



**Mountain View**  
C O U N T Y

May 19, 2017

File No.: PLDP20170113

ROCKY SIX S RANCH LTD  
5304 VICARY PL NW  
CALGARY, AB T3A 0L3

Dear Terry Stewart:

**RE: Proposed Development Permit**  
**Legal: NE 27-29-3-5**  
**Development Proposal: Riding Arena - Public**

The above noted Development Permit Application on the NE 27-29-3-5 for a Riding Arena - Public was considered by the Municipal Planning Commission on May 18, 2017.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Land Use Bylaw No. 15/15	Section 11.1 A – Agricultural District Discretionary Use – Public Riding Arena Site Regulations
Municipal Development Plan Bylaw No. 09/12	Section 3.0 Agricultural Land Use Policies Section 5.0 Economic Development Land Use Policies

The Municipal Planning Commission concluded that a Riding Arena - Public is suitable development for NE 27-29-3-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

**STANDARD CONDITIONS:**

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

#### **STANDARD CONDITIONS IF APPLICABLE:**

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. N/A

#### **PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

11. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

#### **ADDITIONAL CONDITION(S):**

13. Any future expansion and/or intensification of the Riding Arena - Public will require the issuance of a new Development Permit.
14. Permit approval is conditional to the information supplied on the application form for a Riding Arena - Public. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. The applicant shall obtain an Event Permit prior to hosting any events on the subject property.
16. The hours of operation for the public riding arena are 9:00 am until 9:00 pm every day, year round.
17. The applicant shall apply dust suppression in front of the residence located along Range Road 32 north of the (Riding Arena - Public) subject property. This shall be completed in consultation with County's Operations Department.
18. No camping will be permitted on the site at any time.
19. This permit allows for either two (2) 1' x 2' on-site commercial signs or one (1) 4' x 8' on-site commercial sign advertising the business to be placed at the entrance to the subject property.
20. The applicant shall obtain a Building Permit for a change of use from a private to public riding arena.

A Notice of Decision will be placed in the **May 23, 2017** and **May 30, 2017** issues of the Mountain View Gazette for an appeal period which ends on **June 06, 2017** at 4:00 p.m. Should you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the County Office on or before **June 09, 2017**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 15/15 will be applied. Following the appeal period, should no appeals be submitted, the Development Permit will be issued. If a Building Permit is required, please ensure the contractor receives a copy of the approved sketch so that the setbacks as approved are adhered to.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 extension #222 or by email at [jross@mvcounty.com](mailto:ross@mvcounty.com).

Yours truly,



Jessica Ross, Development Officer  
Planning and Development Services

/s/

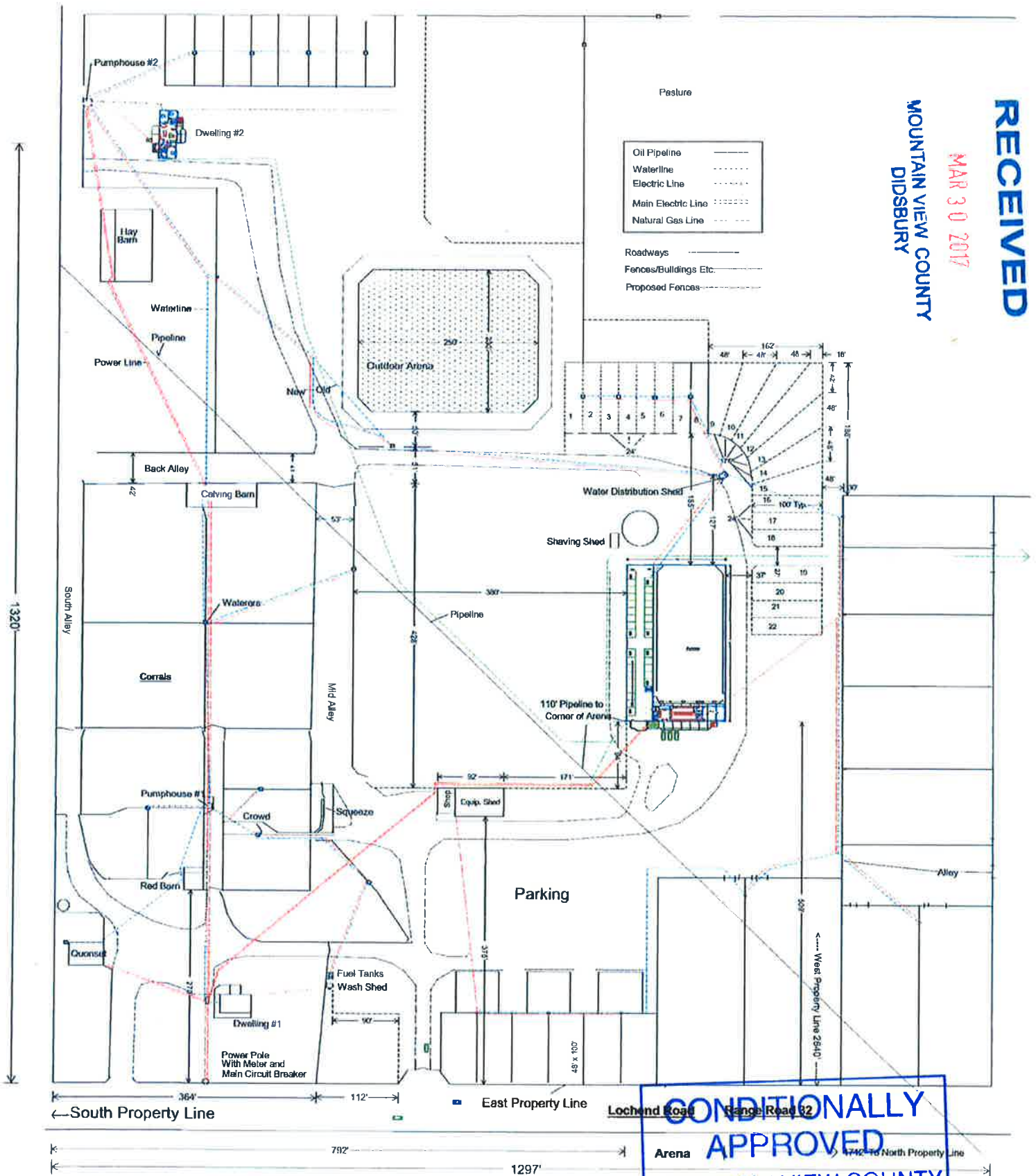
Enclosures

RECEIVED

MAR 30 2017

MOUNTAIN VIEW COUNTY  
DIBSBURY

- Oil Pipeline
- Waterline
- Electric Line
- Main Electric Line
- Natural Gas Line
- Roadways
- Fences/Buildings Etc.
- Proposed Fences



SOUTHEAST CORNER OF SEC. 27

**CONDITIONALLY APPROVED**  
 MOUNTAIN VIEW COUNTY  
 PLANNING AND DEVELOPMENT SERVICES  
 SEE LETTER FOR CONDITIONS

*Prop 2017 0113 / M 24/18/17*

