


**PUBLIC HEARINGS AND MEETINGS
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 DEVELOPMENT PERMIT APPLICATION
 September 11, 2024
 To be heard at: 1:30 PM**

APPLICATION INFORMATION		FILE NO. 24D 157
	DATE APPLICATION DEEMED COMPLETE: July 22, 2024	
	LEGAL DESCRIPTION: SE 26-22-03 W5M	
	LANDOWNER: White Moose Farms Limited	
	AGENT: Stan Carscallen	
	AREA OF SUBJECT LANDS: 150.79 acres	
	CURRENT LAND USE: Direct Control District #29	
PROPOSAL: Development Permit Application to allow for the operation of Limited Public Arena on the subject parcel.		
DIVISION NO: 4		COUNCILLOR: Suzanne Oel
FILE MANAGER: Brittany Domenjoz		

EXECUTIVE SUMMARY:

Summary of Proposal

A Development Permit application has been submitted on the Direct Control District #29 (DC29) property in order to allow for the operation of Limited Public Equestrian Facility offering boarding, training, and riding lessons. The application proposes the construction of an arena, horse barns containing a total of 28 stalls and an exercise wheel. Users of the facility will not exceed 16 non-residents per day with a maximum of 50 horses on site at any given time.

Location

The subject parcel is located northwest of the Hwy 22/Hwy 22X intersection, approximately 800 metres east of Priddis Valley Road W and the Hamlet of Priddis, and 6.5 kilometres west of the current municipal boundary for the City of Calgary.

Policy Evaluation

The application was reviewed within the terms of the Land Use Bylaw 60/2014.

Referral Considerations

This application was circulated to internal and external agencies. The County’s Public Works department recommends that a lot grading and drainage plan be submitted to ensure that the proposed development doesn’t affect natural drainage. Alberta Transportation and Economic Corridors (ATEC) provided that a Roadside Development Permit Application will be required for the proposed development. Further, the applicants may be required to submit a Traffic Impact Assessment or other technical documents as part of their roadside development permit.

HISTORY:

September 14, 2022: Council acknowledged the pending Conservation Easement for Agriculture, that was registered on approximately 429.25 acres of land within the West half of Section 25, Township 22, Range 3, West of the 5th Meridian and the South East quarter of Section 26, Township 22, Range 3, West of the 5th Meridian, by the Alberta Farmland Trust.

September 27, 2023: Council refused an application proposing the creation of a Direct Control District and redesignation of three (3) separately titled parcels described as, SE 26-22-03 W5M; SW 25-22-03 W5M; and NW 25-22-03 W5M, from Agricultural District to the proposed Direct Control District in order to allow for the operation of an equestrian event venue on lands subject to a Conservation Easement for Agriculture. Council at this time, was of the opinion that the proposed redesignation of the three quarter-sections of land to allow for the contemplated development is beyond the scale and scope of what Council feels is appropriate for these lands.

August 28, 2024: Council granted 3rd and final reading to Bylaw 44/2024 authorizing the redesignation of the subject 150.79 acre parcel being, SE 26-22-03 W5M from Agricultural District to Direct Control District #29 – *Limited Public or Commercial Riding Arena (DC29)*, in order to allow for the future operation of a Limited Public Arena.

PURPOSE OF APPLICATION:

Request of the Development Authority to approve Development Permit 24D 157 to allow for the operation of a Limited Public Equestrian Facility on the subject parcel. The application identifies:

- Limited Public Equestrian Facility offering boarding and training for horses, riding lessons and training for persons interested in the sport of show jumping.
- Construction of:
 - Arena (+/- 22,167 sq. ft.);
 - Viewing, Service and Lobby area (+/- 5,280 sq. ft.);
 - Lunging ring (+/- 4,504 sq. ft.); and
 - 2 Horse barns (+/- 7,160 sq. ft., each).
- Hours of operation are 7:00 AM to 10:00 PM, daily.
- 3 employees are anticipated.
- A maximum of 16 non-resident vehicle trips to the Limited Public Arena per day, this includes the occasional visit by a veterinarian, farrier, handyman, feed delivery, shavings delivery etc.
- Events: No events are proposed.
- Parking: A gravel parking pad, located on the east side of the arena as identified on *MAP 2 – SITE PLAN* and is to be large enough for the anticipated 16 non-resident users.
- Manure / Sawdust will be composted onsite and applied to hay/pasture land on the 3 quarter sections that are owned by the applicant. Further details of the manure management plan are attached as *Appendix B – Development Permit Application Details*.
- Lighting: all exterior lights will be Dark Sky Compliant. The application indicates that consultation with the University of Calgary / Rothney Observatory will take place prior to installation of exterior lighting.
- Water: a water licence is to be obtained. A water supply letter is included in *Appendix C* of this staff report.

SITE CONSIDERATIONS:

Physiography

The subject parcel is adjacent to Highway 22 and contains tree covered areas in the northwest corner and to the north of the existing yard site. The lands slope down in the northwest corner towards Fish Creek with the highest point being east of the existing yard site.

Site Improvements

Existing development on the subject parcel include 2 dwellings, shop (+/- 1,012 sq. ft.), shop (+/- 1,192 sq. ft.), barn (+/- 2,327 sq. ft.), barn (+/- 1,462 sq. ft.) and horse shelters.

Servicing Considerations

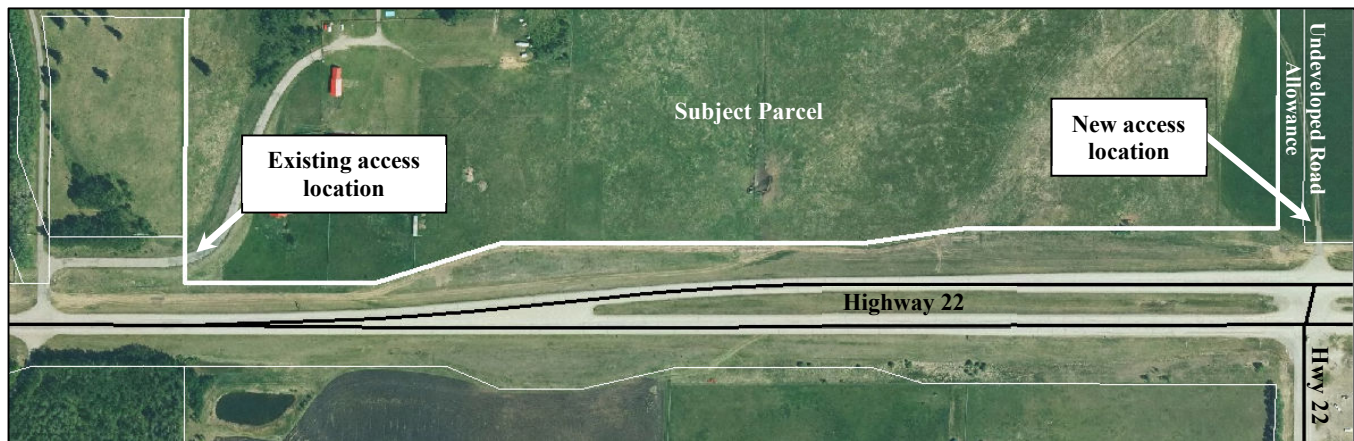
The landowners would be responsible for adhering to the Water Act with respect to water use on the subject parcel.

Note: A water supply letter prepared by Arletta Water Resources on behalf of the landowner, has been provided confirming that the well on SE 26-22-03 W5M is sufficient for the intended use and proposed equestrian facility. A Water Licence will have to be obtained through Alberta Environment and Protected Areas prior to use. This letter is included in *Appendix C* of this staff report.

Access

The subject parcel and yard site are currently accessed from an existing approach on Highway 22 located in the southwest corner of the parcel. As part of a recent Alberta Transportation and Economic Corridors (ATEC) permit, the applicants proposed to access to the proposed facility from the existing location in the SW corner of the parcel however, ATEC denied this proposal due to the existing location not meeting the required safety standards. As an alternative, ATEC provided that use of the existing access at the intersection of Highway 22X and Highway 22 is acceptable with the appropriate upgrades.

An ATEC Roadside Development Permit (RSDP) has been issued for the upgrades and use of the existing access at the intersection of Highway 22X and Highway 22 for traditional agricultural activities and farmstead use only. Should the development permit application be approved, a second Road side Development Permit application through ATEC would be required and may include the submission of a Traffic Impact Assessment and other technical documents for further upgrades to the intersection to support the equestrian facility. Upon completion of the proposed facility, the first RSDP allowing access for traditional agricultural activities and farmstead use would expire.



REFERRAL CIRCULATION:

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following is recommended as a condition of Development Permit:</p> <ul style="list-style-type: none"> • Lot Grading and Site Drainage Plan; <p>Public Work provided:</p> <ul style="list-style-type: none"> • ATEC to provide requirements for access from Hwy 22. • Lot Grading and Drainage plan recommended at development to ensure lot graded doesn't affect natural drainage. • Crossing of undeveloped road allowance only, any construction along rights-of way other than crossing will require the construction of a municipal standard road.

CIRCULATION REFERRALS

Municipal Fire	<p>Municipal Fire provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> • Address of the property is to be posted. • Ensure access for Fire department apparatus as per the National Fire Code 2019 Div. B Sec. 2.1.5. • Fire extinguishers are to be installed as per the National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10. • Fire Safety Plan is to be posted as per the National Fire Code 2019 Div. B Sec. 2.8.2. • Doors and means of egress as per the National Fire Code 2019 Div. B Sec. 2.7.1. • Fire inspection of building required once complete. <p>No additional comments were received for the development permit application.</p>
Municipal Mapping /Addressing	<p>Municipal Mapping/Addressing provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> • The applicants are advised that changing the access location results in a mailing address change for the existing dwellings. Please add the post approval conditions. <ul style="list-style-type: none"> ○ The applicant agrees to a mailing address change. ○ The applicant agrees to add a third address for the limited public arena. <p>No additional comments were received for the development permit application</p>
Building & Safety Codes	<p>Building & Safety Codes Officer provided:</p> <ul style="list-style-type: none"> • Based on the size of the arena and if it has a viewing area. Group A Division 3 needs to have both an Architect as well as an Engineer's Stamp. • What 3.2.2. ? . Article are they using for their Arena? <ul style="list-style-type: none"> ○ 3.2.2.29. Group A, Division 3, Any Height, Any Area, Sprinklered <ol style="list-style-type: none"> 1) Except as permitted by Articles 3.2.2.30. to 3.2.2.34., a building classified as Group A, Division 3 shall conform to Sentence (2). 2) Except as permitted by Article 3.2.2.16., the building referred to in Sentence (1) shall be of non combustible construction, and <ol style="list-style-type: none"> a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building shall be sprinklered throughout, b) floor assemblies shall be fire separations with a fire-resistance rating not less than 2 h, c) mezzanines shall have a fire-resistance rating not less than 1 h, and d) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly. ○ 3.2.2.31. Group A, Division 3, up to 2 Storeys, Sprinklered <ol style="list-style-type: none"> 1) A building classified as Group A, Division 3 is permitted to conform to Sentence (2) provided <ol style="list-style-type: none"> a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout, b) it is not more than 2 storeys in building height, and c) it has a building area not more than

CIRCULATION REFERRALS

	<ul style="list-style-type: none"> <li style="margin-left: 40px;">i. 12 000 m² if 1 storey in building height, or <li style="margin-left: 40px;">ii. 6 000 m² if 2 storeys in building height. <p>2) Except as permitted by Clause (c) and Article 3.2.2.16., the building referred to in Sentence (1) shall be of non combustibile construction, and</p> <ul style="list-style-type: none"> <li style="margin-left: 20px;">a) floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h, <li style="margin-left: 20px;">b) mezzanines shall have a fire-resistance rating not less than 1 h, and <li style="margin-left: 20px;">c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly, except that arches are permitted to be of heavy timber construction. <p>○ 3.2.2.33. Group A, Division 3, One Storey, Sprinklered</p> <p>1) A building classified as Group A, Division 3 is permitted to be of combustibile construction or non combustibile construction used singly or in combination provided</p> <ul style="list-style-type: none"> <li style="margin-left: 20px;">a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout, <li style="margin-left: 20px;">b) it is not more than 1 storey in building height, and <li style="margin-left: 20px;">c) it has a building area not more than 7 200 m². <ul style="list-style-type: none"> ● Article 3.2.5.6. – Access Route Design of emergency vehicles ● Article 3.2.5.7. – Water for firefighting ● Article 3.2.7.3. – Emergency Lighting and Exit lights ● Article 3.3.1.3. – Means of Egress ● Article 3.3.1.6. – Travel Distances ● Article 3.2.5.15. – Fire Department Connections ● Article 3.2.5.16 – Portable Fire Extinguishers ● Washrooms Based on Occupancy load (Including Barrier Free requirements) “Summer 2017” ● The National Energy Code for Heating, Electrical, Envelope, etc. <p>Building of this size may need Sprinklers</p>
EXTERNAL	
Alberta Farmland Trust	No Response
Alberta Health Services	<p>Alberta Health Service – Environmental Public Health (AHS-EPH) provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> ● AHS-EPH has no objections based on the information provided. <p>No additional comments were received for the development permit application.</p>
ATCO Transmission	<p>ATCO Transmission (a division of ATCO Gas and Pipelines) provided:</p> <p>No objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.

CIRCULATION REFERRALS

	<ul style="list-style-type: none"> ○ Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. ○ Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information. <ol style="list-style-type: none"> 2. Road crossings are subject to Engineering review and approval. <ul style="list-style-type: none"> ○ Road crossing(s) must be paved and cross at a perpendicular angle. ○ Road crossing(s) must not be over any pipeline bend. ○ Parallel roads are not permitted within ATCO Transmission right(s)-of-way. ○ If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. 3. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 4. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 5. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 6. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. <ul style="list-style-type: none"> ○ If alterations are required, the cost will be borne by the developer/owner. 7. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.
FortisAlberta	<p>FortisAlberta provided the following comments as part of the Land Use Application:</p> <ul style="list-style-type: none"> • no concerns regarding this land use redesignation application. The development permits to enable highway access may need to have clearance data sheet calculations done by one of our designers if it changes the existing grade or dimensions where the current access crosses underneath the overhead powerline. <p>No additional comments were received for the development permit application.</p>
Meota Gas	No concerns
Alberta Transportation & Economic Corridors	<p>Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).</p> <p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable. 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

CIRCULATION REFERRALS

	<p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. The applicant may be required at the sole discretion of Transportation and Economic Corridors to submit technical documents, such as a Traffic Impact Assessment (TIA), or other technical documents as part of their road side development permit application. 2. A Roadside Development Application from Transportation and Economic Corridors will be required for the proposed development. Please forward application to applicant/owner. There is no fee for the application. Once complete they can submit the application through RPATH portal at http://goaprod.service-now.com/rpath?id=roadside_planning_application.
PUBLIC	
Western Wheel	August 28, 2024 and September 4, 2024.
Landowners (half mile)	<p>Development Permit applications on Direct Control District properties are not advertised in the Western Wheel or circulated to neighbouring landowners however, Council required that a Public Meeting be held prior to the Development Permit Approval. Therefore, the Notice of Public Meeting for this application was mailed to area landowners on August 28, 2024.</p> <p>No letters were received prior to the submission of this report.</p>

POLICY EVALUATION:

Land Use Bylaw 60/2014:

The application aligns with the discretionary uses and intent of the Direct Control District #29 within the Land Use Bylaw 60/2014. DC29 has been included as *Appendix D*.

The purpose and intent of the DC29 is to allow for the development of a Limited Public or Commercial Arena, as defined in Section 2.5 of the bylaw, to operate on lots, with or without a single family residence and to allow for the Direct Control by Council.

2.5 DEFINITIONS:

ARENA, LIMITED PUBLIC means a building or structure within which equestrian, athletic, recreational activities or contests are carried on and intended to be used by persons other than occupants of the residence, if any, located on the lot upon which the arena is located, which will result in the generation of no more than sixteen (16) additional vehicle trips on any single day to or from the site of the arena or use of the arena for any purpose on any single day by no more than sixteen (16) persons other than occupants of the residence.

10.3 RIDING ARENAS:

A Development Permit is required for all Limited Public riding arenas. Provisions for a Limited Public Arena are identified within Table 10.3B:

Table 10.3 B Criteria for Limited Public Use Arenas:

Limited Public Use Arena	
Facility or structure intended for equestrian related activities to be used by primarily by the occupants of residence on the property and/or with limited public use of no more than sixteen (16) non-resident users per day which result in the generation of no more than sixteen (16) additional vehicle trips to the site on any single day.	
Animal Units	1 animal unit per 3 acres of land or as determined by the Council
Non-resident vehicle trips per day	To a maximum of 16 vehicle trips to the site per day in addition to those by the occupants of the residence on the property.
Arena structure size	As determined by the Council;
Overnight camping	As determined by Council;
Engineering Requirements	Professionally Engineered stamped plans (structural, mechanical, and fire) Must meet Alberta Building Code and Fire Code provisions for public buildings Other requirements as deemed necessary by Council
Other Requirements	Manure Management Plan to the satisfaction of the Approving Authority any others as determined by the County

10.1 LIVESTOCK REGULATIONS:

The keeping of more than 1 animal unit per 3 acres will require a Development Permit. The subject parcel is permitted a total of 50 animal units.

SUMMARY:

Requesting approval of Development Permit 24D 157 to allow for the operation of a Limited Public Equestrian Facility on the subject parcel, including:

- Limited Public Equestrian Facility offering boarding and training for horses, riding lessons and training for persons interested in the sport of show jumping.
- Construction of:
 - Arena (+/- 22,167 sq. ft.);
 - Viewing, Service and Lobby area (+/- 5,280 sq. ft.);
 - Lunging ring (+/- 4,504 sq. ft.);
 - 2 Horse barns (+/- 7,160 sq. ft., each.)

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 – APPROVAL

Should Council choose to approve Development Permit 24D 157, the following motion has been provided for consideration:

Council moved that Development Permit 24D 157 for the operation of a Limited Public Equestrian Facility including horse boarding, training, and riding lessons on the subject Direct Control District #29 parcel on the subject property be approved as per the submitted and accepted application.

Council is requested to provide direction on whether they wish to delegate authority to the Development Officer to review and accept conditions.

APPROVAL DESCRIPTION:

Upon completion of the Pre-Release Conditions, this approval allows for the development and use of SE 26-22-03 W5M, in accordance with the submitted application and as accepted by Foothills County Council as the Development Authority, as follows:

- An Equestrian Facility, operating under the regulations for an Arena, Limited Public offering boarding and training for horses, riding lessons and training for persons interested in the sport of show jumping;
- Construction of a +/- 22,167 sq. ft. Arena with attached viewing, service and lobby area, lunging ring, and 2 horse barns containing a total of 28 stalls;
- Hours of operation where by the facility may be open to the public are approved between 7:00 AM and 10:00 PM, daily.
- A maximum of 16 non-resident vehicle trips to the Limited Public Arena are permitted per day.

SUGGESTED CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION

Council may wish to provide any of the following conditions, or any additional conditions, as pre-release condition(s) should they be of the opinion that the requirement be addressed prior to the Development Permit being signed and issued.

PRE-RELEASE CONDITION:

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **February 11, 2025** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant is required to submit a refundable security deposit in the amount of \$3,000 to ensure compliance with the applicable Building, Safety and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that all required permits and inspections have been obtained meets the intent of the Codes for use and occupancy, is provided by the Safety Codes Officer and the Foothills Fire Department Fire Inspector.
2. Comprehensive Site Drainage and Lot Grading Plan to be provided for the proposed development, prepared and stamped by a professional Engineer to the satisfaction of the Public Works Department;
3. The applicant shall obtain a Roadside Development Permit from Alberta Transportation and Economic Corridors. It is the applicant's responsibility to provide proof of approval, or waiver of such requirement, to the Development Authority.
4. Further to Pre-Release Condition #3, should any development within the municipal road right of way be required as a result of the above noted Alberta Transportation and Economic Corridors Roadside Permit, the applicants may be required to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of construction of all internal and/or external transportation infrastructure and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;

CONDITIONS OF APPROVAL:

The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate. Any revisions and/or additions to the use of this land shall not proceed except under benefit of appropriate approvals;
2. The applicant shall obtain all necessary building and safety code permits and inspections applicable to the use and occupancy of the proposed structures, to the discretion of the Safety Codes Officer.
3. The applicant shall contact the Foothills Fire Department and obtain all necessary approvals and inspections prior to occupancy. It is the applicant's responsibility to provide proof of such to the Development Authority. Appropriate emergency addressing for the property shall be posted; National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10 compliant fire extinguisher(s) to be installed; and a Fire Safety Plan is to be posted to the satisfaction of the Foothills Fire Department;
4. Landscaping, screening and site drainage shall be implemented as per the plans accepted to be appropriate by the municipality and must at all times be safe, functional, and in a good state of repair.
5. The applicant is required to maintain an annual business license with Foothills County;
6. Addressing for the site shall be updated to the satisfaction of the County's GIS/Mapping Services department. Please Contact the County's Mapping Department 403-652-2341 for assistance in this regard;
7. The applicant shall provide detailed specifications for all exterior lighting for the proposed facility, to be reviewed and acknowledged by the County as appropriate prior to installation. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;

8. The applicant shall provide a detailed parking and loading plan, in accordance with Section 9.19 of the Land Use Bylaw. This plan is to identify a dimensioned parking pad, with appropriate parking stops (bumpers), and freestanding signage for barrier free parking stalls shall be installed;
9. An Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management;
10. Prior to the County acknowledging completion of the development, the applicant shall submit verification from the involved professional(s) confirming that all improvements are consistent with the accepted reports, and any recommendations/revisions as have been accepted by the County;
11. It is the applicant's responsibility to provide written notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY REQUIREMENTS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. Development is required to comply with the requirements of the Alberta Building, Plumbing, Electrical, Safety, and Fire Codes, at all times;
2. The applicant is advised that review and acceptance of any required work(s) may be subject to payments of review fee(s) and/or inspection fee(s) as per the Foothills County Fee Schedule;
3. The total cumulative number of animals located on the property at any given time is not to exceed 50. Additional animal units on the parcel would first require appropriate independent approval from the County;
4. The applicant shall comply with all requirements of Alberta Transportation and Economic Corridors including but not limited to Roadside Development Permit number 2024-0041975.
5. It is the responsibility of the applicant to ensure that manure management is designed, constructed and maintained to avoid contamination of groundwater, prevent contaminated surface water from leaving the property, and reduce odor nuisance. Compliance with all applicable regulations and provisions of the Natural Resource Conservation Board (NRCB) must be maintained with respect to manure management and protection of all riparian areas, and/or waterways;
6. All parking, loading areas, and laneways must be kept free of all debris, materials and/or equipment, and is the landowner's responsibility to ensure access for fire department apparatus is provided for at all times. Loading/parking areas shall be located so that all vehicles using that space can be easily parked and maneuvered entirely within the bounds of the subject property without backing to or from adjacent public roadways;
7. Signage has not been considered under this approval. Any installation of signage shall proceed only under the approval of an independent application for Development Permit;
8. All structures shall be located as to adhere to Municipal and Provincial setback requirements from the boundaries of the legally titled property. No variance for property line setbacks has been considered under this approval;
9. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance shall be detectable beyond the boundary of the titled property;
10. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed as per the approved Drainage and Lot Grading plan;
11. The development shall at all times comply with the requirements of Alberta Environment, including with respect to water use. All required licenses and approvals from the Provincial authority shall be obtained if well water is to be used in support of the facility;
12. All waste materials are to be handled and disposed of under guidelines provided by governing

