

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

Gilchrist, Jonathan

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Tuesday, August 25, 2026

Roll: 07826004

RE: Development Permit #PRDP20262984**Lot 1, Block 1, Plan 1310193, SW-26-27-04-W05M; (68 HERMANN PLACE)**

The Development Permit application for an Equestrian Centre and installation of one (1) non-illuminated freestanding sign [*commenced without permits*] 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 land in accordance with the approved application, site plan, drawings, and required technical, as amended, and conditions of approval including:
 - i. Onsite overnight camping area for the customers/participants of the Equestrian Centre, approximately 7,710 sq. m. (83,000 sq. ft.) in area; and
 - ii. Installation of one (1) non-illuminated freestanding sign "Wild West Ranch Alberta", approximately 3.34 sq. m (36.00 sq. ft.) in area and approximately 1.21 m (4.00 ft.) in height.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services (firepermitsinspections@rockyview.ca) to book an inspection, to determine fire safety requirements for Emergency plan. The inspection will confirm if any fire safety requirements are to be complied with.
 - i. That the Applicant/Owner shall complete any requirements or improvements that may be required as a result of the inspection to comply with fire safety requirements; and
 - ii. Written confirmation shall be received from County Fire Operations confirming the status of this condition.
3. That prior to release of this permit, the Applicant/Owner shall install a 1.83 m (6.00 ft.) high solid wood fencing for the screening of the parking and outside arena areas in accordance with the approved application and drawings.
 - i. That once screening is completed, a site inspection/confirmation shall be completed by the Development Authority to confirm the installation is per the approved application drawings, to the satisfaction of the Development Authority.
4. That prior to release of this permit, the Applicant/Owner shall submit:
 - i. An updated pasture and manure plan for thirty (30) horses, in accordance with Section 100 & Section 138(v) of the of the *County's Land Use Bylaw C-8000-2020* (LUB); and



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- ii. An updated site plan showing the location of the stockpile(s) and all garbage bin locations(s) including the required screening measures and the location(s) of the portable washrooms and the method of potable water supply, in accordance with Sections 100 & 138(iv) of the LUB and the County's Servicing Standards.
 - iii. An updated site plan showing the location of the stockpile(s) and all garbage bin locations(s), including the required screening measures and the location(s) of the portable washrooms and the method of potable water supply, in accordance with Sections 100 & 138(iv) of the LUB and the County's Servicing Standards.
 - iv. A revised parking/site plan that includes a minimum of thirty (30) parking stalls, including three (3) barrier free parking stalls, in accordance with Section 236: Table 5 and Section 239: Table 6 of the LUB.
5. That prior to release of this permit, the Applicant/Owner shall submit a Trip Generation memo, in accordance with the County's Servicing Standards, prepared by a qualified professional, to assess and analysis the traffic volumes for the development and to assess if any traffic impacts will result from the proposed development. If the finding of the memo indicates that a Traffic Impact Assessment is required, the applicant will be required to submit one.
 - i. If the recommendations of the memo and/or Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.

Prior to occupancy

6. That prior to occupancy/use of the Equestrian Centre, the Applicant/Owner shall obtain a building permit for any buildings associated with the Equestrian Centre, to ensure that all buildings meet the *National Building Code 2023 – Alberta Edition* requirements for the proposed public use.

Permanent:

7. That if the prior to release conditions have not been met by **FEBRUARY 28, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
8. 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.
9. That this Development Permit, once the prior to release conditions have been completed, shall be valid for **three (3) year** from the date of issuance.
10. That a maximum number of onsite animals related for the Equestrian Centre shall not exceed thirty (30) animal units (30 horses) at anytime.
 - 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 of the LUB. If no Development Permit is issued, the animal unit shall be reduced in accordance with Section 149 of the LUB.
11. That the maximum number of onsite participants for the Equestrian Centre shall not exceed thirty (30) spectators for the Equestrian Centre at any time.



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12. That the maximum number of persons allowed for overnight camping shall not exceed ten (10) at any time.
13. That overnight camping may be allowed for a maximum of two (2) consecutive nights per each camper.
14. That overnight camping shall be limited to the participants of the Equestrian Centre and shall not be advertised to the public as a *Campground*.
15. That there shall be no residential occupancy of any recreational vehicle at any time.
16. 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.
17. That the hours of public participation for the subject business shall be limited to 7:00 A.M. to 11:00 P.M., seven (7) days a week.
18. 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*.
19. That the final onsite approved Manure Management Plan, Pasture Management Plan, and Weed Control Plan, shall be implemented and adhered to at all times.
20. 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.
21. That any build-up of manure shall be removed immediately from the subject lands to the satisfaction of the County.
22. That if overgrazing becomes evident and confirmed onsite, revised 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.
23. 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.
24. That the Applicant/Owner shall not be approved for a *Noise Exemption Permit* from the County.
25. That any expansion of the approved business areas shall require a new Development Permit.
26. That the signs shall be kept in a safe, clean, and tidy condition at all times.
 - i. That no off-site advertisement signage associated with business shall be permitted.
 - ii. That there shall be no parking or signage in the County's Road Right-of-Way at any time.
 - iii. 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.
27. 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.
28. 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.



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29. That garbage and recycling bins shall be located on-site at all times during business operation.
30. 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.
31. 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.
32. That vehicular access for emergency vehicles to and from the subject parcels remain unimpeded/unobstructed at all times.
33. That all motor vehicles, stock trailers, and/or recreational vehicle parking shall be in accordance with the final approved site plan.
 - i. 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.
34. 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 – 231 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.
35. 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.



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- That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit and permit for proposed business sign from the Ministry of Transportation and Economic Corridors, prior to development commencement.
- 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.
- 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,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca