SHIRE RIDGE RANCH



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MASTER SITE DEVELOPMENT PLAN

240020 RANGE RD 42, CALGARY, AB T3Z 2X3

Submitted to:
ROCKY VIEW COUNTY

Submitted on:
JUNE 2026
(Revised XXXX 2026

Prepared By:
HORIZON LAND SURVEYS INC.

Horizon
Land Surveys Inc.

Horizon Land Surveys Inc.

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SECTION 1.0

Introduction

This Master Site Development Plan (MSDP), Application PL20260034, has been prepared by Horizon Land Surveys Inc. on behalf of Shire Ridge Ranch for the lands legally described as Lot 2, Block B, Plan 7510894 within SW-02-24-04-W5M, municipally addressed as 240020 Range Road 42, Calgary, Alberta, T3Z 2X3, and located within Rocky View County.

The MSDP has been prepared at the request of Rocky View County in support of the concurrent Site-Specific Land Use Bylaw Amendment application (PL20260035) and associated Development Permit applications (PRDP20263136 and PRDP20263137). The purpose of this document is to satisfy the requirements of Section B5.0 of the Rocky View County Municipal Development Plan (MDP) and to establish a planning framework for the continued operation and management of the existing uses on the property.

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The purpose of this MSDP is to provide Rocky View County with a clear understanding of Shire Ridge Ranch and to support the review of the associated planning applications. The Plan is intended to document the existing site conditions and explain how the property is proposed to continue operating.

This document includes:

- Site background and history
- Existing land uses, buildings, and operations
- Site context and surrounding land uses
- Planning policy review and rationale
- Public engagement and consultation activities
- Servicing, transportation, and access considerations

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SECTION 2.0

Background

The subject property has historically operated as an equestrian facility serving the Calgary and Rocky View County region. Horse boarding, riding, training, and associated agricultural activities have occurred on the site for several decades, with many of the existing equestrian facilities and improvements established prior to the current ownership.

The Dallyn family purchased the property in October 2022 and continued the established equestrian operations. Since acquiring the site, the owners have also introduced complementary rural tourism and hospitality uses, including a three-bedroom bed and breakfast and a ranch-style event venue. These uses are intended to support the overall ranch operation and complement the property's rural character, agricultural setting, and existing equestrian activities.



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In addition to horse boarding and riding activities, the property hosts equine-assisted therapy programming through Prairie Sky Equine Assisted Therapy, a registered charitable organization that provides therapeutic services for individuals facing physical, emotional, and social challenges.

In 2026, Rocky View County advised the owners that planning approvals would be required to formally recognize and regulate the event centre and bed and breakfast operations. The event venue was determined to function in a manner consistent with a Special Function Business use. However, following amendments to the Rocky View County Land Use Bylaw, Special Function Business is no longer a listed use within the A-SML Agricultural, Small Parcel District.

As a result, the owners submitted a Site-Specific Land Use Bylaw Amendment application, Development Permit applications, and this Master Site Development Plan to establish an appropriate planning framework for the continued long-term operation of the property, including the equestrian use, bed and breakfast, and event centre.

No significant expansion of the site, new subdivision, new buildings, or major site development is proposed through these applications. The landowner intends to maintain the property generally as it exists today, with the current site layout and uses representing the intended long-term development and operating condition of the property. The intent of these applications is to recognize and regulate the current and future continued operation of the ranch while ensuring compatibility with surrounding agricultural and rural residential lands.

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SECTION 3.0

Site Location & Context

Shire Ridge Ranch is located in the southwestern portion of Rocky View County.

The approximately 22.33-acre subject property is located east of Highway 22 (Cowboy Trail), north of Township Road 240, and south of the Circle 5 Estates rural-residential community. The property is situated within a rural setting characterized by agricultural lands, country residential acreages, equestrian uses, and open pasture landscapes.

The south boundary of the property abuts Tsuut'ina Nation lands. The subject property is districted A-SML Agricultural, Small Parcel District, and surrounding lands are generally districted similarly or as rural residential lands. The existing and proposed uses are considered compatible with this surrounding rural and agricultural context.

Access to the property is provided from Range Road 42, with Township Road 240 and Highway 22 serving as key transportation routes in the area. Highway 22 provides regional connections to Bragg Creek, Calgary, and other communities throughout the foothills region, while the local road network provides access to surrounding agricultural and residential properties.

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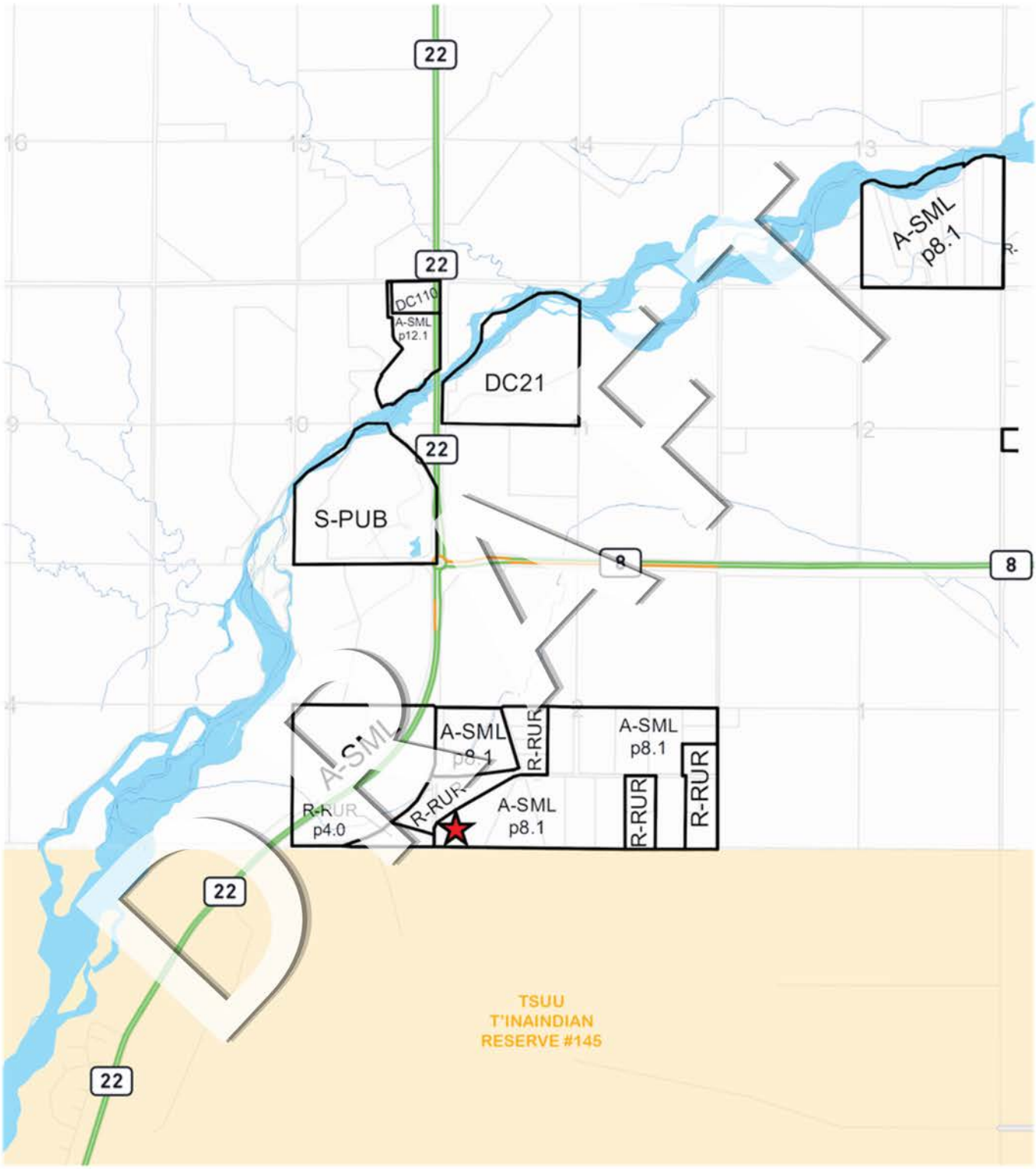
SITE LOCATION



★	Subject Site
22	Highway 22
8	Highway 8

A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
S-PUB	Special, Public Service District
DC	Direct Control District

All lands are designated a-gen unless noted otherwise

SUBJECT PROPERTY PLAN



The property is situated east of the Elbow River valley, which is one of the significant natural features within the surrounding region. The river corridor, associated riparian areas, and local drainage patterns contribute to the environmental character and visual quality of the broader area.

The subject site itself is located within the upland landscape east of the river valley and consists of gently undulating terrain. The moderate slopes and open landform of the subject property have historically supported agricultural and equestrian uses, including pasture areas, horse grazing, riding facilities, and related rural activities.

SECTION 4.0

Buildings & Landscaping

As illustrated on the Master Site Development Plan, Shire Ridge Ranch contains an established collection of buildings, equestrian facilities, paddocks, riding areas, and supporting ranch infrastructure.

These components collectively support the property's event centre, bed and breakfast, equestrian, and equine-assisted therapy operations.

Development is generally concentrated within the western portion of the site, adjacent to Range Road 42. The principal building cluster is located in the southwest portion of the property and includes the event centre, indoor riding arena, stable facilities, supporting ranch buildings, parking areas, and service areas. These buildings are arranged around an internal gravel circulation area that provides access for residents, staff, visitors, service vehicles, and equestrian activities.

The central and eastern portions of the property remain predominantly open and are used for pasture, horse grazing, riding, and related ranch activities. Internal fencing divides the pasture areas into manageable paddocks, and water stations are distributed throughout the site to support livestock management. Existing riding and training areas are located near the main building cluster and are integrated with the overall site circulation system.

Landscaping on the property consists primarily of existing shelterbelts, mature tree stands, naturalized vegetation, and open pasture. Tree cover is located along portions of the property boundaries and around the developed area, providing visual screening, wind protection, shade, and habitat value. These vegetated areas help soften views of buildings and parking areas while reinforcing the rural character of the ranch.

Open grazing lands occupy the majority of the site and provide visual openness and separation between the ranch facilities and neighbouring properties. The existing site layout allows the built components of the ranch to remain concentrated while preserving the broader agricultural and equestrian landscape.

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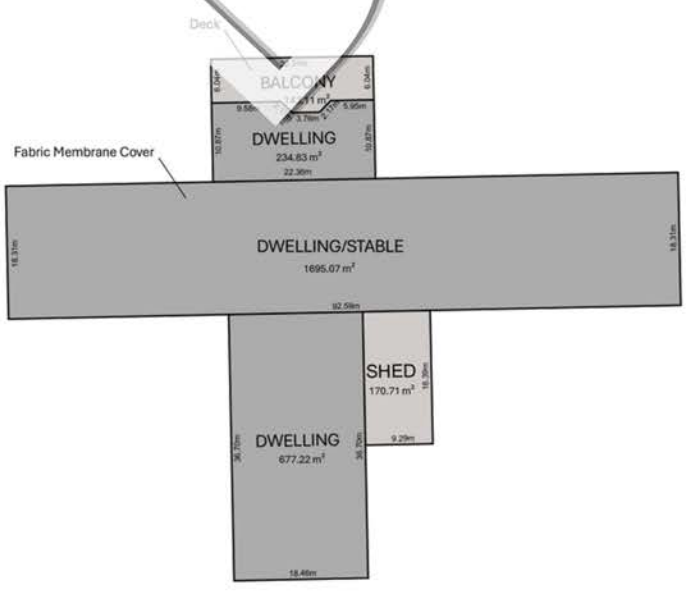
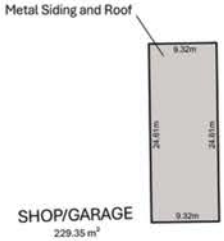
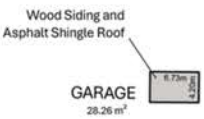
MASTER PLAN