Provincial regulatory bodies, at an approved waste disposal and/ or recycling site. There shall be no long-term storage of waste materials on the property, nor burning of waste materials on the property. All garbage, waste, and recycling materials shall be stored in weatherproof and animal proof containers that are required to be fully screened from neighbouring lands and roadways;

13. The applicant is responsible for ensuring compliance with all registered documents that are held on the certificate of title and for complying with any requirements for the development regarding adjacency to existing utility rights of way;
14. The landowners indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner, arising from soils being relocated to/on this property;
15. The issuance of a development permit by the County does not relieve the applicant of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
16. The applicants indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;

APPENDICES:

APPENDIX A: MAP SET

- MAP 1 – LOCATION MAP
- MAP 2 – SITE PLAN
- MAP 3 – ORTHO PHOTO

APPENDIX B:

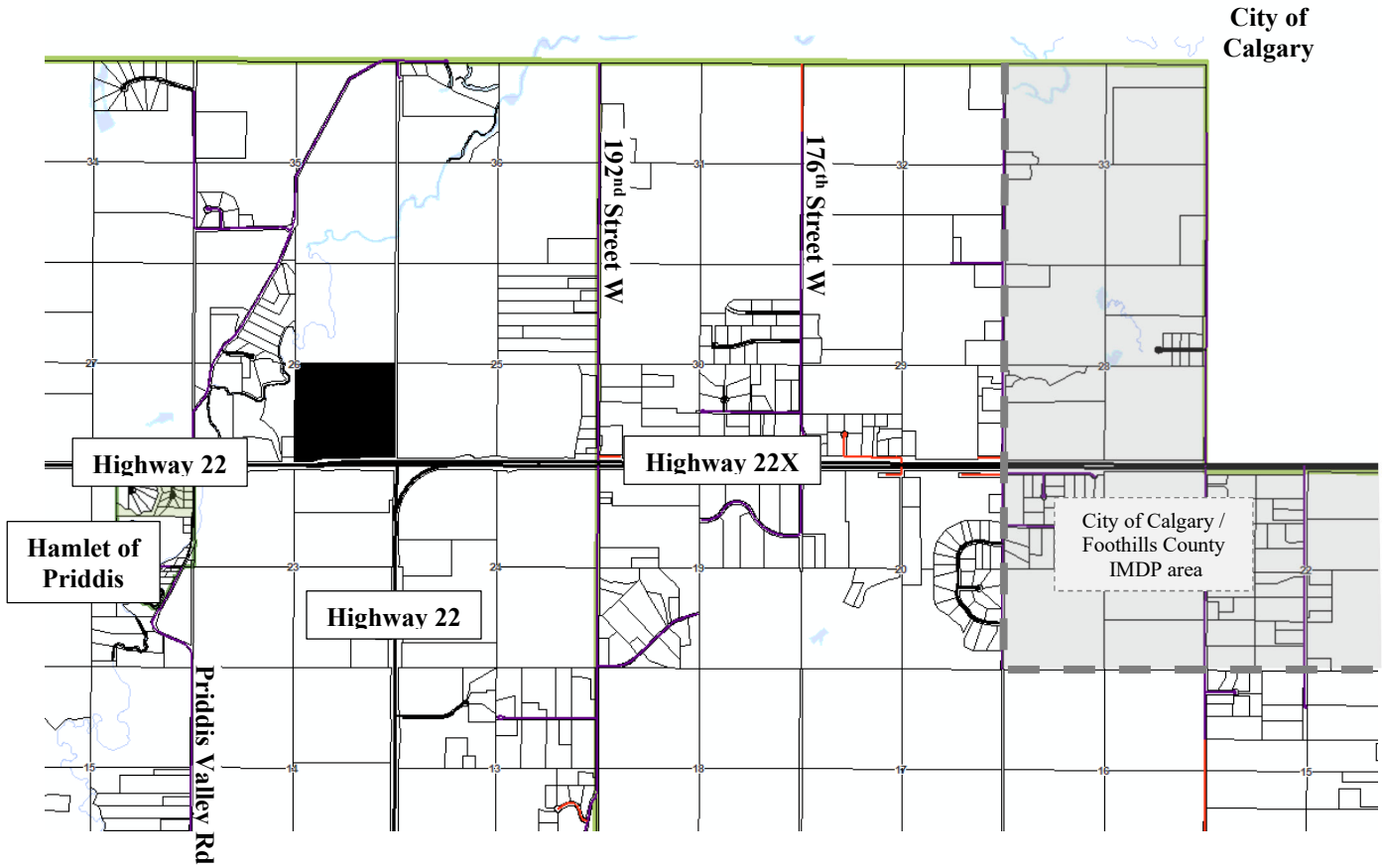
- DEVELOPMENT PERMIT APPLICATION DETAILS
- OVERVIEW OF PROPOSED ARENA
- ARENA, VIEWING, SERVICE AND LOBBY FLOOR PLAN
- BARN AND LUNGING RING FLOOR PLAN
- LANDSCAPING PLAN
- MANURE MANAGEMENT PLAN
- HIGHWAY ACCESS

APPENDIX C:

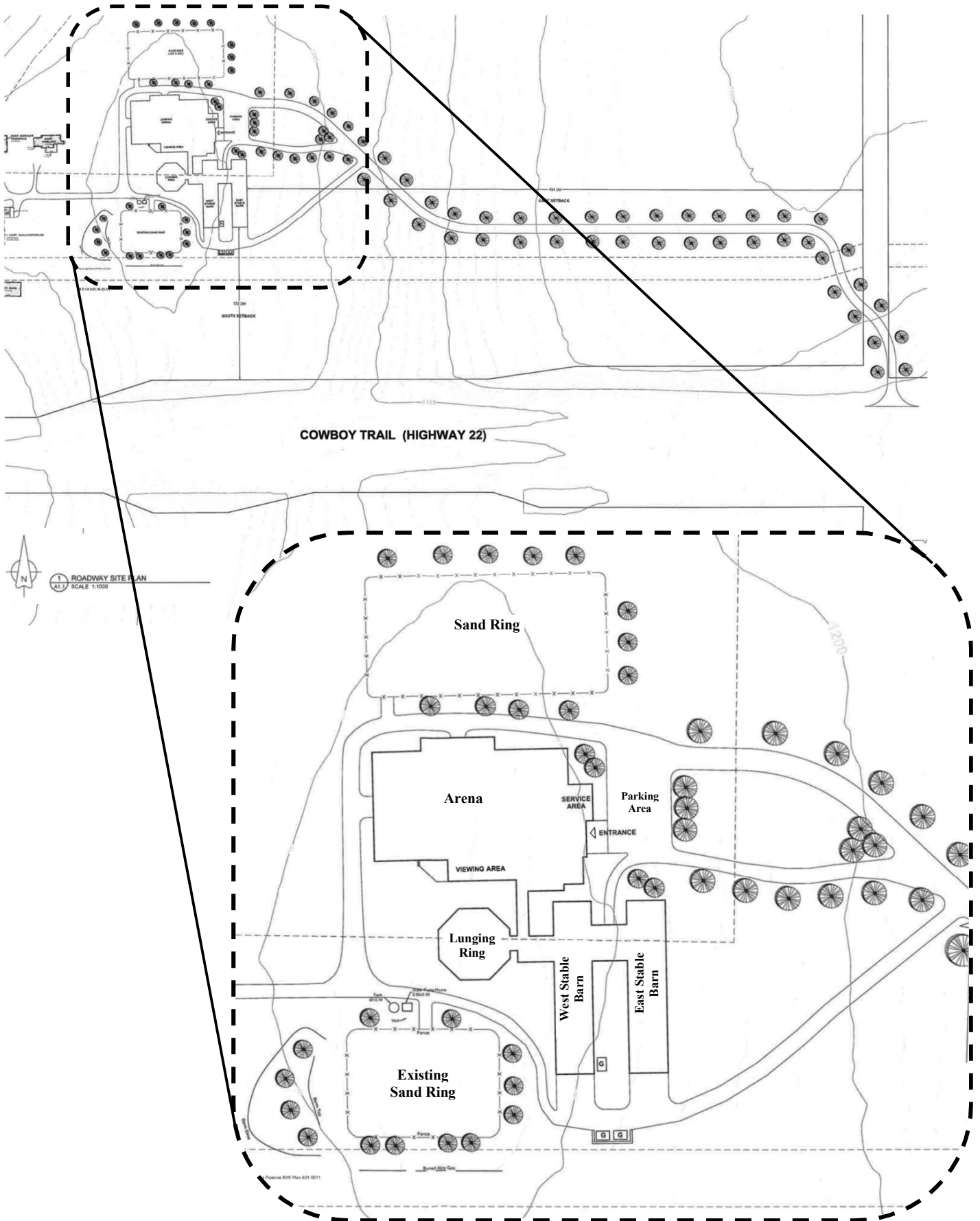
- WATER SUPPLY POTENTIAL AND RECOMMENDED PROCEDURE

APPENDIX D:

- DIRECT CONTROL DISTRICT #29



MAP 2 – SITE PLAN



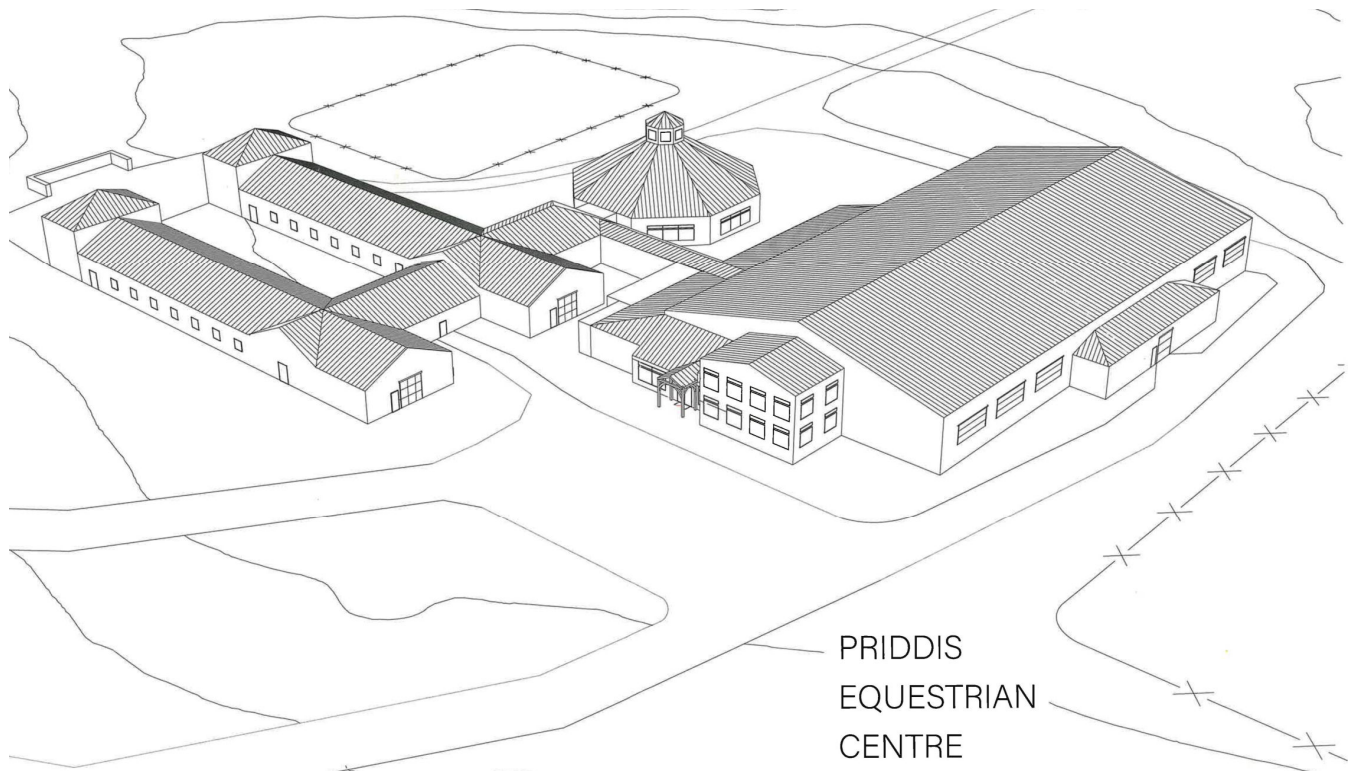
MAP 3 – ORTHO PHOTO



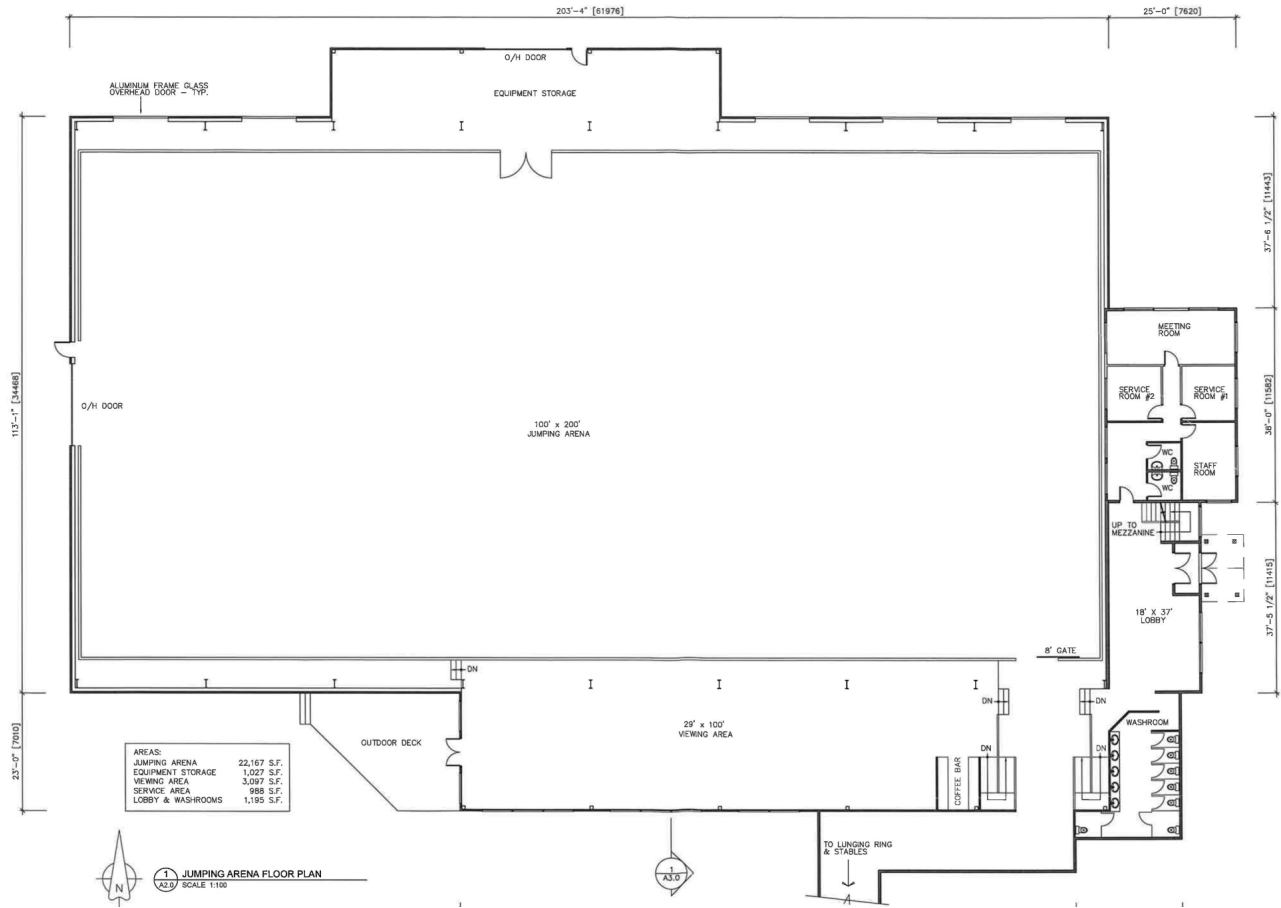
Highway 22

Hwy 22

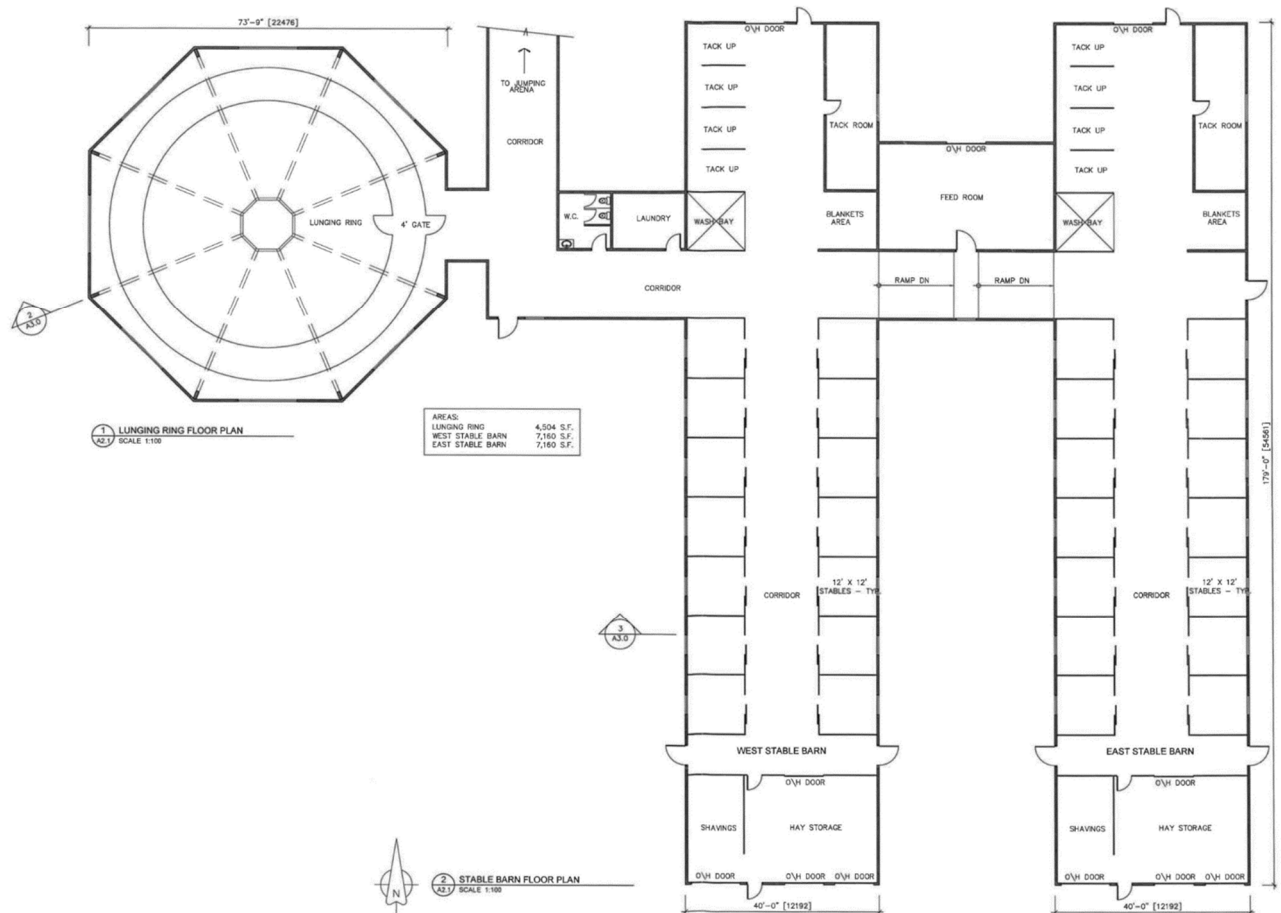
OVERVIEW OF PROPOSED ARENA





ARENA, VIEWING, SERVICE AND LOBBY FLOOR PLAN

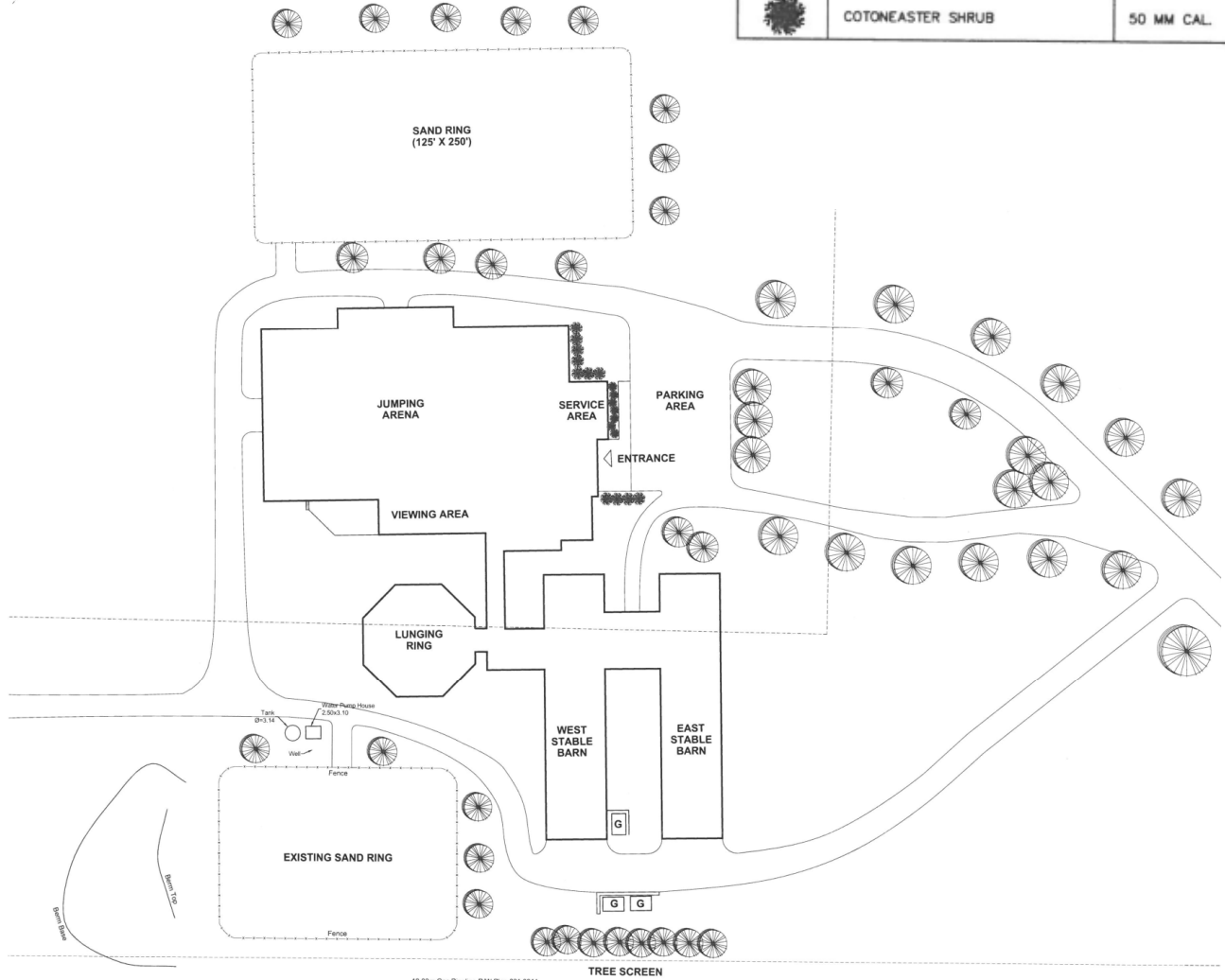


BARN AND LUNGING RING FLOOR PLAN



LANDSCAPING PLAN

SYMBOL	SPECIES	SIZE
	SPRUCE TREE	5' - 8' HEIGHT
	COTONEASTER SHRUB	50 MM CAL.



1 LANDSCAPE PLAN
 A1.3' SCALE 1:350

18.00m Gas Pipeline RW Plan 831 0011

Buried Along Gas

TREE SCREEN

MANURE MANAGEMENT PLAN

IN THE MATTER OF THE APPLICATION BY WHITE MOOSE FARMS LIMITED (THE "APPLICANT")
FOR A DEVELOPMENT PERMIT FOR AN EQUESTRIAN FACILITY ON SE 26-22-3 W5M ("SE 26")

Manure Management Plan

1. Under the guidance of composting experts, the Applicant has developed a responsible and highly effective plan for the disposal in an agriculturally sustainable way of the horse manure/shavings mixture to be produced from its proposed barns.
2. The materials to be generated from the horse barns comprise horse manure mixed with the finest available wood shavings which are more like course sawdust and therefore most absorbent of the horse urine from the stables. The more course wood shavings that are available are less desirable because they greatly prolong the composting process.
3. The mixture of materials from the stables has been extensively tested prior to development of the present composting procedures, by A&L Canada Laboratories Inc. and a Certificate of Analysis from testing done in March 2022 is attached to this Plan. It shows total contents of carbon at 48.1%, nitrogen at 0.7% and moisture (ie., urine) at 49.1%.
4. For effective composting of these materials four elements are required:
 - oxygen, nitrogen, moisture and carbon.

The wood shavings provide the carbon, the materials from the stable are almost 50% moisture, the horse manure provides the nitrogen and periodic turning of the material over a period of at least one year provides the introduction of oxygen to complete the process.

5. The composting process is to be conducted on SE 26, near the proposed arena, on the north side of the arena, where it will not be visible nor offensive to any person.
6. From experience over a number of years, the Applicant has determined that the composting process is odorless and does not involve any leaching or runoff from the composting material. That is because the material is extremely water absorbent.
7. At the non-statutory hearing of the Applicant's application for a development permit, the Applicant will bring a sample of the composted material to allow those involved in the hearing to understand the nature of the material that is produced through the composting process.
8. As will be seen from the sample, the composted material is also odorless, highly water absorbent and quite similar to loose topsoil. In general terms, the originating horse manure and the originating urine soaked shavings are no longer detectable as such.
9. As the Applicant's hayfields in not only SE 26 and in west half 25-22-3 W5M (which is also owned by the Applicant) are periodically turned over for renewal, the composted material will be thinly spread on the land immediately before the field in question is to be ploughed. By that means, the composted material is to be ploughed under.
10. This method of disposal of the materials to be produced from the stables in the proposed barn will serve to greatly enhance the soil structure of the Applicant's hayfields. The addition of this composted material in the way proposed, will increase the tilth and physical condition of the soil as a seed bed and, over time, will not only give rise to easier tillage, but also will add to the fertility of the land. It will also enhance both root penetration and the capacity of the soil to retain moisture.

REPORT NO.
C22075-70001

ACCOUNT NUMBER
03433

TO: STAN CARSCALLEN
332 6 AVE SW #900
CALGARY, AB T2P 0B2

A & L Canada Laboratories Inc.

2136 Jetstream Road, London, ON, N5V 3P5 Tel: (519) 457-2575 Fax: (519) 457-2664



Phone: 403-540-2648
Fax: 403-262-2952

CERTIFICATE OF ANALYSIS

PAGE: 2 / 4

PROJECT NO:
PO#:
LAB NUMBER: 757008
SAMPLE ID: SC#2 NORMAL

SAMPLE MATRIX: COMPOST
DATE SAMPLED: 2022-03-12
DATE RECEIVED: 2022-03-17
DATE REPORTED: 2022-03-24
DATE PRINTED: 2022-03-24

PARAMETER	RESULT	UNIT	DETECTION LIMIT	METHOD REFERENCE
Total Carbon	48.1	%	0.1	TMECC.04.01
Nitrogen (Total)	0.7	%	0.1	TMECC.04.02-D
Moisture	49.17	%	0.10	TMECC.03.09-A

Comment:

HIGHWAY ACCESS:

IN THE MATTER OF THE APPLICATION BY WHITE MOOSE FARMS LIMITED (THE "APPLICANT") FOR A DEVELOPMENT PERMIT FOR AN EQUESTRIAN FACILITY ON SE 26-22-3 W5M

Instructions for Users of Our Highway Access

From time to time people leaving our property and entering the highway at the intersection with an intention to travel either east or south, may find entering the intersection to be difficult.

In those circumstances, White Moose Farms Limited recommends that drivers proceed to the west to effect a turn around in one of the three suggested alternative locations as follows:

- (a) go into the Hamlet of Priddis to turn around in the public parking area by the Community Hall, if space allows;
- (b) go through the Hamlet of Priddis and proceed south to Plummers Road and then east on Plummers Road to Highway 22; or
- (c) head straight west to Priddis Greens Drive where there are several opportunities for a safe trailer turn around.

WATER SUPPLY POTENTIAL AND RECOMMENDED PROCEDURE



May 15, 2024

White Moose Farms Ltd.
3019 – 6th Street SW
Calgary, AB

Attention: Stan Carscallen

Dear Sir:

**RE: Water supply potential and recommended procedure – Equestrian Facility
SE – 26 – 22 – 3W5, Foothills County**

As per your request the following is a review of groundwater supplies and recommended regulatory process for a proposed 28 horse equestrian facility at the above-mentioned location. Ten horses are also currently at existing facilities such that water is required for 38 horses.

A water supply of 10 gallons per day per horse is recommended by Alberta Agriculture. Assuming some extra water for cleaning and washrooms on the site we would estimate water demands at less than 1000 m³/year.

A well was installed on the property in 2022 by AquaClear Drilling (Well ID 9546479). Well 9546479 is a 250-foot deep well that obtains water from a sandstone aquifer from 215 – 247 feet.

Short-term pumping tests undertaken on the wells show that Well 9546479 can supply sufficient for the intended uses.

A Water License will have to be obtained through Alberta Environment and Protected Areas. The aquifer is not connected to surface water and the well is installed to licensable standards. We are of the opinion that a Water License from Alberta Environment from this source can be obtained by following the necessary procedures. Further pumping tests are not required.

Due to the relatively small amount of water required and the relatively deep nature of the well there should be no adverse effects to existing groundwater users. Most wells in the area are less than 200 feet deep and should there be concerns about the water withdrawal, licensing the well with the deeper aquifer (with aquifer from 215 – 247 feet) will provide additional security that no issues with effects on other groundwater users.

Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely,



Ken Hugo. P.Geol.
APEGA P15475

2024-05-16



Foothills County Land Use Bylaw |

**18.29 DIRECT CONTROL DISTRICT #29 (DC 29)
LIMITED PUBLIC OR COMMERCIAL RIDING ARENA**
DC#29**18.29.1 PURPOSE AND INTENT**

To allow for the development of a Limited Public or Commercial Arena, as defined in Section 2.5 of this bylaw, to operate on lots, with or without a single family residence, and to allow for the Direct Control by Council over development on the following lots:

NW 12-20-02-W5M, PLAN 0810029, LOT 5 (87.7 ACRES)
 NW 12-20-02-W5, PLAN 0810029, BLOCK 1, LOT 5 (87.70 ACRES)
 NW 08-21-28-W4 (40.0 ACRES)
 NE 35-20-29-W4 (23 +/-1 ACRES)
 NW 21-20-02-W5 (134.85 ACRES)
 SE 22-20-02-W5, PLAN 1012174, BLOCK 1, LOT 3 (74.06 ACRES)
 SW 07-22-01-W5, PLAN 0212015, BLOCK 2, LOT 16 (92.67 ACRES)
 SW 34-21-29-W4, PLAN 9913092, BLOCK 1, LOT 6
 S ½ NE 35-19-01-W5, PLAN 731046, BLOCK 3 (19.82 ACRE PTN.)
 SE 35-21-02-W5 (119 ACRES)
 SW 24-21-02-W5 (64.43 ACRES)
 PLAN 0716214, BLOCK 1, LOT 2, NE 34-19-01-W5 (81.52 ACRES)
 SW 13-20-01-W5, PLAN 9711715, LOT 6 (29.31 ACRES)

18.29.2 PERMITTED USES

Accessory Buildings not requiring a development permit (accessory to the Dwelling)
 Agricultural, General
 Accessory Uses to the Dwelling
 Dwellings, Single Family
 Dwelling, Manufactured Home
 Dwelling, Mobile home on lots 80 acres or greater in size
 Home Office
 Public Works
 Signs not requiring a development permit
 Solar Power System, Private (Not requiring a Development Permit)
 Temporary storage of up to 5 unoccupied recreation vehicles

18.29.3 DISCRETIONARY USES

Accessory Use
 Accessory Building
 Animal Boarding Services
 Arena, Commercial
 Arena, Limited Public
 Campground, Minor - Accessory to the Arena on parcels 8.49 ha (21 acres) or greater in size
 Dwelling, Mobile Home on lots less than 80 acres in size
 Dwelling, Moved On
 Dwelling Temporary
 Home Based Business Type I - only on parcels with a residence
 Home Based Business Type II - only on parcels with a residence
 Home Based Business Type III - only on parcels with a residence
 Intensive Livestock Operation
 Lot Grading

Foothills County Land Use Bylaw |

Manmade water features requiring a permit
Public Quasi Public Installations and Facilities
Secondary Suite, Detached
Secondary Suite, Principal
Special Event (accessory to the Arena or Business use)

- Discretionary use only on parcels 8.49 ha (21 acres) or greater in size

Signs requiring a Development Permit
Solar Power System, Private (Requiring a Development Permit)
Temporary (short-term) Manure Storage
Utility Services, Minor

18.29.4 LAND USE REQUIREMENTS

18.29.4.1 Standards of the development shall be at the discretion of Council.

18.29.5 DEVELOPMENT REQUIREMENTS

18.29.5.1 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.);
- b. Accessory Buildings and Arenas:
 - i. 10.67m (35 ft.);
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);
- d. Or as determined by Council.

18.29.5.2 Maximum Floor Area of Arena Building:

- a. The maximum allowable size of the Arena Building for an Arena, Limited Public or Arena, Commercial shall be at the discretion of Council.

18.29.5.3 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

18.29.5.4 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.

Foothills County Land Use Bylaw |

18.29.5.5 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
 - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road;
 - ii. 48m (157.48ft.) from the centre line of a Municipal Road;
 - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
 - iv. Or as determined by Council.
- b. Side Yard Setback:
 - i. 15m (49.21 ft.) from property line;
 - ii. Or as determined by Council.
- c. Rear Yard Setback:
 - i. 15m (49.21 ft.) from property line;
 - ii. Or as determined by Council.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- e. Corner Parcel Restrictions:
 - i. In accordance with Sections 9.27.9 - 9.27.12.

18.29.5.6 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of Land use bylaw for additional setback requirements that may apply;
- b. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.29.5.7 Minimum habitable area per Dwelling:

- a. 100 m² (1,077 sq. ft.)

18.29.6 SPECIAL PROVISIONS

18.29.6.1 Home Based Business (Major) does not include Cannabis Production.

18.29.6.2 No more than five (5) non-resident employees shall be working on site for an Arena, Limited Public.

18.29.6.3 The number of non-resident employees working on site for an Arena, Commercial shall be at the discretion of Council.

18.29.6.4 Maximum of sixteen (16) Business Visits permitted per day, or as determined by Council for Arena, Limited Public.

Foothills County Land Use Bylaw |

- 18.29.6.5 The maximum number of Business Visits per day for Arena, Commercial shall be at the discretion of Council.
- 18.29.6.6 Any minor or major home business or occupation must be conducted within a dwelling and/or accessory building(s) or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business.
- 18.29.6.7 Any minor or major home business shall not occupy more than 50% of the gross floor area of the principle dwelling plus the area of accessory structures.
- 18.29.6.8 Material Storage:
- a. On parcels 10 acres and larger, exterior storage may be allowed if, in the opinion of the Approving Authority, the exterior storage is adequately screened, a maximum of 5 vehicles or equipment may be stored outdoors.
- 18.29.6.9 Manure Management:
- Applicants for Arena, Commercial or Arena, Limited Public shall provide a manure management plan to the satisfaction of Council as a part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.
- 18.29.6.10 Safety and Fire Code Requirements:
- Applicants shall be required to provide proof of compliance or the ability to become compliant with all Provincial Safety Code and Fire Code requirements as part of the development permit application for their facility unless requested to do so by Council as part of the Land Use Bylaw amendment application.
- 18.29.6.11 Landscaping and Screening:
- a. Landscaping shall be completed in accordance with the Municipal Screening Standards;
 - b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.
- 18.29.6.12 Nuisance:
- a. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot.
- 18.29.6.13 Camping:
- a. Whether camping is permitted in support of special events at an Arena, Commercial or Arena, Limited Public, shall be at the discretion of Council and will be outlined in the Development Permit. Council may also specify:
 - i. The maximum number of camping units permitted per event;
 - ii. The maximum length of stay; and
 - iii. Number of events where camping shall be permitted annually.

Foothills County Land Use Bylaw |

18.29.6.14 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of Arena building to be constructed;
- b. Development setbacks;
- c. Hours of operation;
- d. Number of non-resident employees;
- e. Number of vehicle visits per day;
- f. Number of Animal units permitted on the property;
- g. Size and number of structures permitted on site;
- h. Number of events or contests permitted annually;
- i. Requirements for evacuation and emergency response plans;
- j. Upgrades on municipal roads;
- k. Mitigation of impacts on municipal roads;
- l. Compliance reporting requirements;
- m. Noise;
- n. Buffering;
- o. Lighting;
- p. Outdoor storage;
- q. Parking requirements;
- r. Screening of facilities;
- s. Proof of compliance with fire and safety codes inspections of the facility;
- t. Manure Storage provisions;
- u. Any other condition that Council deems necessary.

18.29.6.15 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area structure plan (H2AI Area Structure Plan) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.

18.29.6.16 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

18.29.6.17 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering;
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

18.29.7 PROCEDURE

Foothills County Land Use Bylaw |

- 18.29.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.29.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.29.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.29.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.
- 18.29.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.29.1.