



NOTICE OF DECISION

April 16, 2026

File No.: PLDP20260057

Sent via email and mail: [REDACTED]

ARTHUR, BRYAN & CARLA
[REDACTED]

MOUNTAIN VIEW COUNTY, AB T0M 1X0

Dear Bryan & Carla:

RE: Proposed Development Permit

Legal: SE 16-34-4-5

Development Proposal: Change of Use of Existing Riding Arena, Private to Riding Arena, Public (Iron Horse Ranch)

The above noted Development Permit application on the SE 16-34-4-5 for a Change of Use of Existing Riding Arena, Private to Riding Arena, Public (Iron Horse Ranch) was considered by the Municipal Planning Commission on April 16, 2026.

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

Municipal Development Plan
Bylaw No. 20/20

Section 3.0 Agricultural Land Use Policies
Section 5.0 Economic Development Land Use Policies
Section 6.0 Environmental Land Use Policies

Eagle Valley Area Structure Plan
Bylaw No. 23/21

Section 4.3 Red Deer River Corridor Area

Land Use Bylaw No. 10/24

Section 10.14 Riding Arena, Public
Section 11.1. A Agricultural District

The Municipal Planning Commission concluded that a Change of Use of Existing Riding Arena, Private to Riding Arena, Public (Iron Horse Ranch) is suitable development for SE 16-34-4-5 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. 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. N/A
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. Permit approval is conditional to the information supplied with the application for the Change of Use of Existing Riding Arena, Private to Riding Arena, Public (Iron Horse Ranch). The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
12. Any future expansion and/or intensification of the Riding Arena, Public will require the issuance of a new Development Permit.
13. The applicant, landowner and/or operator shall not exceed the maximum of eight equine events per year with up to a maximum of 15 attendees per event.
14. The Hours of Operation for the Riding Arena, Public shall be 8:00 a.m. to 6:00 p.m., Friday to Sunday, year-round, by appointment only.
15. All events outside of those approved by this permit shall require the issuance of a Public Event Permit, or a new Development Permit.
16. This permit allows for unserviced, overnight, self-contained accommodation limited to a maximum of 15 units, which corresponds to the maximum number of attendees approved per event. The accommodation will only be permitted during the approved maximum of eight events scheduled per year. The accommodation shall not exceed a four-night stay. No RV storage has been granted with issuance of this permit.
17. No fire pits or open fires associated with the use of Riding Arena, Public and the corresponding unserviced, overnight, self-contained accommodation will be permitted.



18. The applicant, landowner and/or operator will practice environmental land management as outlined in the Government of Alberta publications, "Manure and Pasture Management for Horse Owners" and "2008 Reference Guide to the Agricultural Operation Practices Act (AOPA)".
19. The Riding Arena, Public 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).
20. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use of the Riding Arena from Private to Public.
21. No signage has been approved with this permit. Any future signage shall require the issuance of a Sign Permit.
22. No additional employees other than the permanent residents are permitted.
23. The applicant, landowner and/or operator shall ensure that compliance with the County's Dog Control Bylaw is maintained at all times.

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 **April 23, 2026** and **April 30, 2026** 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 **May 07, 2026**.

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. 211 or by email at bhutchings@mvcountry.com.

Yours truly,

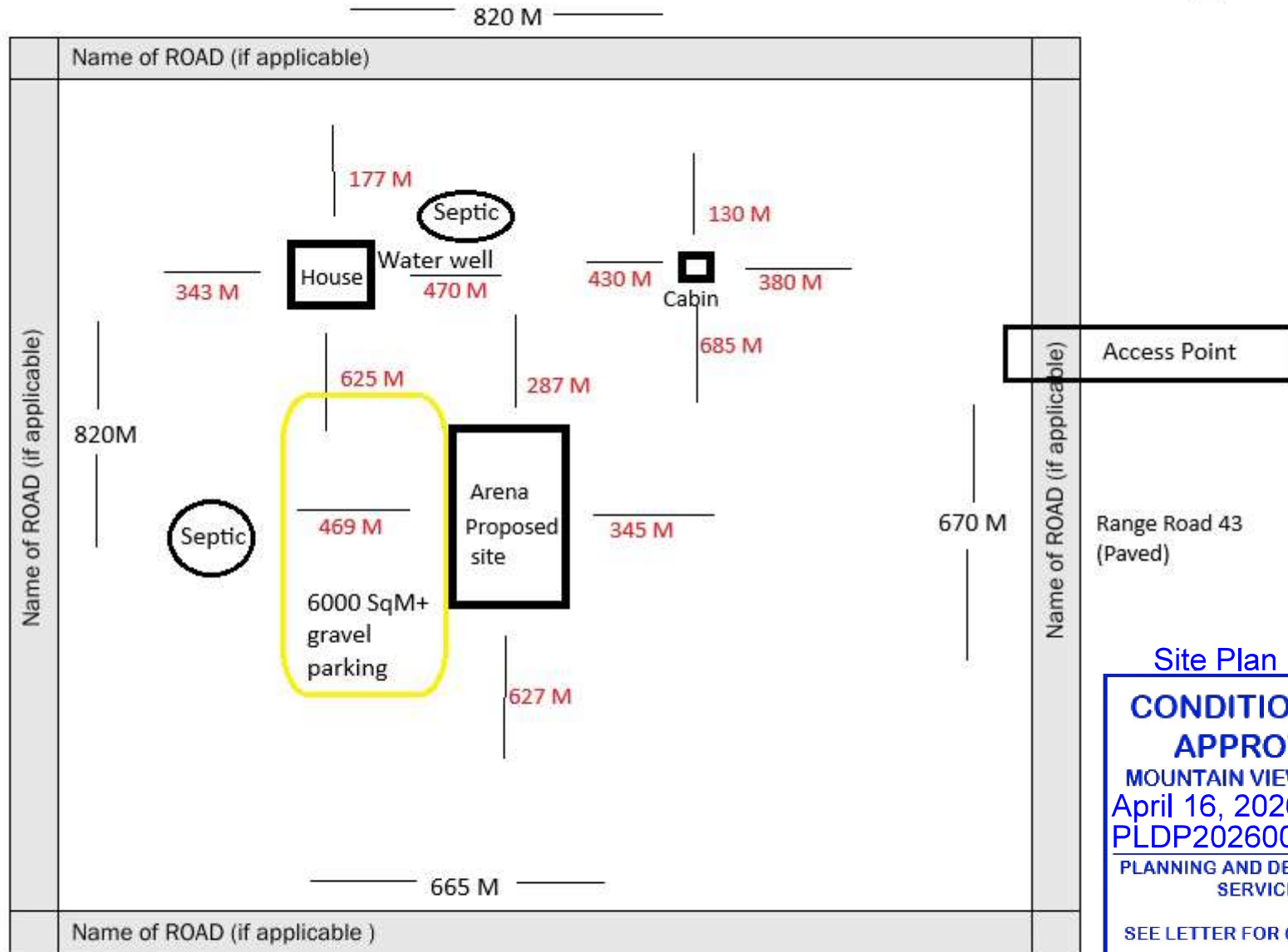
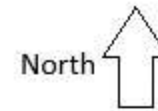


Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures





Site Plan 1 of 2
CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
April 16, 2026
PLDP20260057
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

Township Rd 342

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



Site Plan 2 of 2

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

April 16, 2026

PLDP20260057

A handwritten signature in black ink, appearing to be 'JAH', located to the right of the project number.

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITOINS



Mountain View
C O U N T Y

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,

(2) In additional 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.

the person applying for the permit or affected by the order under section 645 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