ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
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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.

N O T I C E O F D E C I S I O N

Lasting Strides Equine (Jade Dykstra)

Tuesday, November 4, 2025

Roll: 05335023

RE: Development Permit #PRDP20255052

Lot 14, Plan 731491, NE-35-25-28-W4M; (255219 RANGE ROAD 281)

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

Description:

1. That an Equestrian Centre (existing) may operate on the subject lands in accordance with the approved application, site plan, drawings, as amended, and conditions of approval including:
    i. One (1) business signage (existing).

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), proposed signage location, and location of manure stockpile to the satisfaction of the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit Signage Details for the existing business signage onsite, in accordance with Section 217 of the County's *Land Use Bylaw C-8000-2020* (LUB).

Prior to occupancy:

4. That prior to occupancy, the Applicant/Owner shall obtain a building permit for the buildings associated with the equestrian centre, to ensure that the buildings meet *Alberta Building Code* for the proposed public use.

Permanent:

5. That if the prior to release conditions have not been met by **FEBRUARY 28, 2026,** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That once issued this permit shall be valid for **five (5) years** from the date of issuance, at which time the number of animals units shall be reduced to the number approved by PRDP20184464 or a renewal application shall be applied for.
7. That all conditions of Development Permit PRDP20184464 shall remain in effect unless otherwise conditioned within this approval.
8. That the maximum number of onsite participants for the Equestrian Centre shall not exceed 20 at any time.
9. That there should be a minimum of 20 parking stalls maintained on site at all times.

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10. That a maximum number of onsite animals related for the Equestrian Centre shall not exceed 36 animal units (71 animals) at anytime, the individual animals onsite include:
    i. 31 Horses/Ponies, five (5) Goats, one (1) Cattle, one (1) Donkeys/Mules, one (1) Pig and 32 Poultry (chickens); and
    ii. That any increase or exceedance of the noted animals/animal units on site shall require a separate Development Permit approval prior to placement onsite.
11. That the approved Manure Management Plan, Pasture Management Plan, and Weed Control Plan, shall be implemented and adhered to at all times.
    i. Upon request of the County, the submitted Manure and Grazing management plan may require future amended if any issues arise on the property, to the satisfaction of the County.
12. 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.
13. That in the event the Equestrian Centre ceases operations the number of animal units allowed on the parcel shall be in accordance with Section 149 of the LUB.
14. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
15. 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*.
16. That this Development Permit does not permit overnight camping on the site.
17. 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.
18. That any build-up of manure shall be removed immediately from the subject lands, to the satisfaction of the County.
19. 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.
20. 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.
21. 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.
22. 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.

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- That the development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly 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.
- That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Agriculture and Irrigation.
- That the Applicant/Owner shall obtain any required approvals/permits from Alberta Health Services, prior to commencement of operation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 25, 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,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca