



April 25, 2025

File No.: PLDP20250132

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit for Unserviced, Overnight, Self-Contained Accommodation, up to 25 units as an expansion of DP03-111**

**Landowner: DIDSBURY AGRICULTURAL SOCIETY**  
**Applicant: DIDSBURY AGRICULTURAL SOCIETY**  
**Legal: SE 25-31-2-5**

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>.

This proposal is to add 'Unserviced, Overnight, Self-Contained Accommodation' to existing Development Permit DP03-111: Agricultural Grounds - fairs, rodeos, equine: (riding, shows, clinics). The Agricultural Grounds Development Permit was issued in 2003 to allow a fairground, outdoor riding/rodeo arena, riding, and stabling centre.

After the completion of the 2024 Business Support Pilot Project and the adoption of Land Use Bylaw No. 10/24, 'Unserviced, Overnight, Self-Contained Accommodation' was added to the definitions of Business, Agri-Tourism and Riding Arena, Public which allows for consideration of these uses under the current Development Permit.

The applicants are requesting up to 25 overnight units consisting of RV's, tents, stock trailers with living quarters or similar type units which will provide an opportunity for their attendees, actively involved in activities on the subject land, to attend events and stay overnight in their own personal accommodations. This will allow the participants to be able to remain close to their animals overnight for both safety and welfare reasons. These units will be located north and south of the existing riding arena on the grassed area, with some overflow space in the parking area. No servicing of these units will be permitted.

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 May 16, 2025. Comments may be sent to:

**Email:** [pgrochmal@mvcounty.com](mailto:pgrochmal@mvcounty.com); or

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

T 403.335.3311 1.877.264.9754 F 403.335.9207  
10-1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**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.

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. 182 or via email at [pgrochmal@mvcounty.com](mailto:pgrochmal@mvcounty.com).

Sincerely,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

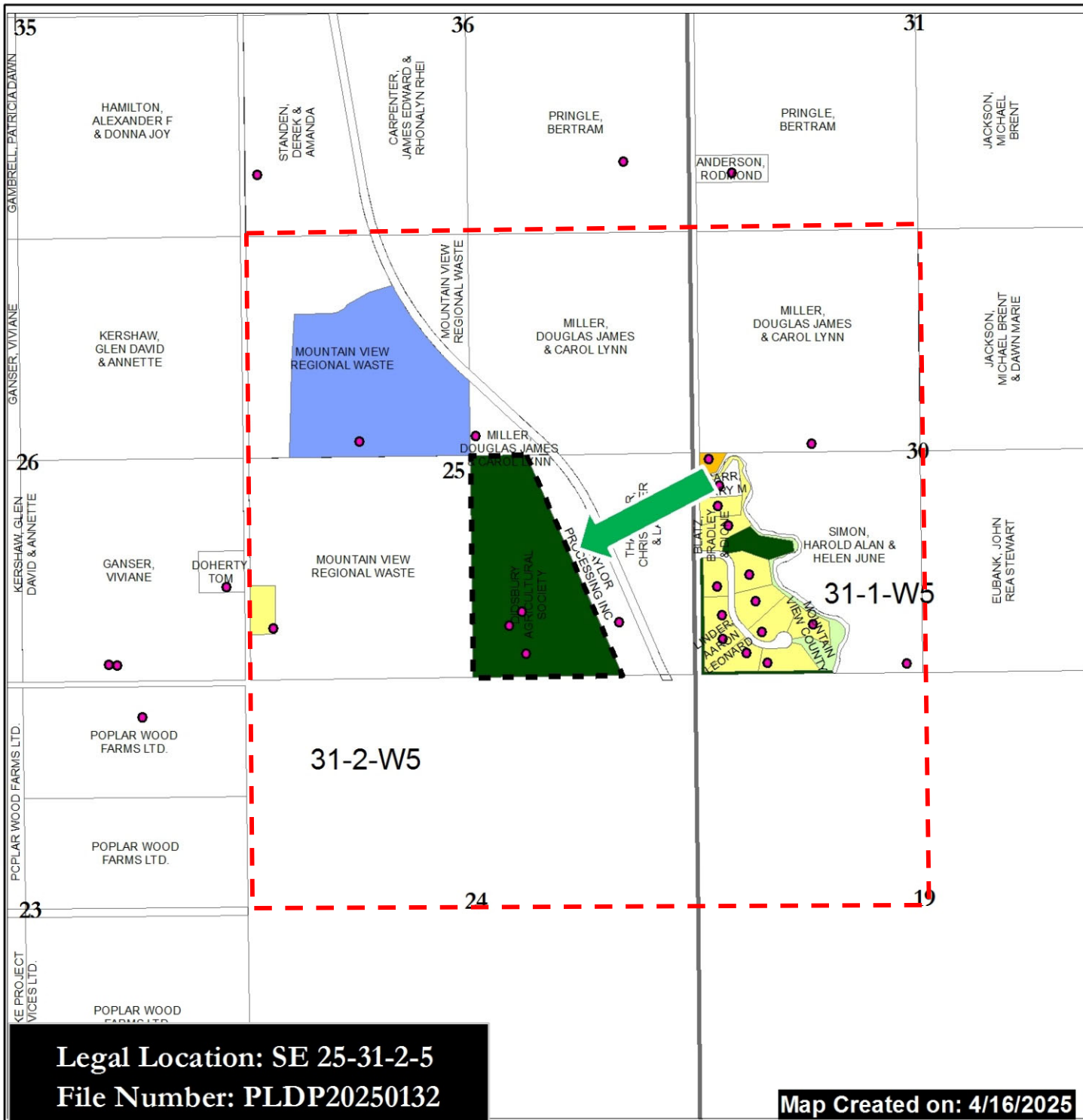
/peg

Enclosure

***Please note:***

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) 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** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





# 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 Meters

Scale: 1:20,000

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

Legal Location: SE 25-31-2-5  
File Number: PLDP20250132

Map Created on: 4/16/2025



**Mountain View  
COUNTY**

**DEVELOPMENT PERMIT APPLICATION**

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

Application Date:

April 15, 2025

PLDP

Discretionary

Permitted

**Submission Requirements**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Application form                   | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER                              |
| <input type="checkbox"/> Development Permit fees                       | <input type="checkbox"/> Applicant's signature  |
| <input type="checkbox"/> Certificate of Title - current within 30 days | <input type="checkbox"/> Registered Landowner's signature(s) (if required)                        |
| <input type="checkbox"/> Site Plan                                     | <input type="checkbox"/> Supplemental Forms - for Secondary Suites or Business Uses (if required) |

**Contact Details**

NAME OF APPLICANT(s): Didsbury Agricultural Society  
Address: Box 1723 Town/City: Didsbury Postal Code: T0M 0W0  
Phone #: 403-335-4494 Alternate Phone #:  
Email: didsagso@telus.net

LANDOWNER(s) (if applicant is not the landowner):  
Address: Town/City: Postal Code:  
Phone #: Alternate Phone #:  
Email:

**Site Information & Development Details**

RURAL ADDRESS: 10-2040 Twp Rd 314  
LEGAL: SE Section: 25 Township: 31 Range: 2 West of 5th Meridian  
Plan: Block: Lot: Parcel Size: 75.51 Acres  
Is property adjacent to a developed County or Provincial Road? Yes  
Existing BUILDINGS: Riding arena, 2 stabling barns, Entertainment bldg, utility shed, shop, admin office, washrooms, storage  
Number of Existing DWELLINGS: one  
PROPOSED DEVELOPMENT: Provide unserviced, overnight, self-contained accommodations related to events. ie - equine events, rodeo, and other rentals.  
(what are you applying for)

**Proposed and Existing Setbacks**

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

Front: South  
Side: West

Rear: North  
Side: East

### 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:
- Confined Feeding Operations:  No 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:

### 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.





# Didsbury Agricultural Society

April 15, 2025

Development Department  
Mountain View County

Re: Application for Unserviced, Self-contained Overnight Accommodation

SWE 25-31-2-W5M, 10-2040 Twp Rd 314

---

The Didsbury Agricultural Society (DAS) is seeking municipal approval to allow unserviced, self-contained overnight accommodations on our grounds in conjunction with our events. Our Development Permit Application is attached.

Each year, DAS hosts the Didsbury Rodeo and rents our riding arena to various equine organizations for a range of events. Many of the attendees travel with horses and stay in self-contained units (e.g., horse trailers with living quarters or RVs). It is essential for participants to remain close to their animals overnight for both safety and welfare reasons.

Previously in 2023 and 2024, DAS participated in the Business Support Pilot Program, which permitted this type of accommodation. This arrangement worked well and was greatly appreciated by attendees. We personally did not hear any comments from adjacent landowners that they were any concerns. Local campgrounds are not equipped to handle horses or the size and needs of horse trailers, making on-site accommodation a viable solution.

We are not proposing a traditional campground. Instead, areas to the north and south of the riding arena—as well as some overflow space in the parking area—would be used for overnight parking of these self-contained units. These accommodations would be temporary, event-specific, and only permitted for attendees actively involved in the events.

We appreciate your consideration of this request and are happy to provide any additional information needed to support this application.

Sincerely

Shirley A Madge  
Office Coordinator  
Didsbury Agricultural Society

Attachment: Development Permit Application

## Peggy Grochmal

---

**From:** Didsbury Ag Society DAS <didsagso@telus.net>  
**Sent:** Thursday, April 17, 2025 9:59 AM  
**To:** Peggy Grochmal  
**Cc:** David Reinhardt; Craig Anderson; Keri Sharpe  
**Subject:** Re: PLDP20250132 - Additional Questions for Application  
**Attachments:** Site Sketch with accommodation areas.pdf

**External Sender** - From: (Didsbury Ag Society DAS  
<didsagso@telus.net>)  
This message came from outside your organization.

[Learn More](#)

Hi Peggy

Thank you for the quick review. I hope I am able to provide you with the information you require.

Firstly, I would like to emphasize that this will not be a traditional campground. There will only be areas to accommodate no more than 25 units. As these are all self contained it makes sense that traditional designated sites as in a campground would not be required. These accommodations would be temporary, event-specific, and only permitted for attendees involved in the events.

- North of the riding arena & east of the corrals (approximately 15 spaces)
- South of the riding arena (approximately 5 spaces)
- Additional space in the entrance parking area (approximately 5 spaces)

This setup should provide a flexible and convenient option for event participants especially as livestock is involved. Participants with horses, stock contractors with their stock in the corrals, judges, announcers with expensive equipment, etc. This will maintain the primary focus on event-related activities and prevent the area from being used as a general campground. The Didsbury Agricultural Society wish to be good hosts but also want to be compliant with Municipal requirements.

A revised site plan is attached indicating the above noted areas to be used.

I can drop off the attachment around 2:15 today if it is not clear.

Please feel free to contact me if you have any further questions or concerns.

Kind regards

Office Coordinator  
Didsbury Agricultural Society  
Office Hours Mon & Thur 9 am-1 pm  
403-335-4494

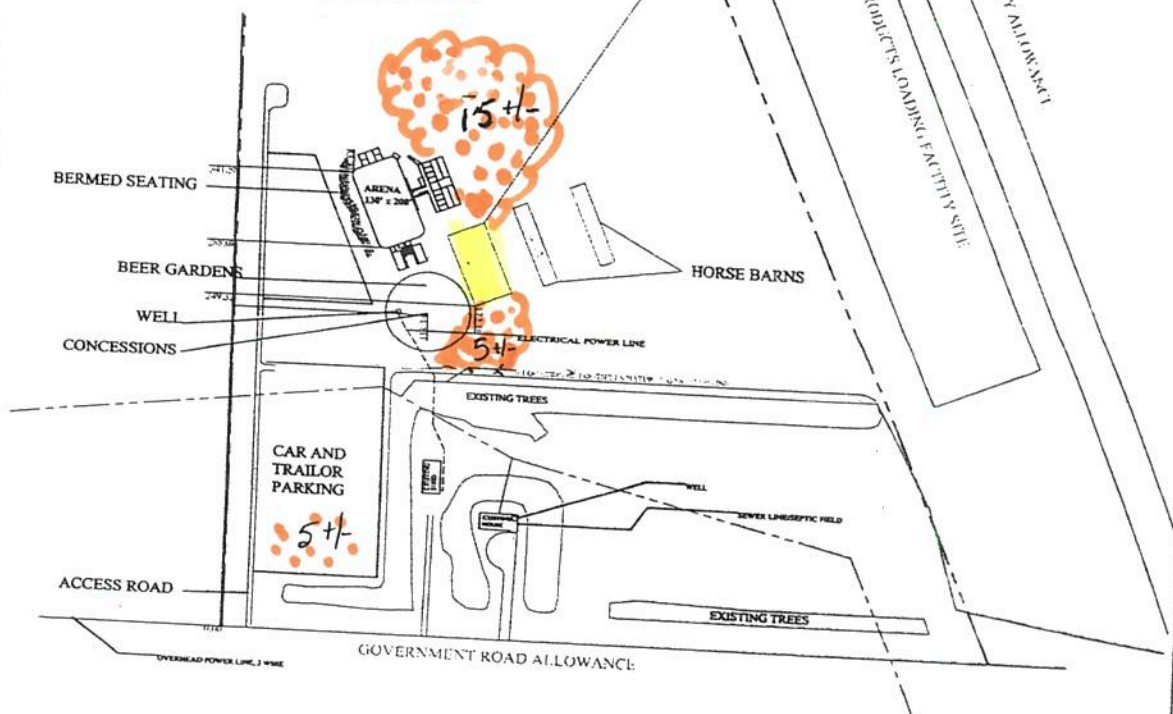
# Application for Unserviced, Self-contained Overnight Accommodation

Former Dump

DUGOUT

## Unserviced, Self Contained Overnight Accommodation:

- To accommodate no more than 25 units.
- No defined spots: - (15 +/-) in an area east of the corrals & north of the indoor arena
- (5 +/-) south of the arena plus (5 +/-) in the parking area.



Note: Distances for measurements are in meters

Didsbury Agricultural Society

**Didsbury Agricultural Society**  
**Rodeo Grounds**  
**SE 25-32-2-W5M**

COMPLETED Oct 14, 2003

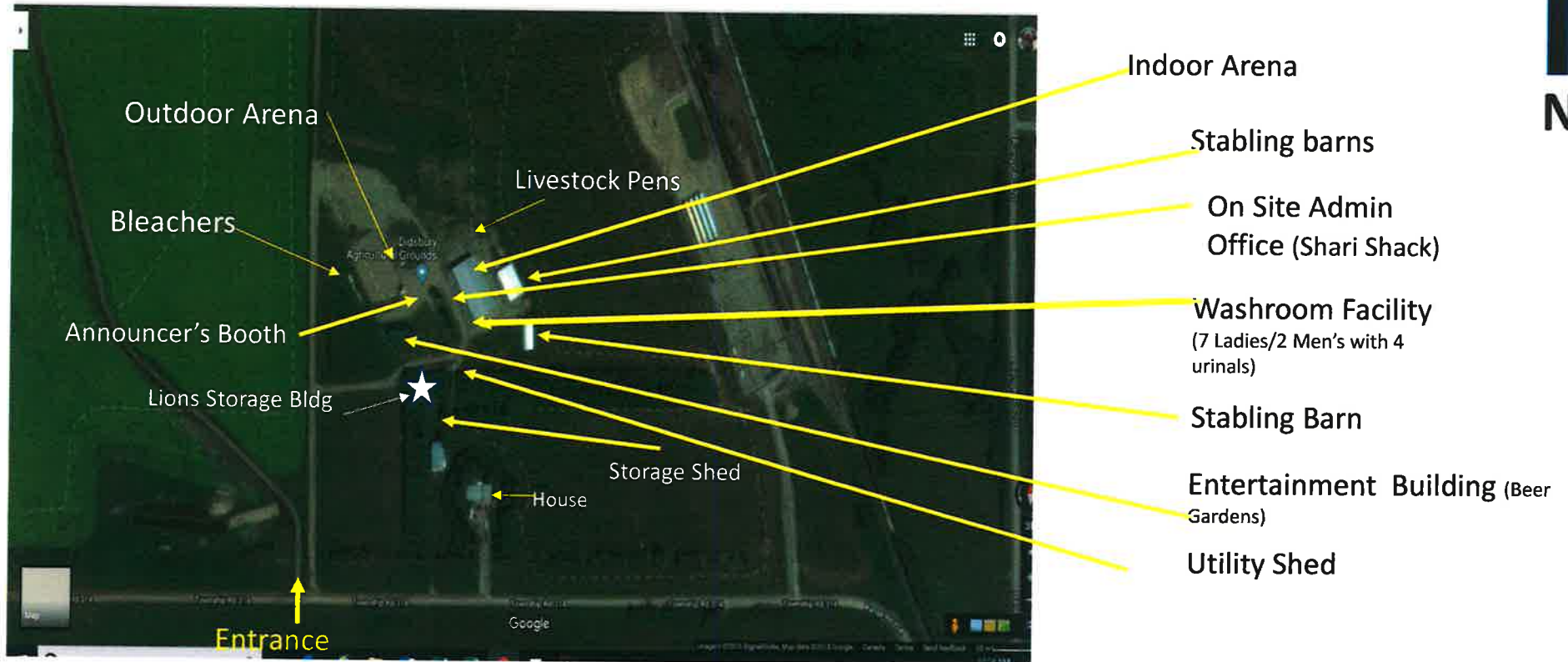
SCALE 1:1500

SHEET DIMENSIONS OF LANDSCAPE

Sheet 1 of 1



## Didsbury Agricultural Society – Rodeo Grounds SE 25-32-2 W5



**Proposal:** Unserviced, overnight, self-contained accommodations related to events and rentals.

Existing Buildings

### Surrounding Land Use Map

Please sketch a land use map representing the proposed development site and the land uses within ½ mile of the proposed development site. This land use map should represent features such as dwellings, all other structures, confined feeding lots, old landfills, waste transfer stations, oil/gas facilities, roads, watercourses, and any other form of land use surrounding the proposed development site.



Each square represents a ¼ Section.  
The central square represents the ¼ Section in which the development is proposed.