BUILDING









SECTION 5.0

Operations

Shire Ridge Ranch has operated as an equestrian property for many years, with horse boarding, riding facilities, and related agricultural activities forming the long-standing use of the site. The Dallyn family purchased the property in 2022 and have since lived on-site while managing the day-to-day operations of the ranch.

Following their purchase of the property, the Dallyn family continued the existing equestrian operations and introduced complementary rural hospitality and community-oriented uses. The family has extensive experience and a strong passion for horses, and the ranch provides opportunities for local employment, equine therapy programming, school activities, and community events.

The Dallyn family also has significant hospitality experience, having owned and operated a large hospitality business in the Bragg Creek area for approximately 18 years. Through this experience, they identified a need for additional accommodation and event space in the area.

In response, an existing storage area on the property was renovated for use as a ranch-style event centre, and three guest rooms within the main residence were prepared for bed and breakfast accommodation.

Today, Shire Ridge Ranch supports a combination of equestrian, hospitality, and event-related activities. The site is managed by the Dallyn family and includes horse boarding, riding facilities, equine-assisted therapy programming, bed and breakfast accommodation, and a ranch-style event center.

Bed and Breakfast Operations

The bed and breakfast operates within the principal residence and provides short-term accommodation for visitors to the Bragg Creek area and guests attending events at the ranch.

The accommodation consists of three guest rooms, with a maximum occupancy of six guests. Each guest room includes a private bedroom and bathroom, while guests share a common living area within the residence. Guests are welcomed and checked in by the owners, and breakfast is provided as part of their stay.

The operation currently functions at a low intensity, with bookings occurring intermittently throughout the year. Maximum parking demand associated with the bed and breakfast is approximately three vehicles.

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Equestrian Operations

The equestrian operation is the primary and longest-established use on the property. Horse boarding and riding activities have occurred on the site for several decades and continue to operate year-round.
The equestrian facilities include indoor and outdoor riding arenas, barns, stables, horse shelters, and pasture areas. Approximately 21 acres of the property are used for horse grazing and related equestrian activities.

The site accommodates horse boarding clients and visitors on a regular basis. Vehicle activity associated with the equestrian operation is estimated at approximately 120 vehicle trips per week, including owners, boarders, staff, and service providers.

In addition to boarding and riding activities, the property hosts Prairie Sky Equine Assisted Therapy programs twice per week. Prairie Sky is a registered charitable organization that provides therapeutic equine experiences for individuals facing physical, emotional, and social challenges. The ranch also occasionally accommodates school visits, children's educational activities, and community-oriented events, providing a rural gathering place for nearby residents, families, and community groups.

No horse competitions, rodeos, or large-scale equestrian events are hosted on the property.

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Event Centre

The event centre was recently renovated from an existing storage building and operates as a small-scale rural venue for weddings, celebrations, educational activities, fundraisers, community gatherings, team-building events, classes, and similar functions.

The facility is approximately 6,000 square feet (557 m²) and is supported by approximately 45,000 square feet of on-site parking. Event attendance typically ranges from 40 to 120 guests.

The event venue operates occasionally by booking only. Three events were hosted in 2024 and three events were hosted in 2025.

Wedding events generally operate between 2:00 p.m. and midnight, while other events may occur during the daytime or evening depending on the booking. A parking attendant is used during larger events to manage vehicle circulation and parking.

