



NOTICE OF DECISION

May 27, 2025

File No.: PLDP20250132

Sent via email and mail: didsagso@telus.net

DIDSBURY AGRICULTURAL SOCIETY
BOX 1723
DIDSBURY, AB T0M 0W0

Dear DIDSBURY AGRICULTURAL SOCIETY:

RE: Proposed Development Permit

Legal: SE 25-31-2-5

Development Proposal: Unserved, Overnight, Self-Contained Accommodation - 25 units as an expansion of DP03-111

The above noted Development Permit application on the SE 25-31-2-5 for a Unserved, Overnight, Self-Contained Accommodation - 25 units as an expansion of DP03-111 was considered by the Administrative Subdivision & Development Approving Authority on May 27, 2025.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Municipal Development Plan
Bylaw No. 20/20

Land Use Bylaw No. 10/24

3.0 Agricultural Land Use Policies

5.0 Economic Development Land Use Policies

10.14 Riding Arena, Public

15.2 Parks and Recreation District Land Uses

The Administrative Subdivision & Development Approving Authority concluded that a Unserved, Overnight, Self-Contained Accommodation - 25 units as an expansion of DP03-111 is suitable development for SE 25-31-2-5 and conforms to the above noted policies.

As such, the Administrative Subdivision & Development Approving Authority has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 10/24.
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.
4. If the development authorized by a Development Permit is not complete 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.

STANDARD CONDITIONS IF APPLICABLE:

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. N/A
7. N/A
8. N/A
9. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. 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 regard 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):

11. This permit is issued for Unserviced, Overnight, Self-Contained Accommodation - 25 units as an expansion of DP03-111 as per the information submitted with the application. The accommodations will only be permitted during scheduled events and shall not exceed a four-night stay. No RV storage has been granted with issuance of this permit.
12. The applicant, operator, and/or landowner shall minimize any noise impacts associated with the events and accompanying RV units between the hours of 11:00 pm to 8:00 am.
13. Parking shall be contained within a specified area as established on the site. No parking of vehicles shall be permitted on any County road allowances at any time.
14. No septic service systems have been provided with this permit. All units must be self-contained, and disposal shall occur offsite at an approved facility.
15. That Development Permit DP03-111 for Agricultural Grounds - Fairs, Rodeos, Equine: (riding, shows, clinics), approved on December 1, 2003, remains valid and continued compliance must be maintained.

A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **June 03, 2025** and **June 10, 2025** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **June 17, 2025**.

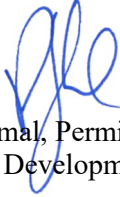


Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 10/24 may be applied.

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 ext. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures



Application for Unserviced, Self-contained Overnight Accommodation

Former Dump

DUGOUT

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

PLDP20250132

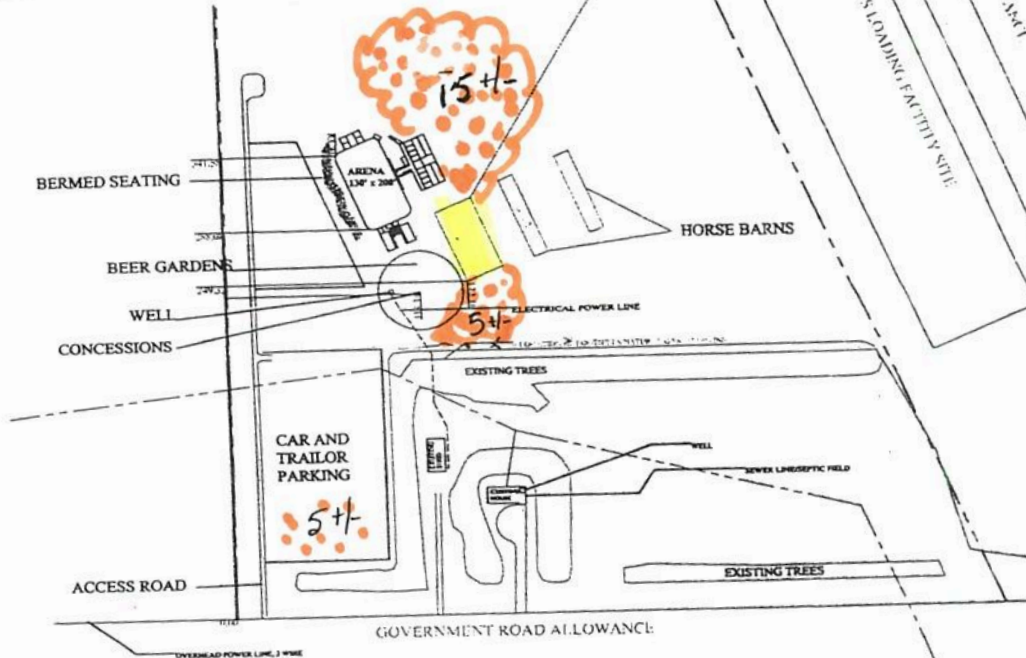
May 27, 2025

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

**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

CLIENT NAME

Didsbury Agricultural Society

PROJECT

COMPLETION DATE: Oct 14, 2003

SCALE: 1:1500

SHEET NAME: DIMENSIONS OF LANDSCAPE

SHEET: Sheet 1 of 1

DESIGNED BY

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



NOTICE OF DEVELOPMENT APPEAL

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

Excerpt from the Municipal Government Act, Section 685 - Grounds for Appeal

685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____
Email: _____

LANDOWNER: Name: _____ Telephone: _____
Address: _____

LAND DESCRIPTION: Registered Plan: _____ Block: _____ Lot: _____
Part: _____ Section: _____ Twp.: _____ Range: _____ Meridian: _____

THIS APPEAL IS COMMENCED BY, ON BEHALF OF:

- (a) ☐ Adjacent Landowner/Affected Person (Fee \$425.00) (b) ☐ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, **the applicant consents to the information being made available to the public and Appeal Board in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date