



March 09, 2026

File No.: PLDP20260057

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit  
Change of Use of Existing Riding Arena, Private to Riding Arena, Public  
(Iron Horse Ranch)**  
**Landowner: ARTHUR, BRYAN & CARLA**  
**Applicant: ARTHUR, BRYAN & CARLA**  
**Legal: SE 16-34-4-5**

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

The proposal is requesting consideration for a change of use of the existing private riding arena on site to a public riding arena. The public riding arena will host a few small private clinics throughout the year, by invitation and appointment only, with occasional unserviced, overnight, self-contained accommodation. There will be no more than eight clinics per year, with no more than 15 participants per clinic.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to **March 30, 2026**. Comments may be sent to:

**Email:** [bhutchings@mvcountry.com](mailto:bhutchings@mvcountry.com); or

**In Person:** 10-1408 Township Road 320 (Bergen Road); or

**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

.../2

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 211 or via email at [bhutchings@mvcountry.com](mailto:bhutchings@mvcountry.com).

Sincerely,



Becky Hutchings, Development Officer  
Planning and Development Services

Enclosure

***Please note:***

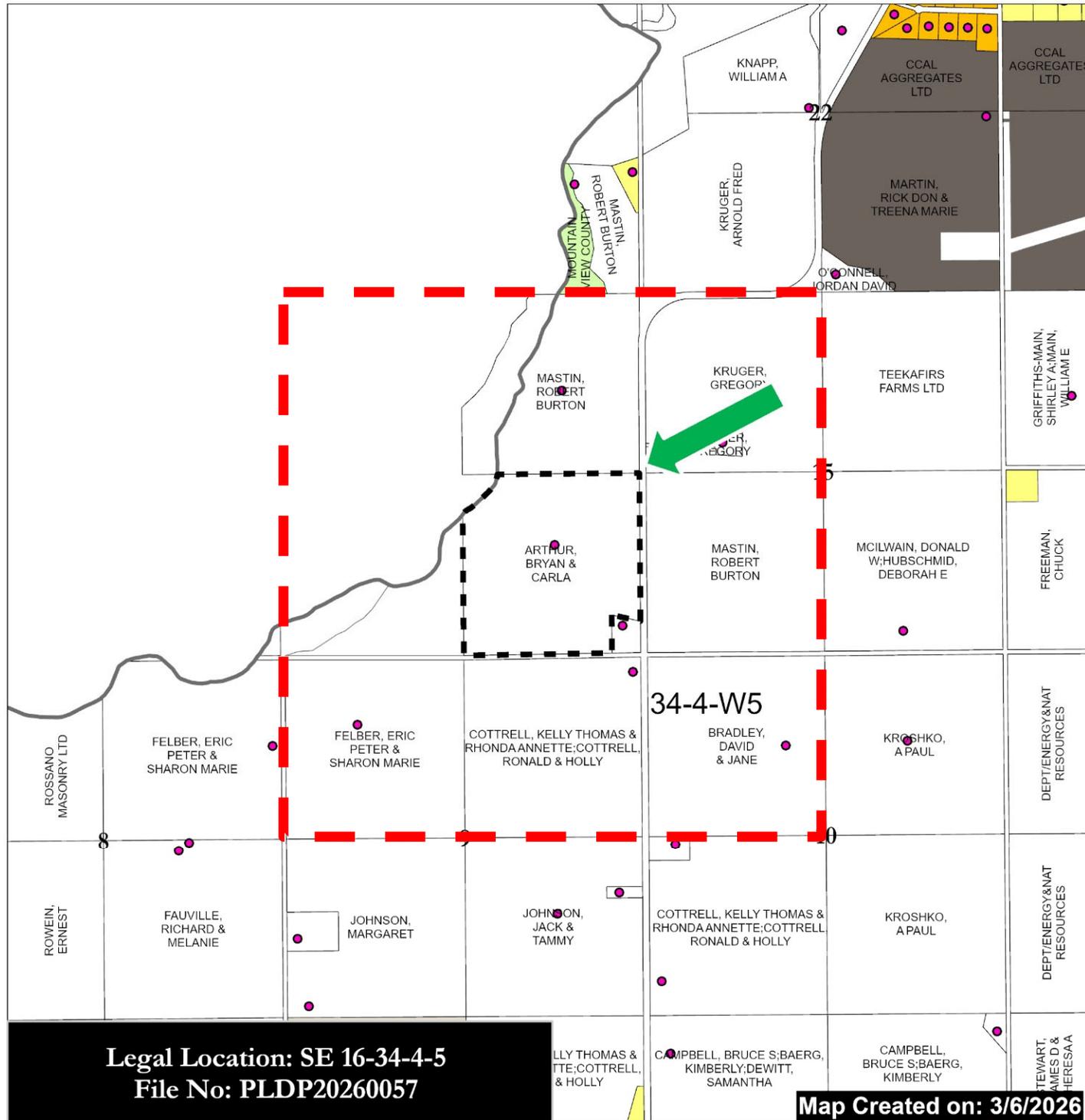
Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation



- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- Business Park District (I-BP)
- Heavy Industrial District (I-HI)
- Aggregate Extraction/Processing District (AEP)
- Parks and Conservation District (P-PC)
- Parks and Recreation District (P-PR)
- Parks and Comprehensive Recreational District (P-PCR)
- Institutional, Educational and Cultural District (S-IEC)
- Airport District (S-AP)
- Direct Control

Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

**Legal Location: SE 16-34-4-5**  
**File No: PLDP20260057**

**Map Created on: 3/6/2026**



**Mountain View  
COUNTY**

**DEVELOPMENT PERMIT APPLICATION**

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM OW0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

Application Date:

PLDP 20260057  
Discretionary Permitted

**Submission Requirements**

- Application form
- Development Permit fees
- Certificate of Title - current within 30 days
- Site Plan
- Abandoned Oil/Gas Well Information from AER
- Applicant's signature
- Registered Landowner's signature(s) (if required)
- Supplemental Forms - for Second Dwelling or Business Uses (if required)

**Contact Details**

NAME OF APPLICANT(s):

Address:

Phone:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address:  Town/City:  Postal Code:

Phone #:  Alternate Phone #:

Email:

**Site Information & Development Details**

RURAL ADDRESS:

LEGAL: SE  Section:  Township:  Range:  West of  Meridian

Plan:  Block:  Lot:  Parcel Size:

Is property adjacent to a developed County or Provincial Road? Yes

Existing BUILDINGS:

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT:   
(what are you applying for)

**Proposed and Existing Setbacks**

Indicate distance in meters and/or feet from Property Lines:

Front: North  287 meters

Rear: South  452 meters

Side: East  345nmeters

Side: West  469 meters

**Proposed Construction Details**

Type of STRUCTURE:  If Dwelling, what type:   
If Other, describe:  Foundation/Basement:   
Square Footage:  Building Height:   
\*If Mobile Home: Year:  Size:  Model:   
Serial Number:  Name/Make of Unit:   
\*If "Move-On" Home: - submit photographs of the dwelling Year Built:   
Name of Mover:  Present Location of Dwelling:

**Abandoned Oil/Gas Well Information**

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?  Yes

- Is there an abandoned oil/gas well on the property?  No
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:  
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

**Other Details**

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines  Yes  Distance:  650 M
- Confined Feeding Operations:  Distance:

Sewage System:  Existing  Type:  Holding Tank  If other:

Water Supply:  Existing  Type:  Well  If other:

Has proposed development started?  No

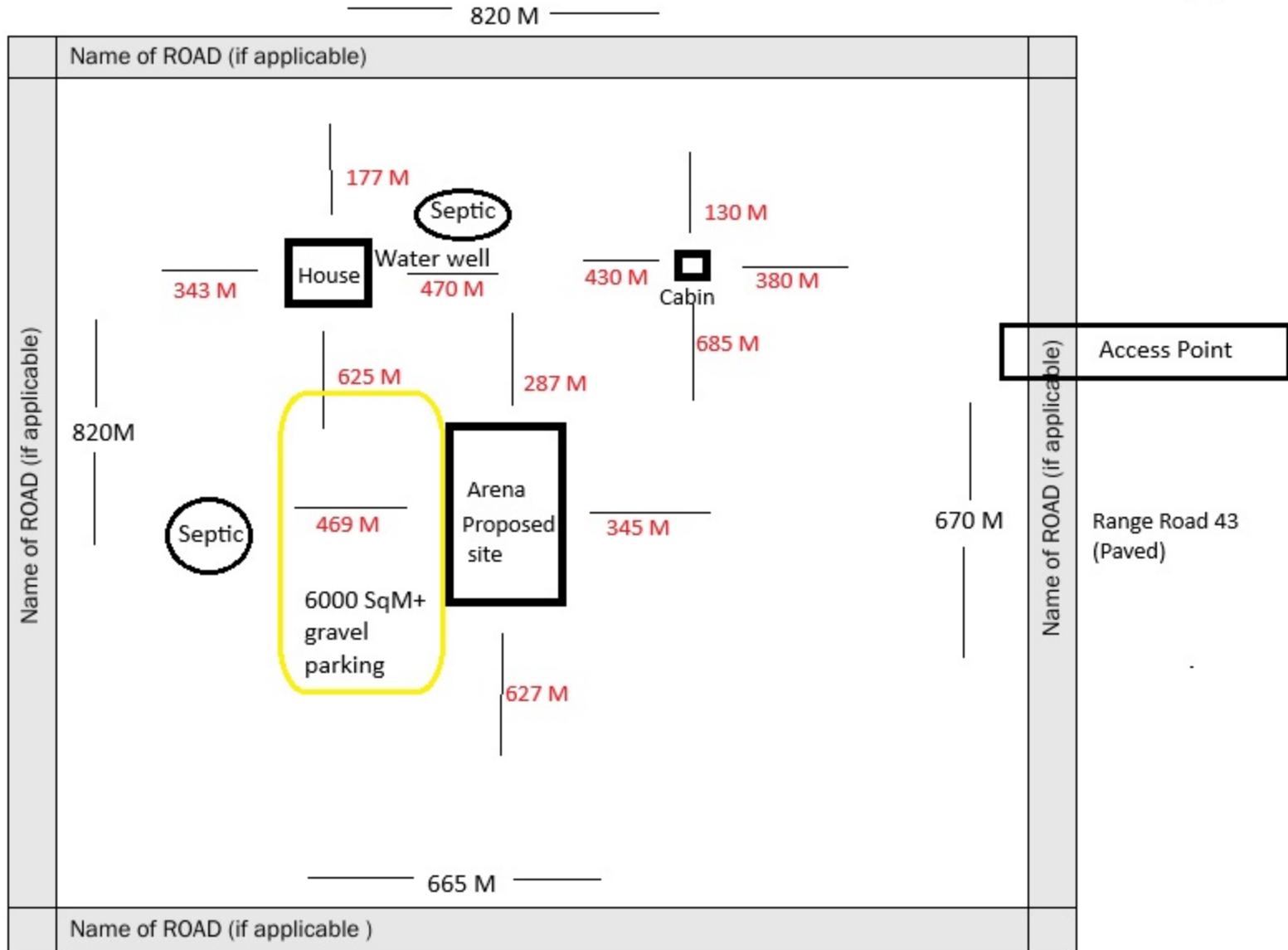
Estimated start date:  Estimated completion date:

Estimated cost of project:  Zero dollars

**Right of Entry Agreement**

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:  Yes

**Please note:** there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.



Township Rd 342

Over 6000 SqM  
of gravel and  
pavement for  
parking trucks  
and trailers





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

## DEVELOPMENT PERMIT APPLICATION BUSINESS USES

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

Date:

### Contact Details

NAME OF APPLICANT(s):

Address:

Phone:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address:  Town/City:  Postal Code:

Phone #:  Alternate Phone #:

Email:

### Site Information

RURAL ADDRESS:

LEGAL:  Section:  Township:  Range:  West of  Meridian

Plan:  Block:  Lot:  Parcel Size:

### Nature of the Business

Name of Business:

**Nature of Business** - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

We are looking to host several clinics in our riding arena with known trainers and participants. We anticipate no more than 8 clinics a year all with very small groups. We anticipate no more than 15 participants and all access is by appointment only.

**Complete the following checklist:**

- |   |     |
|---|-----|
| 1. Will any clients visit the home or property?                                       | Yes |
| 2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? | No  |
| 3. Will there be any outside signage related to the business?                         | No  |
| 4. How many employees in addition to the permanent residents?                         | 0   |
| 5. How many business related vehicles will be on the property?                        | 0   |

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

## BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

The existing barn and arena will be used. No new buildings will be added.

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

How many people will be employed, including yourself: 0

Number of customers during an Average Day: 15, ~8 times per year Average Week: 15, ~8 times per year

Hours of Operation: 8 am to 6 pm

Days of Operation: Typically Friday, Saturday or Sunday Months of Operation: Year round

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

0

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

We have ample parking as the entire area around the barn and arena is gravel and concrete which is well over 6000 square meters

What outdoor/indoor storage will be on the property related to the Business:

None

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

None

**Please note: if your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.**

## 10.14 Riding Arena Public

1. All riding arenas and associated facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty to Animals (SPCA).
2. Waste management of riding arenas shall be in accordance with environmental land management as outlined in the “Manure and Horse Management for horse Owners” and “2008 Reference Guide to agricultural Operation Practices Act (AOPA)”.
3. An Application for a Development Permit for a Public Riding Arena shall include
  - a. Detailed site sketch showing all existing buildings and proposed facilities, including setback distance from the property line; **Included in Development Permit Application and noted on the Site plan drawing.**
  - b. The number of events proposed per week, per month, and per year with anticipated number of participants and vehicles that will be on the site; **approximately 8 events per year with up to 15 participants anticipated;**
  - c. How many employees including the applicant; **No employees (Only the Applicants, but there are no employees)**
  - d. Where the onsite parking is located; **Included in the Site Plan drawing. Over 6000 SqM of gravel parking pad.**
  - e. Days and hours of operation; **Predominately Weekends from 8 am until 6 pm on a by appointment basis only. Approximately 8 times per year.**
  - f. Identification of roadways to and from the site and the type of roadway; **Access from Range Road 43 which is paved. Access and roadways shown on site plan drawing.**
  - g. Identification of whether there will be new buildings or structures or usage of existing structures; **No new structures are needed.**
  - h. Dust mitigation methods on gravel roads to and from the site; **None needed as all roads are paved to the site.**
  - i. Sign size, wording, and the location for the sign must be identified on the site sketch, **No signage is needed.**