



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

Horizon Land Surveys Inc. (Alex Jiang)

Page 1 of 4

Tuesday, August 25, 2026

Roll: 04802015

RE: Development Permit #PRDP20263137

Lot 2, Block B, Plan 7510894, SW-02-24-04-05; (240020 RANGE ROAD 42)

The Development Permit application for an Equestrian Centre (existing riding arena) and relaxation to the minimum front yard setback requirement [*commenced without permits*] have 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 continue to 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. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **6.20 m (20.34 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan in accordance with the *County's Land Use Bylaw C-8000-2020 (LUB)* to the satisfaction of the Development Authority and shall include:
 - i. Dimensions, number of parking stalls and locations of parking area(s) in accordance with Sections 236, 239, and Table 5 & 6 Parking Minimums of the LUB;
 - ii. Visual screening/buffering from adjacent lands/roadways for all parking and outdoor storage areas in accordance with Section 100 of the LUB; and
 - iii. Location of manure storage areas and garbage/recycling enclosures with screening in accordance with Section 138(iv) of the LUB.
3. 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 and in accordance with Section 100 of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment memo, prepared by a qualified professional to assess the analysis and traffic volumes for these lands meet the criteria for the development to assess if any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.
 - i. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.



Horizon Land Surveys Inc. (Alex Jiang) #PRDP20263137

Page 2 of 4

Permanent:

5. That if the prior to release conditions have not been met by **FEBUARY 28, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That the Equestrian Centre permit shall be valid for **one (1) year** from the date of issuance of the Development Permit.
7. 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.
8. That this approval does not include *Animal Health (Inclusive), Campground, Home-Based Business (Type II), Special Function Business, Recreation (Culture & Tourism), and/or Vacation Rental*, unless otherwise approved through a separate Development Permit.
9. That there shall be no overnight camping for the participants of the Equestrian Centre.
10. That the maximum number of onsite participants for the Equestrian Centre shall not exceed ten (10) at any time.
11. That the maximum number of spectators for the Equestrian Centre shall not exceed ten (10) at any time.
12. That a maximum number of onsite horses related to the business shall not exceed thirty-six (36) animal units (36 horses) at any time. *This number shall include animals owned by the landowner and animals boarded by participants.*
 - i. That any increase or exceedance of the noted animals on site shall require a separate Development Permit approval prior to placement onsite;
 - ii. 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 unless approved by a Development Permit in accordance with Section 150 of the LUB; and
 - iii. That if this permit is not renewed, the Applicant/Owner shall submit a separate Development Permit for keeping more than the number of animal units allowed on the parcel, subject to Section 150 LUB. If no Development Permit is issued, the animal unit shall be reduced in accordance with Section 149 of the LUB.
13. That the hours of public participation for the Equestrian Centre shall be limited to 9:00 A.M. to 9:00 P.M., seven (7) days a week.
14. The Applicant/Owner shall adhere to and implement the approved Manure Management Plan, Pasture Management Plan, and Weed Control Plan, as submitted as a Prior to Release Condition, in perpetuity.
 - 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;
 - ii. That any build-up of manure shall be removed immediately from the subject lands to the satisfaction of the County; and
 - 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.
15. 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.
16. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.



Horizon Land Surveys Inc. (Alex Jiang) #PRDP20263137

Page 3 of 4

17. That any expansion of the approved business areas shall require a separate Development Permit approval prior to commencement.
18. That no off-site advertisement signage associated with business shall be permitted.
19. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
20. 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.
21. 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.
 - i. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite; and
 - ii. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
22. That garbage and recycling bins shall be located on-site at all times during business operation.
23. That vehicular access for emergency vehicles to and from the subject parcels remain unimpeded/unobstructed at all times.
24. 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.
25. That all motor vehicles and stock trailers shall be in accordance with the final approved site plan.
26. That there shall be a minimum of ten (10) parking stalls including one (1) barrier-free parking stall.
27. 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.
28. 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.
29. 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.
30. 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.



Horizon Land Surveys Inc. (Alex Jiang) #PRDP20263137

Page 4 of 4

- 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 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 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 the development shall adhere to all regulations and requirements of the *Agricultural Operation Practices Act*, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - 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, September 15, 2026**, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. Singh".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT