


**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
DEVELOPMENT PERMIT – REQUEST FOR EXTENSION  
June 4, 2025**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 21D 026</b>
	<b>DATE OF REQUEST:</b> May 20, 2025	
	<b>LEGAL DESCRIPTION:</b> Ptn. SE 35-21-02 W5M	
	<b>AREA OF SUBJECT LANDS:</b> 119 acres	
	<b>LANDOWNERS:</b> 1791874 Alberta Corp.	
	<b>APPLICANT:</b> County Permits Ltd.	
<b>PROPOSAL:</b> Request for Time extension to complete Development Permit 21D 026.		
<b>DIVISION NO:</b> 5		<b>COUNCILLOR:</b> Alan Alger
<b>FILE MANAGER:</b> Brenda Bartnik		

**Summary**

This is a request to Council to extend the time to fulfill all conditions and complete Development Permit 21D 026 under which Council approved a Commercial Riding Arena, Horse Boarding and Training Facility, Intensive Livestock Operation, and 3 Annual Show Events, on this Direct Control District #29 parcel.

As Council is the Development Authority for Direct Control District #29 lands; unless having authorized a person or persons to carry out such duties, they shall consider and decide on requests regarding Development Permits pertaining to lands zoned under this Direct Control District.

The subject property is located on the west side of 112<sup>th</sup> Street west, just short of 3 km to the south of 226<sup>th</sup> Avenue.

**Subject Approval and Previous Council Direction:**

A Development Permit was issued April 6, 2021.

*Development Permit 21D 026 for:*

1. 35,300 sq. ft. Commercial Riding Arena and Barn
2. Operation of a Commercial Horse Boarding and Training Facility
3. Intensive Livestock Operation
4. Three annual equestrian show events

A copy of the issued Development Permit and Council's decision can be found under Appendix C of this report.

The landowner is currently hoping to proceed with phase 2 of the project - a shop that was identified within the initial application for development permit; and complete all conditions of permit in full.

**Request to Council:**

1. Request has been submitted, asking that the time to complete the development be extended until the end of May 2026.

A copy of the Applicant's request has been included under Appendix B of this report

**OPTIONS FOR COUNCIL'S CONSIDERATION:**

Following are three (3) possible options for Council's consideration:

**OPTION #1: APPROVAL**

Council may choose to grant a time extension, to allow the applicant additional time to complete the Development Permit 21D 026.

**OPTION #2: POSTPONE**

Council may choose to postpone making a decision on the time extension request in order to request any additional information from the Applicant that may assist in making a determination.

**OPTION #2: REFUSAL**

Council may choose to refuse the request to grant an extension to the time to complete the Development Permit 21D 026 and provide direction with respect to bringing the property into compliance with the Land Use Bylaw.

**APPENDICES****APPENDIX A:****MAP SET**

MAP 1 – LOCATION AND ORTHO

MAP 2 - SITE PLAN

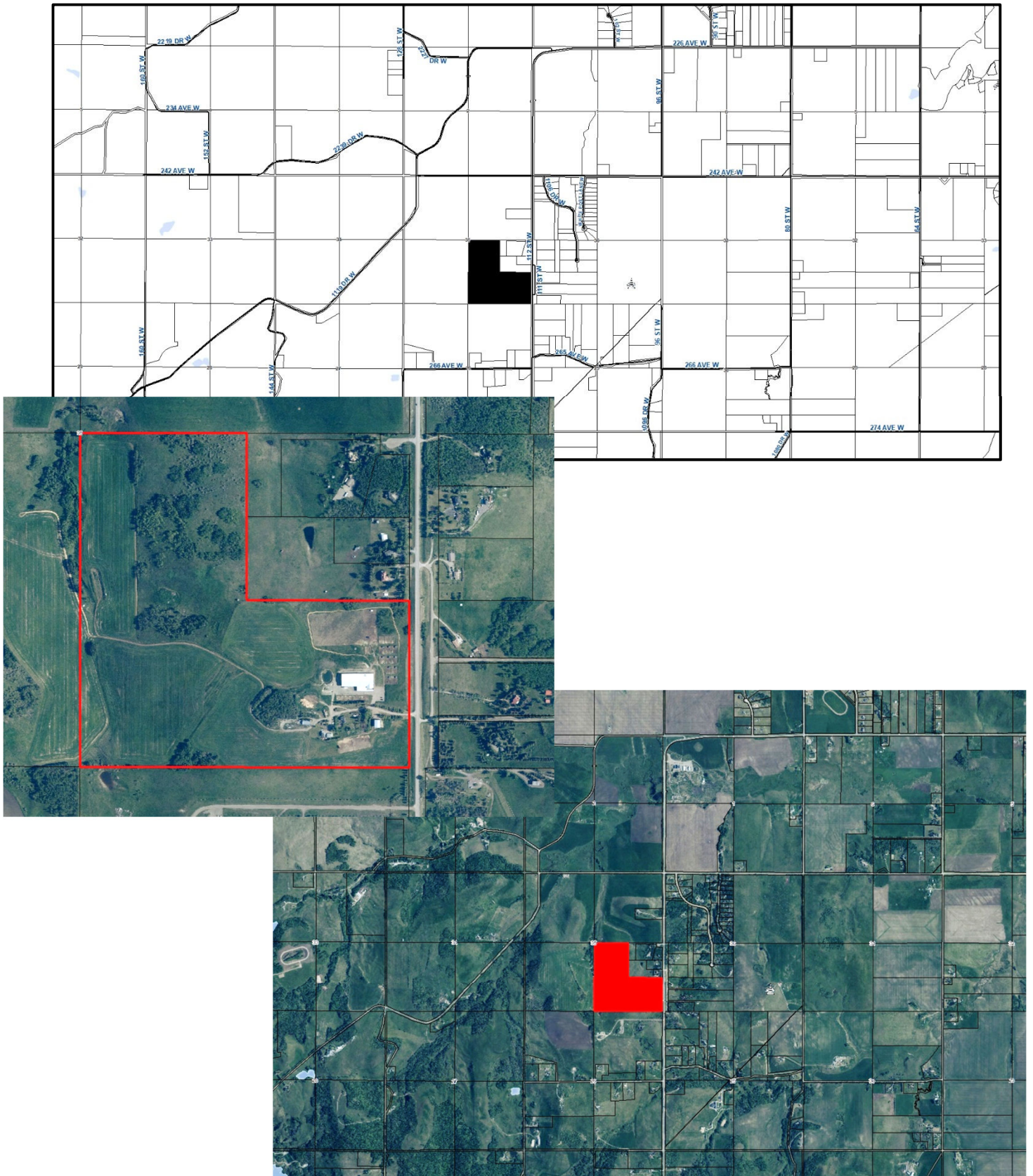
**APPENDIX B:**

REQUEST FROM APPLICANT

**APPENDIX C:**

DEVELOPMENT PERMIT 21D 026

**APPENDIX A**  
**LOCATION MAPS**  
**ORTHO MAP**





# SITE PLAN

## PHASE 2 (shop) HIGHLIGHTED IN BLUE



**APPENDIX B:**  
**REQUEST FROM APPLICANT**



**Planning and Development Services**  
Foothills County

**RE: Request for Extension – Development Permit 21D 026**  
**Ptn. SE 35-21-02 W5M**

To Whom It May Concern,

I am writing to formally request an extension to the time of completion for Development Permit 21D 026, located on a portion of SE 35-21-02 W5M.

Due to unforeseen delays, we have been unable to complete the project within the original timeline stipulated in the development permit. We remain fully committed to completing the project in accordance with all approved plans and conditions.

We respectfully request an extension of one (1) year, to allow sufficient time for completion. We understand the importance of adhering to the County's policies and development timelines, and we will ensure that work proceeds diligently moving forward.

Please let us know if any additional documentation or fees are required to process this request. We appreciate your time and consideration and look forward to your response.

Sincerely,

Kristy Vanderzwaag

County Permits, authorized representative of EPIC Arena

403-479-9415  
kristy@countypermits.ca

**APPENDIX C:**  
**DEVELOPMENT PERMIT 21D 026**



**DEVELOPMENT PERMIT**

LAND USE BYLAW NO. 60/14 OF  
FOOTHILLS COUNTY

DEVELOPMENT PERMIT NO. 21D 026

DATE OF ISSUE: April 6, 2021

TO: Ironwood Building Corp.  
Attn: Lee Snowden  
[REDACTED]

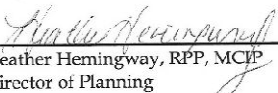
**COPY**

YOUR APPLICATION dated January 24, 2021 for a Development Permit in accordance with the provisions of the Land Use Bylaw in respect of:

PTN. SE 35-21-02 W5M

Commercial Riding Arena & Barn Structure with the Operation of Commercial Horse Boarding & Training Facility

has been considered by the Council and the decision in the matter is that your application be **approved** subject to meeting the attached conditions.

  
Heather Hemingway, RPP, MCIP  
Director of Planning

**NOTE:**

- a) If a development authorized by this Development Permit is not commenced with responsible diligence within twelve (12) months from date of decision and/or completed within twenty-four (24) months of the date of decision, the permit shall be deemed to be null and void, unless an extension to this permit has been granted by the Development Authority prior to the expiry date, or as otherwise noted within the conditions of permit;
- b) It is the responsibility OF THE APPLICANT to renew or apply to extend the permit prior to expiry if necessary.
- c) Whenever it appears to Council that a Development Permit has been obtained by fraud or misrepresentation or that a Development Permit is not being carried out or completed to the extent or in the manner originally approved, Council may, in addition to any other remedy which Council may have under the Act or any other Statute or Law, suspend, revoke, or modify the Development Permit.



**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7  
Phone: 403-652-2341  
Fax: 403-652-7880  
www.FoothillsCountyAB.ca  
planning@foothillscountyab.ca

April 5, 2021

Ironwood Building Corp.  
Attn: Lee Snowden



Dear Sir/Madam:

**Re: Development Permit 21D 026- Ptn. SE 35-21-02 W5M**

Please be advised that at its March 24, 2021 meeting, Council passed the following resolution:

MOVED that Development Permit 21D 026 to allow for a Commercial Riding Arena, Horse Boarding and Training Facility, Intensive Livestock Operation, and 3 Annual Show Events within SE 35-21-02 W5M be approved subject to the following:

**APPROVAL DESCRIPTION**

This approval allows for a the 35,500 sq.ft. Commercial Riding Arena and Barn Structure and the operation of a Commercial Horse Boarding and Training Facility, Intensive Livestock Operation and allows for up to three annual equestrian show events, on the subject property being Ptn. of SE 35-21-02 W5M.

**CONDITIONS OF APPROVAL**

Please note that the following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit 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 any necessary building and safety code permits to the discretion of the Safety Codes Officer. The development is required to illustrate compliance with the requirements of the National Building Codes, and Alberta Plumbing, Electrical and Fire Codes at all times. Requirements may include but not be limited to: an engineer's confirmation of completion, illustration of: water source for firefighting and fire department connections meeting NFPA 1142 requirements and testing, travel distances, fire extinguishers, emergency and exit lighting, and water closet requirements based upon occupancy load (including barrier free). Occupancy for public use shall not be granted until authorized by the Safety Codes Officer and the Fire Inspector. It is the applicant's responsibility to provide proof of such to the Development Authority;
3. No additional landscaping is required; however, it is the applicant's responsibility to ensure the existing vegetation and natural landscaping and/or screening is maintained and must at all times be safe, functional, and in a good state of repair. The property shall at all times have a generally neat and orderly appearance and any vegetation is to be maintained to demonstrate healthy and vigorous growth;
4. Hours of operation whereby the facility may be open to the public are approved between 8:00am and 9:00pm;
5. Accessory Buildings in support of the Arena operation are approved as accepted within the submitted site plan and application. The landowner is advised that all buildings must obtain any applicable permits in accordance with the Alberta Building and Safety Codes for use and occupancy, to the discretion of the Building and Safety Codes Department;
6. It is the applicant's responsibility to obtain updated emergency addresses for the two existing dwellings and the proposed Arena/Barn Structure, to the satisfaction of the Foothills Fire Department. Signage shall be installed and maintained. The installation of any farm identification signage, or directional signage shall occur only under appropriate permit/authorization from the Foothills County, and as identified within the Land Use Bylaw;
7. The operator is required to maintain an annual business license with Foothills County;

