



## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

### NOTICE OF DECISION

Dicks, Anthony

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Tuesday, April 8, 2025

Roll: 07815003

**RE: Development Permit #PRDP20247814**

**Lot 1, Block 3, Plan 0012062, SE-15-27-04-05; (42066 TWP RD 272)**

The Development Permit application for an Equestrian Centre and Signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

#### Description:

1. That an Equestrian Centre may operate on the subject lands in accordance with the approved application, site plan, drawings, and required technical, as amended, and conditions of approval including:
  - i. Onsite overnight camping for the customers/participants of the Equestrian Centre;
  - ii. Business Signage (as verified via conditions of approval).

#### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that shall include: dimensions and locations of parking area(s) for daytime and overnight use, proposed signage location(s), visual screening/buffering methods from adjacent lands/roadways, and garbage/recycling enclosures, to the satisfaction of the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit Signage Details for the proposed business signage to be installed onsite, in accordance with Section 217 of the County's *Land Use Bylaw C-8000-2020* (LUB).
4. That prior to release of this permit, the Applicant/Owner shall submit an Emergency Management Plan, demonstrating preventative and responsive emergency measures to be taken during business operations, to the satisfaction of the Development Authority.
5. That prior to release of this permit, the Applicant/Owner shall submit a Noise Management Plan to the satisfaction of the Development Authority.
6. That prior to release of this permit, the Applicant/Owner shall make payment of the required Transportation Off-Site Levy (TOL) for the development area of the approved development, in accordance with the County's *Regional Transportation Off-Site Levy Bylaw C-8007-2020*.
  - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), any storage and display areas directly associated to the use; and the required parking area(s), as illustrated in the required revised site plan under condition #2 of this permit.



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7. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Generation Memo, completed by a qualified professional, in accordance with the County's Servicing Standards, adequately indicating the volume of traffic generated by the development and any recommendations for off-site improvements required to accommodate the increase in traffic.
8. That prior to release of this permit, the Applicant/Owner shall upgrade the existing gravel road approach off Township Road 272 to an 8.00 m (26.25 ft.) wide mutual standard, in accordance with the County's Servicing Standards.
  - i. The Applicant/Owner shall contact County Engineering Services for a pre-construction inspection of the approach.
  - ii. The Applicant/Owner shall contact County Engineering Services for a post-construction inspection of the approach, upon completion of construction.
  - iii. Written confirmation shall be received from County Engineering Services confirming the status of this condition.

## Permanent:

9. That if the prior to release conditions have not been met by **October 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, and/or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
11. That the maximum number of onsite participants for the Equestrian Centre shall not exceed (30) at any time.
12. That the maximum number of persons allowed for overnight camping shall not exceed (20) at any time.
  - i. That overnight camping may be allowed for a maximum of five (5) consecutive nights per each camper.
13. That a maximum number of onsite horses related to the business shall not exceed (30) at any time.
14. That the hours of public participation for the subject business shall be limited to 9:00 A.M. – 6:00 P.M., seven (7) days a week.
15. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
16. That this approval does not include *Animal Health (Inclusive), Bed & Breakfast, Campground, Care Facility (Child), Home-Based Business (Type II), Special Function Business, Recreation (Culture & Tourism), and/or Vacation Rental*.
  - i. That overnight camping shall be limited to the participants of the Equestrian Centre, and shall not be advertised to the public as a *Campground*.
17. That the *Riding Arena* approved under Development Permit PRDP20243611 shall not be used for Equestrian Centre purposes, unless otherwise approved via a separate Development Permit.
18. That the approved Manure Management Plan, Pasture Management Plan, and Weed Control Plan, shall be implemented and adhered to at all times.
  - i. That where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.



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- ii. That any build-up of manure shall be removed immediately from the subject lands, to the satisfaction of the County.
  - iii. That if overgrazing becomes evident, revising practices may need to be implemented on-site or the number of animal units may need to be decreased, to the satisfaction of the County.
19. That the subject lands shall contain adequate fencing and be maintained at all times when livestock are present. No livestock shall be allowed in any unfenced areas.
  20. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
  21. That any expansion of the approved business areas shall require a new Development Permit.
  22. That no off-site advertisement signage associated with business shall be permitted.
  23. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the development upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County.
  24. That wayfinding/ "no-trespassing" signs shall be maintained at all times at the perimeters of the subject parcels, to ensure guests/employees of the business do not trespass onto adjacent lands.
  25. That garbage and recycling bins shall be located on-site at all times during business operation.
  26. That the existing groundwater well shall not be used for business purposes. Potable water supply shall be provided through a holding tank and cistern, water bottles, or other acceptable methods in accordance with the County's Servicing Standards.
  27. That the existing private sewage treatment system shall not be used for business purposes. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.
  28. That vehicular access for emergency vehicles to and from the subject parcels remain unimpeded/unobstructed at all times.
  29. That any onsite signage shall not be digital, flashing, or illuminated at any time.
  30. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
  31. That all motor vehicles, stock trailers, and/or recreational vehicle parking shall be in accordance with the final approved site plan.
  32. That for purposes of this Permit, a recreational vehicle is defined as a tent trailer, a fifth wheel travel trailer, a self-contained motor home, or travel trailer.
  33. That there shall be no residential occupancy of any recreational vehicle at any time.
  34. That the Applicant/Owner shall maintain a current logbook of all overnight camping patrons.
    - i. That the logbook of all overnight campers shall be made immediately available to the County for inspection upon request, and the log shall contain, the name of the recreational vehicle occupant/owner, the date of arrival, and the date of departure.



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35. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 227 of the LUB. 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, which 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.
36. That the Equestrian Centre 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 Equestrian Centre use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

#### Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department, for any buildings used for business purposes, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
- That the development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unightly Property Bylaw C-7690-2017*, and *Animal Control Bylaw C-5758-2003* in perpetuity.
- That the Applicant/Owner shall adhere to any fire ban status identified within the County and shall ensure that proper site procedures are in place for any event that includes open flames. If required, any Fire Permit(s) shall be obtained from County Fire Services prior to operation.
- That the development shall adhere to all regulations and requirements of the *Agricultural Operation Practices Act*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - i. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Agriculture and Irrigation.
  - ii. That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement.
  - iii. That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of the existing on-site groundwater well for business purposes.
  - iv. That the Applicant/Owner shall obtain any required approvals/permits from Alberta Health Services, prior to commencement of operation.



ROCKY VIEW COUNTY

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 29, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**