutique events such as weddings, health and wellness events, or charity events. This location is well suited for this use because of the recent renovations made to the barn, the beautiful views, existing landscaping which offers screening for neighbouring uses, and the opportunity to bring together independent businesses across the Bearspaw community. There is currently a high demand for a small boutique event venue and The Barn at Timberlane is the perfect location to fill this gap and address the demand. We recognize section 155A of the Land Use Bylaw which notes that the maximum area of a Special Function Business shall not exceed 1% of the site area or 400m<sup>2</sup>. As per the attached site plan in this application package we propose events be permitted to occur within the existing barn (~190 m<sup>2</sup>) supported by an outdoor lawn space (up to ~200 m<sup>2</sup>) with an area for parking. These areas will be utilized at different times and there will not be more that 400 m<sup>2</sup> occupied by guests at any one time.

This application includes the following enclosed documents for your consideration:

- 1. Completed Application form
- 2. Application fee calculation
- 3. Current Title Dated March 1, 2022
- 4. Site Plan
- 5. Good Neighbour Action Plan / Operations and Management Plan
- 6. Engagement Summary
- 7. Letters of Support
- 8. AER Map

We trust this meets your requirements for a Special Function Business Development Permit submission. Should you have any questions or require additional information do not hesitate to contact us.

Sincerely,



Tanis and Dave Larson

## Engagement Summary

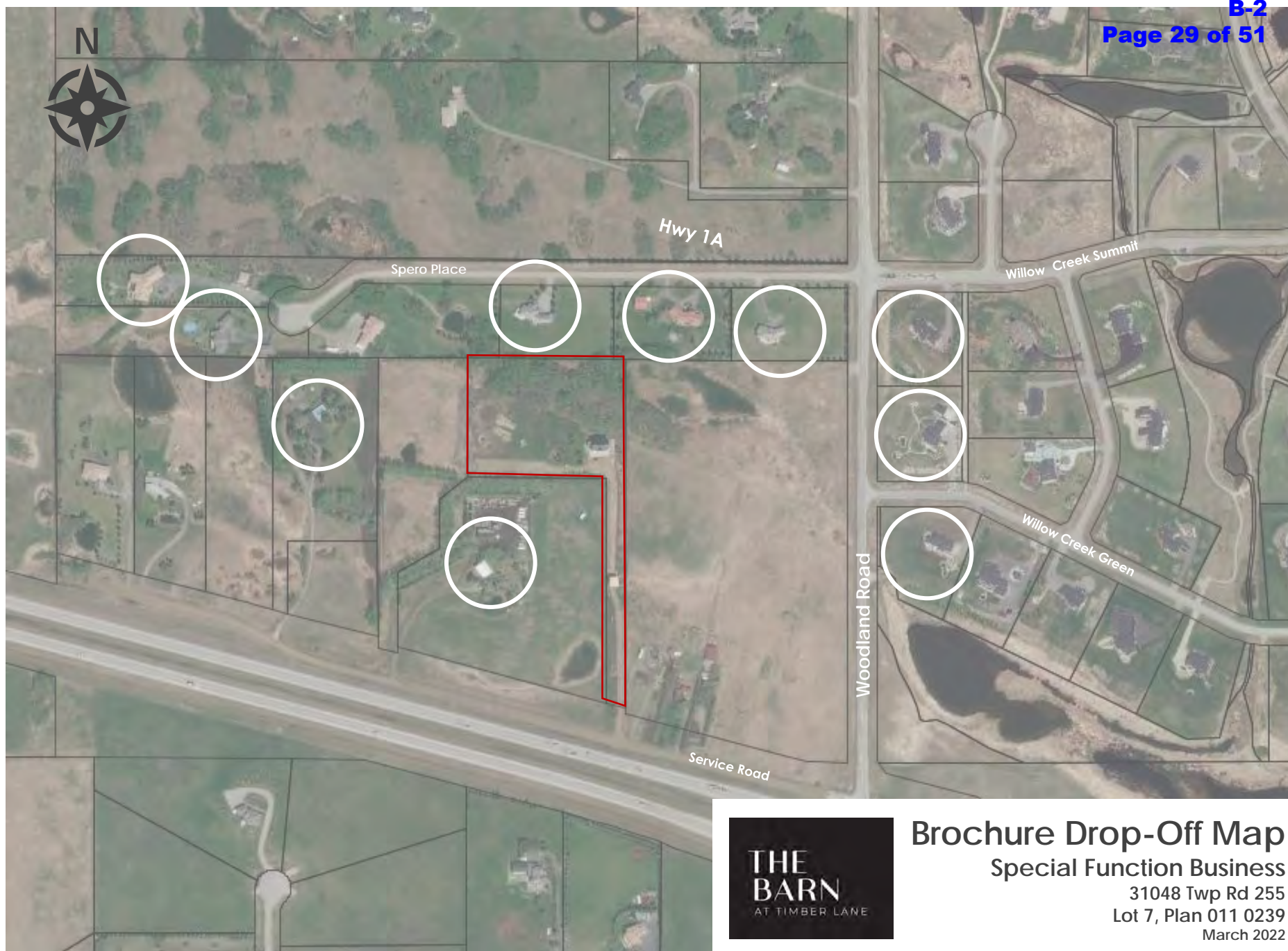
Prior to reaching out in person to our neighbours we created a Good Neighbour Action Plan. This plan set out to establish a process for respectful dialog between The Barn at Timberlane and adjacent neighbours. A key message from the Action Plan is addressing neighbour concerns in a timely and transparent manner. The Good Neighbour Action Plan addresses contact information, description of events, hours of operation, site access, parking, utility servicing, noise management, lighting, landscaping and visual screening, event monitoring, safety for guests and neighbours, and maintaining community character. In addition to the description of hosting events the Action Plan has direct initiatives to ensure that good relations between neighbours is maintained. In speaking to the nearby residences early on we hope to establish the practice of going beyond the minimum of what is required.

Continuing the work from creating our Good Neighbour Action Plan, Dave and I went door to door speaking directly to each home that is closest to The Barn. On that day we were able to speak to 7 out of the 10 homes in a polite manner and had overall success in initiating respectful community dialog. At the 3 homes that had no answer at the door we left our brochure that highlighted the key elements of the application. Some of the key information featured in the brochure was the description of a Special Function Permit and the proposed events, and how we plan to regulate said events. Most of the neighbours we spoke to agreed to the benefits of The Barn at Timberlane and were excited to hear about our new business. Every neighbour we spoke with was very friendly and willing to speak with us about their concerns or to voice their support. Later that day we had one neighbour to the west whose home looks onto our property email us with concerns about the application. The primary concerns were over nighttime noise and large groups of people. I respectfully responded to the neighbour over text and email and have not received a reply from them. In addition, Dave and I offered to meet with the neighbour in person to address their concerns with the application.

Overall, meeting the neighbours was a success and explaining our plans for The Barn went well. Dave and I remain enthusiastic that The Barn will be a positive element within the community and hope to host many community events over the lifetime of property. We will continue to strive for open and honest communication between us and our neighbours, and if granted the proposed permit, we will hold our business to a high standard that our neighbours can be proud of.

Please see the following Engagement Map outlining the homes which have been contacted as well as the Brochure that was distributed.





# Brochure Drop-Off Map

Special Function Business

31048 Twp Rd 255

Lot 7, Plan 011 0239

March 2022

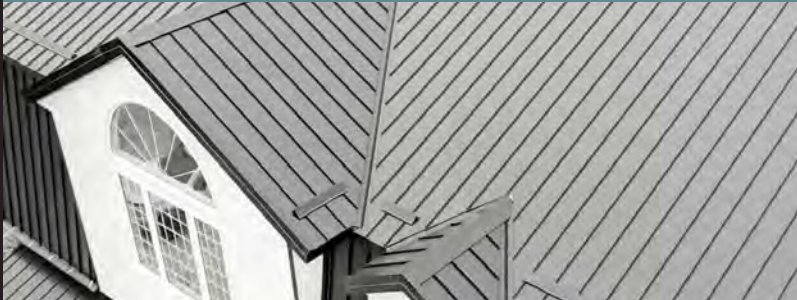


# WHERE BONDS BEGIN

For those who don't already know us, we are the Larson family and we are your neighbours at The Barn at Timberlane. We have poured our hearts and souls into the Barn and are ready to explore its next chapter. We will be applying for a Special Function Business Development Permit in hopes that the Barn may operate as a venue for small events. Our vision is create a place that brings the community of Bearspaw together, supporting small upscale boutique events that support other local small businesses. By collaborating with local restaurants, photographers and florists we can strengthen our small business community, and proudly represent Bearspaw.



As a neighbour, we are reaching out to you early in the process to demonstrate our commitment to being respectful community-members and business-owners. The following information should help outline our vision for this exciting chapter, and address some of your initial concerns.

As we put together our application to the County, it would be great to hear from you, whether it be to ease your concerns or hear your support. We are committed to being attentive and respectful neighbours throughout this process.



**THE  
BARN**  
AT TIMBER LANE

We encourage you to reach out to us with any questions or concerns you may have.

-  Tanis Larson 403 714 6360 or Dave Larson 403 862 9212
-  [www.thebarnattimberlane.com](http://www.thebarnattimberlane.com)



**THE  
BARN**  
AT TIMBER LANE





## QUICK FACTS

### WHAT IS A SPECIAL FUNCTION BUSINESS PERMIT?

Information regarding Special Function Business Development Permits can be found on page 31 of the Rocky View County Land Use Bylaw online. The permit allows us to host a maximum number of events annually and must be renewed every three years.

### WHAT WILL THE EVENTS LOOK LIKE?

We have done renovations to make the Barn a beautiful place that we are proud to represent. We intend to only host events that align with the community identity and that will respect the love we have invested in the Barn and our business. The events will be largely held in the existing Barn with a temporary tent structure when needed. We plan to accommodate small and intimate events.

### HOW WILL YOU REGULATE THESE EVENTS?

We will be closely monitoring these events and will be putting together a Facility Operations and Management Plan and a Good Neighbour Action Plan to outline all protocols for respectful business practice. We will abide to the regulations of all Rocky View County Bylaws including the Noise Control Bylaw C-8097-2020.

## WHY SUPPORT THE BARN AT TIMBERLANE?



We have been good neighbours since purchasing the property and never had any complaints



As business owners of Tanner's Masonry in the City of Calgary we hold a well-regarded reputation in the City.



We are passionate about this venture and have invested our hearts into The Barn.



We are committed to bringing local small businesses together and supporting the Bearspaw community.







## Summary

Roll Number	05735070	
Legal Desc	SE-35-25-03-W05M	
Divison	04	
Lot Block Plan	Lot:7 Plan:0110239	
Linc Number	28721009	
Title Number	191212601	
Parcel Area	5.93000	
Municipal Address	31048 TWP RD 255	
Contact Information	1917019 Alberta Ltd	00000000000000
		00000000000000
	Calgary AB T3R 1B1	00000000000000
Land Use Information	R-RUR	

## Plan

## Planning Applications Information

{There is no related Application}

## Area Structure Plan

Plan Name  
Bears paw

RV Number

## Conceptual Scheme

{There is no related Conceptual Scheme}

## Permit

## Building Permit

Permit Number	Permit Type	Date Issued
PREL20202691	Electrical	Thu Sep 10, 2020
PRPL20202632	Plumbing	Fri Sep 04, 2020
PRBD20141359	Building	Wed May 07, 2014
2001-BP-15034	Building	Thu Oct 18, 2001
2001-PS-594	Private Sewage	Mon Oct 15, 2001
2001-PL-1096	Plumbing	Thu Oct 11, 2001
2001-EP-1623	Electrical	Thu Oct 11, 2001



Development Permit Information

Permit Number  
PRDP20194584  
2013-DP-15445  
PRDP20140853

Date Issued  
January 28, 2021  
July 4, 2013

Alert
-------

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
		October 1, 2010		O		Compliance issued Oct 1, 2010	1
	JacquelineT	June 19, 2018	June 19, 2018	C		2013-DP-15445 remain valid for conversion of the existing dwelling onsite to an Accessory Dwelling Unit and does not expire until a Building Permit has been submitted 1 to construction a new principal dwelling.	

Geospatial Boundary
---------------------

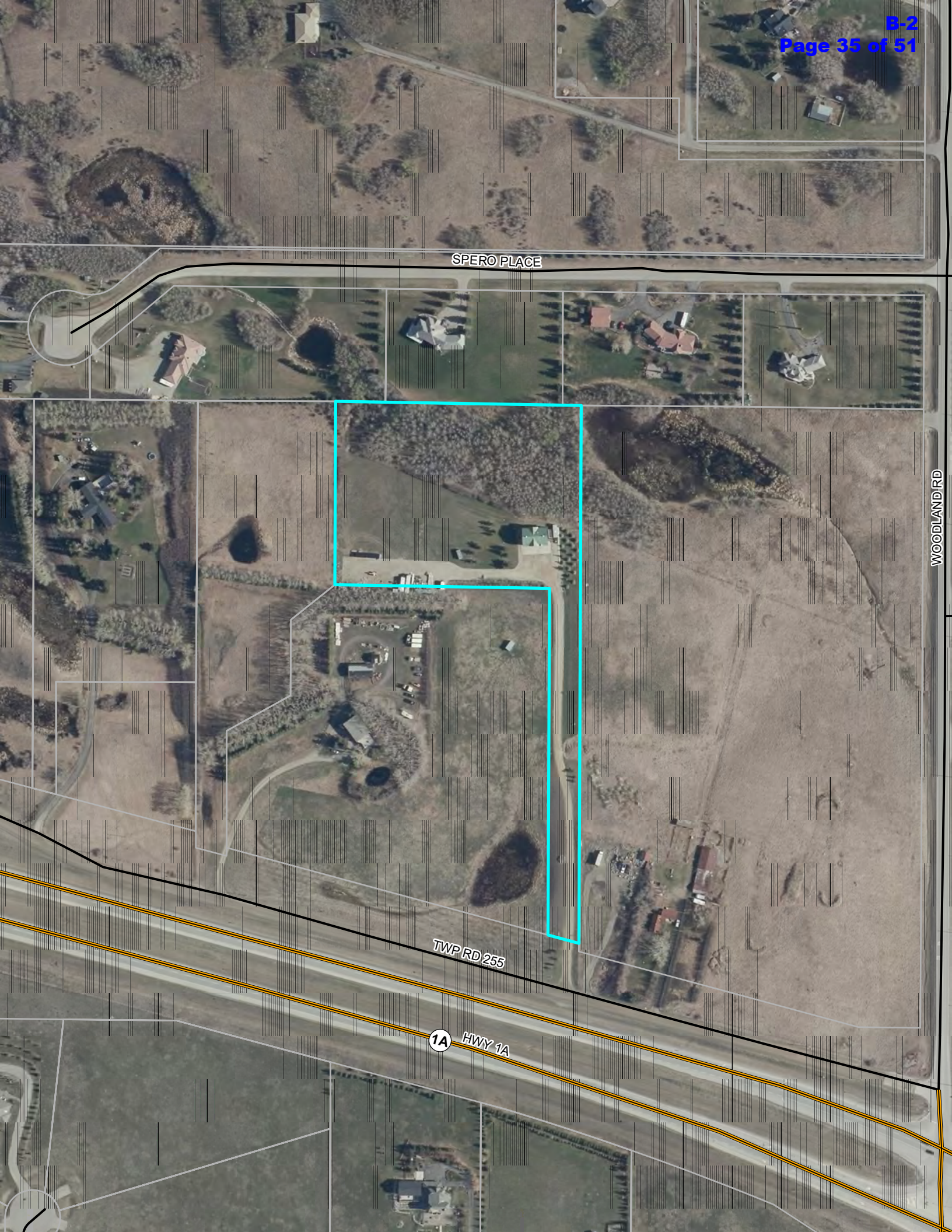
Boundary	Category
Division	8
Area Structure Plan	Bearspaw
Conceptual Scheme	No Conceptual Scheme
IDP	CALGARY IDP STUDY AREA
Airport Vicinity	No APVA
Engineer	Milan Patel
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	50
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Bearspaw-Glendale
Fire District	BEARSPAW
Primary Fire Station	103
Secondary Fire Station	151
Tertiary Fire Station	102

Geospatial Adjacency
----------------------

Boundary	Category	Distance
Closest Highway	HWY1A ROCKYVIEW	53.31
Closest Gravel Pit	Kennel Pit	5466.96 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:17855.67 M
Closest Road Name	TWP RD 255( Surface Type:Gravel )	31.53 M
Closest Railway	CPR	2362.45 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	5434.79 M
Closest Waste Transfer Site	Bearspaw	2698.51 M

Boundary	Category	Distance	B-2
Closest Municipality	CITY OF CALGARY	3281.21 M	Page 34 of 51
Closest Confined Feeding Operation		5276.82 M	





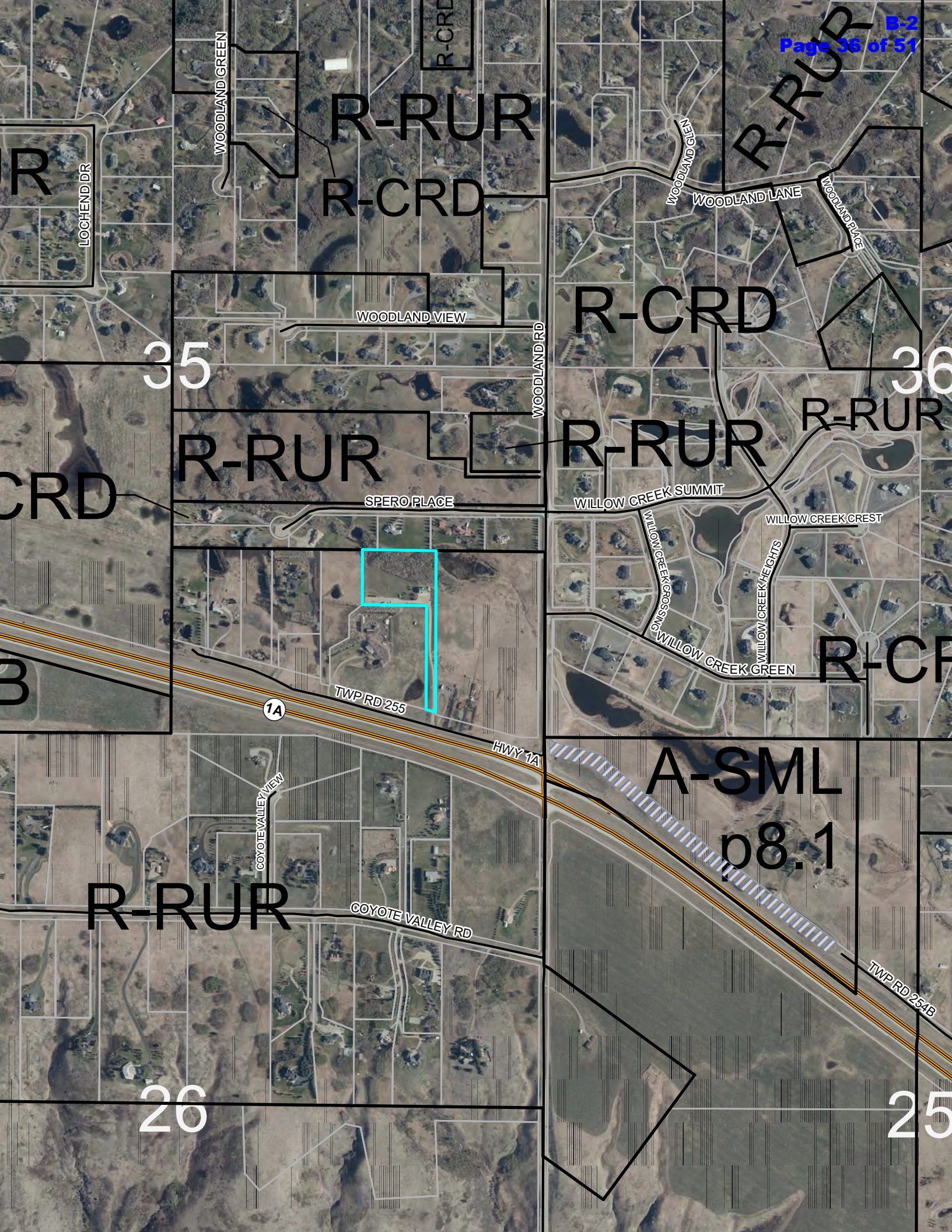
SPERO PLACE

TWP RD 255

1A HWY 1A

WOODLAND RD





R-RUR

R-CRD

R-CRD

R-RUR

R-RUR

R-RUR

R-CRD

A-SML

p8.1

R-RUR

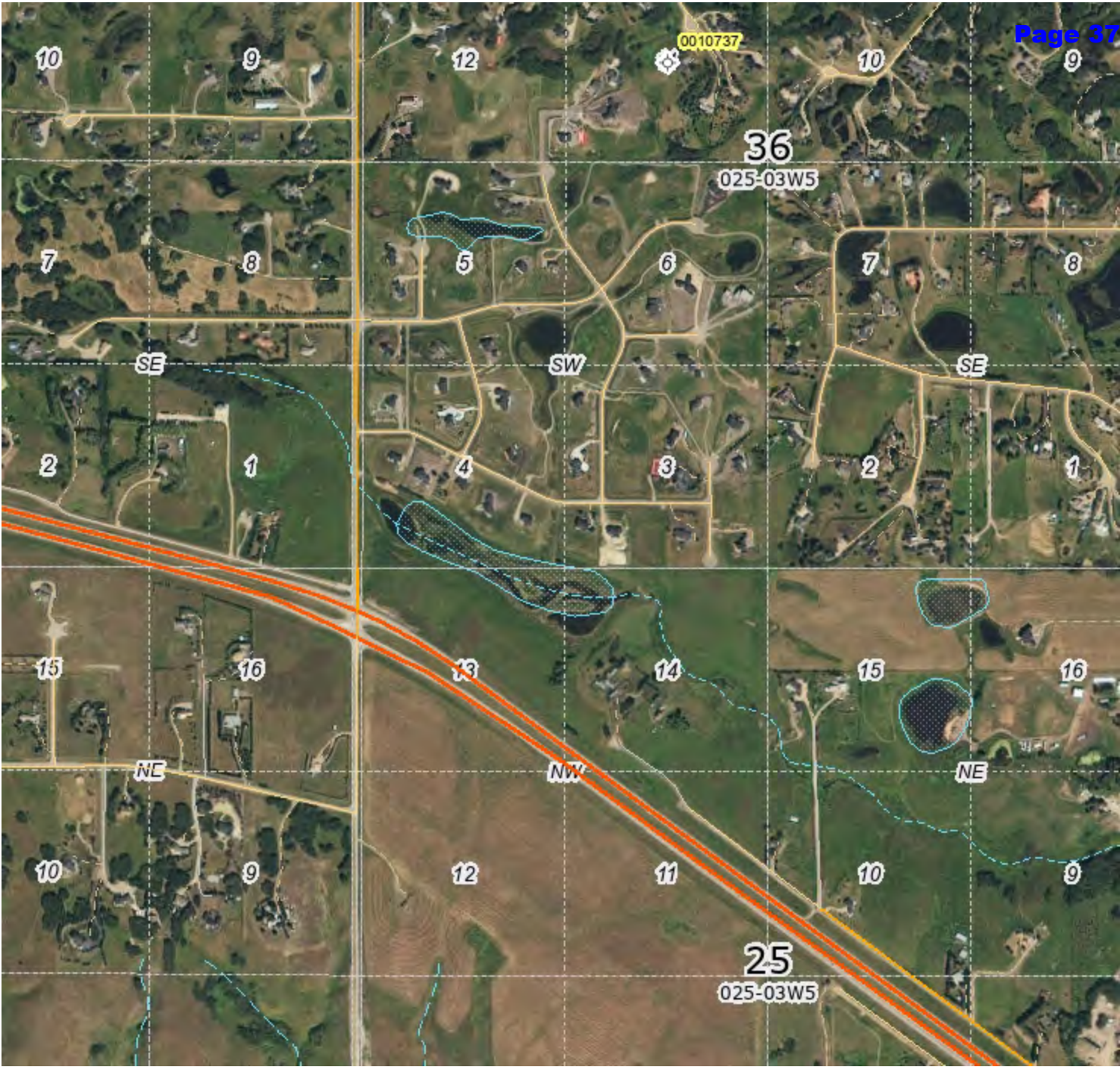
25


26

36

35





Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author                   XXX	Printing Date:           3/17/2022
<b>Legend</b>  ✧ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L — Interchange Ramp — Secondary Divided — Secondary Undivided 4L	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <a href="http://www.aer.ca/copyright-disclaimer">http://www.aer.ca/copyright-disclaimer</a> .	Scale:                   18,055.95  0.28           Kilometers           0 <div><div></div><div></div></div>
		Projection and Datum:  WGS84 Web Mercator Auxiliary Sphere
	<div></div>	



# **The Barn at Timber Lane Good Neighbour Action Plan**



**THE  
BARN**  
AT TIMBER LANE

---

## **Special Function Business Development Permit Application**



[www.thebarnattimberlane.com](http://www.thebarnattimberlane.com)

February 2022

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## 1.0 Executive Summary

The Barn at Timberlane is a family-run multi-use space that is seeking a Special Function Business Permit. This permit will allow the Barn to host boutique events in keeping with the community character. Sensitive to potential concerns from neighbouring residents, the Larson family has put together the following 'Good Neighbour Action Plan' to establish procedures, maintain positive relationships and ensure respectful operations.

**The following goals have been developed for The Barn:**

- Operate respectfully.
- Address neighbour concerns in a timely and transparent manner.
- Effectively mitigate any negative effects on the community.
- Go beyond the minimum of what is required.

**This 'Good Neighbour Action Plan' was created to implement these goals by:**

- Providing a summary of the type and scale of events at The Barn.
- Establishing a protocol for communications between adjacent residents and neighbourhood stakeholders.
- Providing a means to resolve expressed complaints or disputes that may arise from the event operations at The Barn.
- Build and maintain trust among the Bearspaw community as a respectful and diligent business.

The Barn is committed to open and transparent communication with surrounding neighbours throughout the life of this venture. Communication is intended to be ongoing with direct lines of contact between the Larson family and the adjacent neighbours.

Tanis Larson will be the primary point of contact who is actively engaged in the venues operations and is available at any time. Tanis is an active member of the Bearspaw community and is committed to ensuring any concerns are investigated, addressed, and resolved in a reasonable time frame.



## 2.0 Event Facility and Operations

The Barn will work to ensure residents' concerns are mitigated before, during and after all events occur. Events must adhere to numerous protocols to ensure The Barn is the best neighbour possible.

### 2.1 Contact Information

Primary Contact	Secondary Contact
<b>Tanis Larson</b>  Phone Number: (403) 714-6360  Email Address: <a href="mailto:thebarnattimberlane@gmail.com">thebarnattimberlane@gmail.com</a>	<b>Dave Larson</b>  Phone Number: (403) 862-9212  Email Address: <a href="mailto:thebarnattimberlane@gmail.com">thebarnattimberlane@gmail.com</a>

### 2.2 Description of Events

The Barn will host a range of small boutique events, such as weddings, charity events, and health and wellness events. These events will largely be held in the existing barn, with the support of the lawn area or a tent if needed. The lawn area may support portions of an event such as a wedding ceremony, however the majority of activities shall be within the existing barn structure. A tent will only be used to address weather-related constraints. The Barn will support small events not exceeding 50-75 attendees.

The Barn shall adhere to all policies of the applicable Rocky View County Bylaws.

### 2.3 Hours of Operation

Events will occur on weekends between the hours of 9 am and 11 pm. The Noise Control Bylaw (C-8067-2020) defines daytime hours as being between 9 am and 10 pm. At 10 pm an outdoor curfew will be enforced to mitigate noise impacts on neighbouring properties during nighttime hours. Events shall conclude at 11 pm.

## 2.4 Site Access

The Barn is currently accessed via a service road connecting to Woodlands Road and Bow Valley Trail (Highway 1A).



## 2.5 Parking

Parking shall occur outdoors in the designated parking area as marked on the image below. This parking area is screened from neighbours and nearby roadways from the existing tree coverage on site. Parking signage will be in place during events to guide vehicle parking.