Based on the operator's experience, parking demand is approximately one vehicle for every three guests. For a 120-person event, approximately 40 vehicles are anticipated. Parking is accommodated on-site in areas north of the residence and southwest of the event centre. Some events may also use shuttle or mini-bus transportation.

No temporary structures are used for event operations. Event organizers are responsible for obtaining required insurance and liquor licences. Amplified music and entertainment conclude by midnight. Operating hours, capacity and site management practices may be adjusted as required by Rocky View County.

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SECTION 6.0

Planning Policies

Municipal Development Plan (MDP)

The subject property is located within an Agricultural Area as identified by the Rocky View County Municipal Development Plan (MDP).
The existing equestrian operation, including horse boarding, riding facilities, equine therapy programming, and associated agricultural activities, is consistent with the agricultural and rural character envisioned for the area. These uses have operated on the site for many years and continue to support the agricultural economy and rural lifestyle of Rocky View County.

In addition to the equestrian operation, the property includes a bed and breakfast and event centre that support tourism and hospitality opportunities within the Bragg Creek area. Section 11.14 of the MDP recognizes that Culture, Tourism, and Hospitality uses may be supported within Agricultural Areas where appropriate planning review has been undertaken. The policy further identifies that an Area Structure Plan, Conceptual Scheme, or Master Site Development Plan may be required to support these uses. This MSDP has been prepared in accordance with policy requirements.

Land Use Bylaw A-SML

The subject lands are districted A-SML Agricultural, Small Parcel District under the Rocky View County Land Use Bylaw.

The equestrian operation, including horse boarding and riding facilities, has historically operated on the property and remains consistent with the agricultural nature of the district.

The bed and breakfast use is identified as a discretionary use within the A-SML District and is the subject of a concurrent Development Permit application.

Historically, the event centre functioned in a manner consistent with a Special Function Business use. However, amendments to the Rocky View County Land Use Bylaw removed Special Function Business as a listed use within the A-SML District. As a result, a Site-Specific Land Use Bylaw Amendment application has been submitted concurrently with this MSDP to establish an appropriate planning framework for the continued operation of the existing event centre.

No expansion of existing buildings, additional event facilities, or significant site modifications are proposed through the application. The intent is to recognize and regulate the existing operation while maintaining compatibility with surrounding land uses.

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Tourism Strategy

Rocky View County is currently developing a Tourism Strategy to help guide where and how tourism-related development may be supported and managed across the County. The Tourism Strategy process recognizes tourism as an important component of economic development, rural diversification, and community identity within Rocky View County.

Shire Ridge Ranch contributes to these objectives by providing rural tourism and hospitality opportunities within the Bragg Creek area. The bed and breakfast offers overnight accommodation in an area where lodging opportunities are limited, while the event centre provides space for weddings, celebrations, educational activities, and community gatherings in a rural ranch setting.

The property also supports visitors through equestrian activities and equine-assisted therapy programming, creating opportunities for residents and visitors to experience the agricultural and rural lifestyle that contributes to Rocky View County's unique character.

By supporting tourism, hospitality, equestrian, and agricultural activities on the property, the proposed applications align with the broader intent of the County's tourism planning work to strengthen visitor experiences, support rural businesses, and enhance tourism opportunities within Rocky View County.

