



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

Rusnack, Dustin

Page 1 of 3

Tuesday, May 6, 2025

Roll: 04234014

RE: Development Permit #PRDP20251894

Lot 3, Block 1, Plan 2311268, NW-34-24-27-04; (272231 TOWNSHIP ROAD 250)

The Development Permit application for the construction of a Riding Arena has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Riding Arena, approximately 1,672.25 sq. m (18,000.00 sq. ft.) in area, may take place on the subject land in general accordance with the site plan and details submitted with the application.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*;
 - iv. The Applicant/Owner shall also discuss any requirements for the proposed new residential gravel approach off Burnside Drive, in accordance with the County's Servicing Standards. A New Road Approach application shall be submitted to County Road Operations; and
 - v. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

3. That if this development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.



Rusnack, Dustin **#PRDP20251894**

Page 2 of 3

4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or as submitted, shall be implemented and adhered to in perpetuity including the pasture and grazing management plan.
5. That the livestock animals units kept onsite shall be in accordance with the County's Land Use Bylaw Animal Units by Parcel Size Table, unless otherwise permitted through an active Development Permit.
6. That the Riding Arena shall not have any viewing areas or seating/bleacher areas.
7. That the Owner/Occupant may board horses and the boarders may ride their horses in the riding area.
8. That this approval does not allow an *Equestrian Centre* on the parcel at any time.
9. That all manure shall be collected and disposed of on a continual basis, in accordance with the submitted manure management plan.
 - i. That if there is a deemed excessive build-up of manure, that manure shall be removed immediately.
10. That no liquid waste/water or solid waste from the operation shall be disposed of in any river, stream, canal, or slough.
11. That there shall be no spreading or placement of manure within 30 m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30.00 m of a water well, the application of manure should comply with *Alberta's Agricultural Operation Practices Act*, Standards and Administration Regulation (AR267/2001).
12. That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands and ensure the potable water source is adequately protected from any run-off, nuisance or contaminants that have the potential to adversely impact human health.
13. That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel.
14. That this Riding Arena approval shall not allow an instructor who is hired to show an audience how to train horses where the audience has paid a fee to attend, and the audience views the training from the sidelines or stands.
15. That the Riding Arena shall only be used for the training, exercising, and boarding of horses. It shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use or attend the facilities.
16. That the Owner/Occupant may have an instructor come to the arena to instruct the owner, boarders or non-paying guests in horsemanship and riding skills where the horse and rider are participating in the training.
17. That the Owner/Occupant shall not charge spectators a fee for entry to the facility or for people to participate in an event in the Arena.
18. That the Riding Arena shall not be rented out to persons or groups that are not Owners or residents of the site.
19. That the onsite parking areas shall be available at all times. All parking of vehicles, including trailers and participant/spectator parking, shall be limited to the parking areas. At no time shall there be parking on the County's Road Right of Way.
20. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.



Rusnack, Dustin #PRDP20251894

Page 3 of 3

21. That any garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
22. That the subject property shall be adequately fenced and maintained at all times when livestock are present. No livestock shall be allowed on unfenced areas.

Advisory:

- That a building permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter-W-5.1; Current as of December 7, 2023]*.
- That it is recommended that the Applicant/Owner obtain an Alberta Agriculture Premises ID Number, through the Government of Alberta.
- That during construction of the Riding Arena, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 27, 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. Rusnack'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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