## 2.6 Servicing

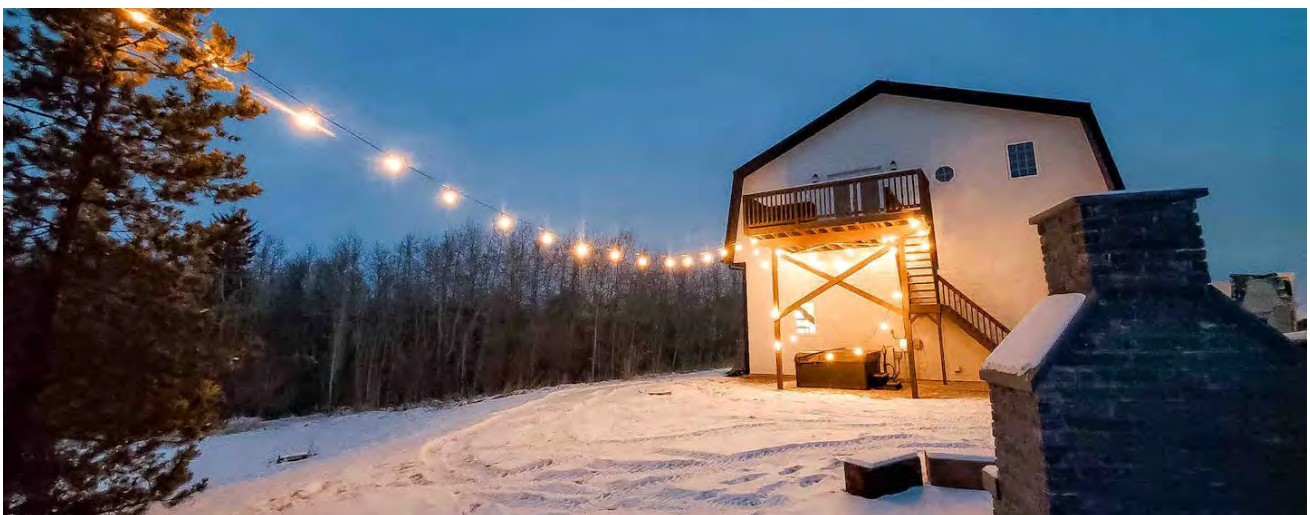
The site is currently serviced by well water and a septic field. Portable washrooms will be utilized when necessary.

## 2.7 Noise Management

The Barn will strictly enforce the hours of operation to ensure the end point of events is well established and understood. Ongoing noise monitoring will mitigate any potential issues, and complaints will be quickly resolved. The Barn will also implement an outdoor curfew of 10 pm whereby all event guests must move inside to help reduce the impact of noise on neighbours in the evening hours.

## 2.8 Lighting

All outdoor lighting shall be oriented so that no direct rays of light encroach on adjacent properties and roadways or interfere with the vision or safety of motorists. Outdoor light fixtures shall be dark sky compliant. Timers will ensure all outdoor light fixtures are turned off nightly.





## 2.9 Landscaping and Visual Screening

The Barn is located in the southeast corner of the parcel, and an existing dense tree stand covers the entire northern boundary. This existing natural area functions as a visual screen for all northern neighbours.



## 2.10 Event Monitoring

Events will be monitored throughout the event from pre-booking to post-event clean-up. Prior to the event prospective guests must inquire on The Barn website, filling out an application form describing their desired event. The Larson family will personally screen and pre-approve the prospective event host prior to booking to ensure all regulations are understood. Once approved the host must sign a contract agreeing to the terms and conditions of The Barn including outdoor curfew, noise restrictions and event capacities, and all vendors must be approved by the Larsons in advance. During events the Larsons will always be present to facilitate a successful and respectful event, supported by qualified event staff. Staff will report back to the Larsons after events to identify any concerns. All events will have bins provided for disposal of trash and recycling, and a diligent clean-up of any additional trash will take place on site immediately following the event.



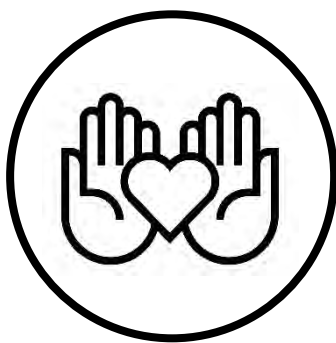
## 2.11 Safety

Safety of all event guests, staff, and neighbours is the Barn's number one priority. To ensure events can be enjoyed in a safe manor, the Larsons will speak to the Bearspaw Fire Marshall to proactively implement any recommended safety precautions. Staff and The Barn representatives will always be on site to oversee events. Security systems on site including a security code for the gated entrance will help mitigate any unsafe behaviour. The outdoor curfew will also help maintain a safe atmosphere in evening hours.

In order to facilitate safe consumption of alcohol during events, the appropriate liquor service permits will be obtained, and responsible serving staff will be hired. A curfew will also be implemented to limit alcohol consumption.

## 2.12 Maintaining Community Character

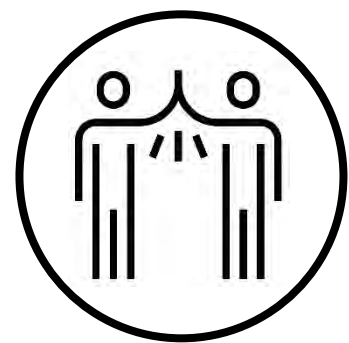
The Barn will be held to a high standard, to represent the Bearspaw Community. Recent renovations to the Barn will signify an upscale property. Prospective event hosts will only be approved if they agree to respect the rules of the property and the community. The Barn will enhance the Bearspaw community by offering a beautiful place for people to gather and celebrate responsibly.



**PASSIONATE**



**RESPECTFUL**



**SUPPORTIVE**

## 3.0 Maintaining Good Neighbourly Relations

### 3.1 Regular Communications

The Barn website will be regularly updated to provide the latest information and event schedule. Tanis and Dave will be available by phone or email at all times to chat with neighbours about The Barn and its operations.

### 3.2 Responding to Complaints and Concerns

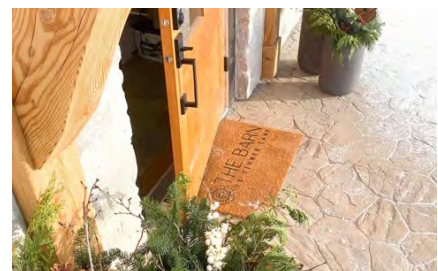
The Larson's are committed to operating The Barn with integrity and accountability. As such, neighbours need to know who to contact should a concern arise, and who will be responsible for resolving the inquiry or complaint once it is raised. The Larson's will:

- Provide a primary point of contact to be available at all times
- Provide an email address to which complaints can be sent

### 3.3 Resolving Disputes

The Larson's will:

- Acknowledge incoming complaints / concerns in a timely and consistent manner
- Determine mutually beneficial solutions, when possible, via dialogue between the complainant and the Larson's
- Record all complaints and resolutions in a manner that is permanently accessible



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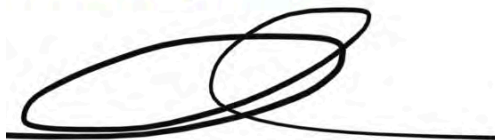
Feb 7, 2022

To whom it may concern,

Dave and Tanis Larson own the property at 31048 Twp Rd 255. Their property is next door to my yard. I have known them for a couple years now and I am happy to say that they are good people who try to make Bearspaw a better place.

The improvements they have made on their property is making the community of Bearspaw a more sought after place. We also keep in contact ensuring that our community is safe from those that try to make it otherwise. I guess you could call it a neighbourhood watch. I am happy to give my approval for their endeavour as a neighbour and a friend.

Best Regards,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Colin Puskas





February 7 2022

Re. The Barn At Timberlane.

To whom it may concern.

Please accept this letter as my support to Dave & Tanis Larson on their request for the small event permit. I've known the family for 7 years and believe they and their family/business contribute greatly to the Bearspaw community. The Larson's have an active and successful family business in the Bearspaw area now, and I believe their request for their new endeavour would be an asset for our area. I believe seeing family run businesses trying to better our community is needed and more of this should be encouraged. I wish them all the success on their request for the small event permit. Regards

Jerry Haasen  
43 Willow Creek Heights

Feb 7, 2022

Dave and Tanis Larson are my neighbours. Their property is located at 31048 Twp Rd 255. Both of our properties are situated next to Highway 1A. I have known their family for approx. 3 years. I have witnessed them making beautiful changes to their home and property. I have seen their desire to contribute in a positive light to the community of Bearspaw. Dave & Tanis are both honest individuals looking to support their growing family. As a neighbour I'm sure they will be respectful in all their endeavours.

A handwritten signature in black ink, appearing to read 'Jiny Liu', with a stylized flourish at the end.

Jiny Liu

Feb 07 2022

Jamie & Brent Shewchuk  
23 Kodiak Springs Cove,  
Rocky View County, AB. T4C 0B6

Attention: Rocky View Subdivision Development

To whom it may concern,

My name is Jamie Shewchuk, and I have lived in the Bearspaw area for almost three years. One of our favourite aspects about our community is the pride of ownership and respect amongst neighbours. Our least favourite aspect is that it's a bit far from the city and has very few amenities. It is our understanding that our neighbours, Tanis and Dave Larson, have applied for a 'Special Function Business Development Permit' in hopes that their property, "The Barn" may operate as a venue for small events. My husband, Brent, and I wanted to write this letter in support of this business venture.

We truly believe having a small events venue in the Bearspaw community would be a welcome and convenient asset, and trust that Tanis and Dave will uphold and maintain a respectful business practice.

Having a place nearby that could house small and intimate events would be an immense asset to our community and the extended families and friends of our community members. Not only would The Barn bring the community of Bearspaw together; we love that it would be supporting local small businesses as a result. When we think about our future in this community, we think about the potential to celebrate retirements, birthdays, anniversaries, and holidays at a place like The Barn. When my children grow up and get engaged or married, the idea of having a local venue option is both soothing and exciting.

I sincerely hope this letter helps the Larson's secure their permit to operate as a special function venue, and truly do think this would be an invaluable addition to the Bearspaw Community.

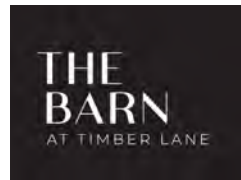
Best Regards,



Jamie Shewchuk







**Proposed Site Plan**  
**Special Function Business**  
 31048 Twp Rd 255  
 Lot 7, Plan 011 0239  
 March 2022