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SECTION 7.0

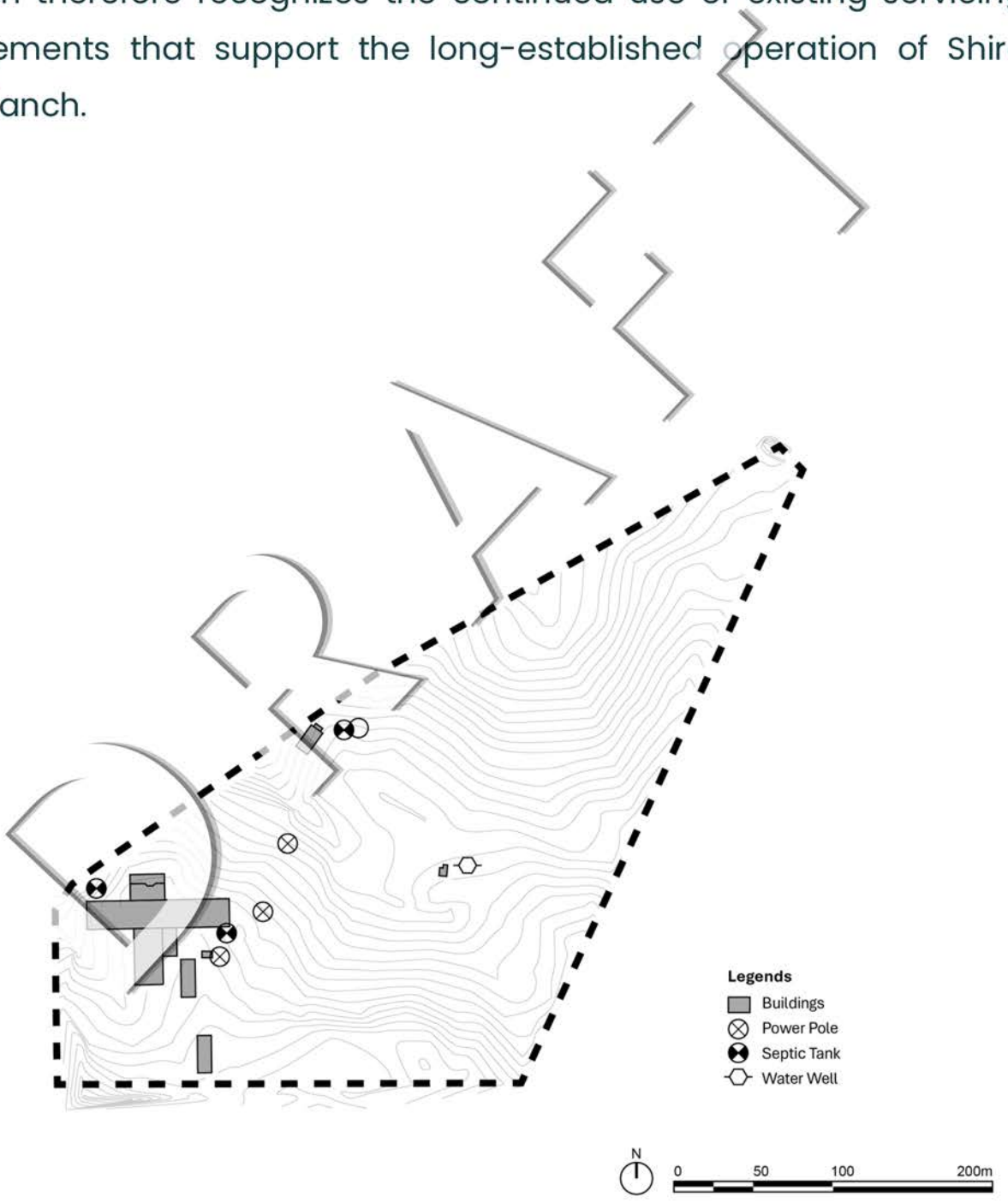
Servicing

The subject property is serviced by existing private infrastructure that has historically supported the ranch, residential, equestrian, tourism, and event-related activities operating on the site. Survey information identifies an existing septic pump and septic disposal field serving the developed portion of the property. Existing utility infrastructure is concentrated within the building cluster and continues to support the principal residence, event facility, bed-and-breakfast accommodation, and equestrian operations.

Stormwater management is provided through the site's existing rural drainage patterns and natural topography. The property remains predominantly undeveloped pasture, paddocks, and open space, allowing runoff to disperse and infiltrate in a manner consistent with existing conditions. No significant modifications to drainage patterns or major servicing infrastructure are proposed through this Master Site Development Plan.

The MSDP does not contemplate any substantial expansion of development intensity. Existing servicing systems have historically accommodated the current scale of operations, including residential

occupancy, horse boarding, equine therapy activities, bed-and-breakfast accommodation, and occasional event functions. Event activities occur infrequently throughout the year and are generally limited in size, reducing demands on private servicing infrastructure. The Plan therefore recognizes the continued use of existing servicing arrangements that support the long-established operation of Shire Ridge Ranch.







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SECTION 8.0

Transportation

The property has supported equestrian and ranch-related activities since the 1950s and has historically accommodated visitor, service, and operational traffic without requiring significant improvements to the surrounding road network. Event traffic remains occasional in nature and is dispersed following each event, reducing the potential for sustained impacts on adjacent roads or neighbouring properties.

PRIMARY ACCESS	RANGE ROAD 42 VIA TOWNSHIP ROAD 240
REGIONAL CONNECTION	HIGHWAY 22 (COWBOY TRAIL)
INTERNAL CIRCULATION	EXISTING GRAVEL DRIVEWAY NETWORK
EVENT ATTENDANCE	TYPICALLY 40–120 GUESTS
PARKING	EXISTING ON-SITE GRAVEL PARKING AREAS
HORSE TRAILER PARKING	ACCOMMODATED ON-SITE
PUBLIC ROAD PARKING	NOT PERMITTED
EMERGENCY ACCESS	VIA EXISTING DRIVEWAY NETWORK

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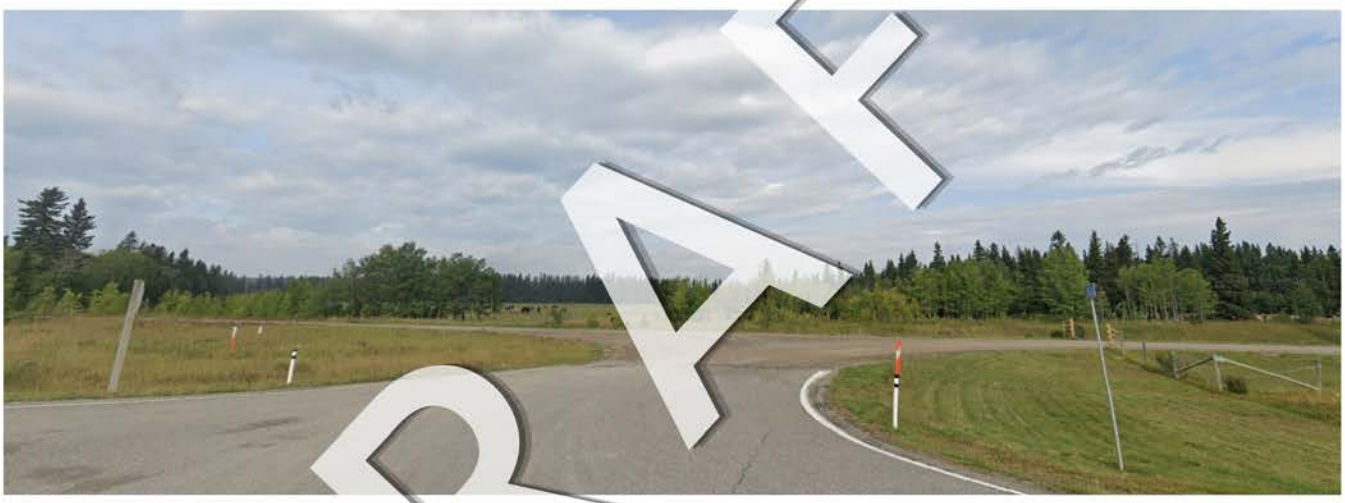



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Public Engagement

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SECTION 10.0

Rationale & Conclusion

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