8. It is the applicant's responsibility to ensure that a minimum of 50 parking stalls are available at any given time for use by employees, clients, and/or guests attending the facility. All parking stalls, laneways, aisles, and loading spaces shall be provided to the size and specifications as outlined in Section 9.19 of the Land Use Bylaw;
9. Parking for the physically handicapped shall be provided as per the provincial regulations and shall be considered as part of the total number of stalls required for the project. A minimum of 2% of the total number of stalls, being one (1) stall, shall be provided and clearly identified for use by the physically disabled;
10. All loading spaces shall be designed and 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;
11. The applicant shall provide a Comprehensive Emergency Response Plan/Fire Safety Plan, to the satisfaction of the Foothills Emergency Services and Fire Department. The applicant is advised that these plans should address procedures during normal operations, as well shall address additional requirements during the annual events;
12. The applicant shall provide a Stormwater Management Plan, Comprehensive Site Drainage Plan, and Lot Grading Plan, for review and acceptance to the satisfaction of the Public Works Department;
13. The existing approach shall be upgraded to Commercial Approach Standards, the applicant shall also be required to pay for the necessary street signage to the satisfaction of public works. In addition, temporary advisory signage is to be used during special events to advise motorists to use caution;
14. This approval allows for a maximum of 3 annual events for the purpose equestrian related shows per calendar year. These events shall occur during approved hours of operation;
15. The total cumulative number of animals owned by residents of the property and/or being boarded on the subject property, shall not exceed 45 animal units. A cumulative maximum of 75 horses are permitted to attend the subject property during events, provided the additional animals are not kept on site overnight;
16. A maximum of 100 guests are permitted to attend the subject property during the course of an approved annual event. The applicant is responsible to ensure that approved Occupancy for the Arena and Barn structure in accordance with the Building, Safety, and Fire Codes is not exceeded at any given time. This may mean brining in additional facilities and staff to support the increased occupancy load of such events;
17. Excepting during the defined annual events, a maximum of 20 non-resident users are permitted to attend the property on any given day;
18. A manure management plan that includes specifics as to the type and volume of containment and storage area, as well as specifics with respect to setbacks from water/drainage area(s), shall be submitted to the development authority for review and acceptance. Manure storage facilities must be illustrated to be designed, constructed and maintained in order to avoid contamination of any groundwater, prevent contaminated surface water from leaving the property, and reduce any nuisance. The composting and short term storage of manure shall comply with all requirements and recommendations of Alberta Agriculture and Forestry and the applicable regulation(s). The spreading of manure on the property is subject to application rates and requirements as are contained within that same Provincial regulation. Manure in excess of that which may be used to benefit the lands is to be removed from the site and disposed of in a manner consistent with regulatory requirements;
19. Prior to the County acknowledging completion of the development, it is the responsibility of the applicant to submit as built drawings, executed by the designated professional, that confirm all improvements are consistent with the designs and recommendations within the plans and reports, as have been accepted by the County;
20. It is the landowner's responsibility to provide notification to the Development Authority upon completion of the development;

#### **ADVISORY REQUIREMENTS**

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. 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;



2. Absolutely no portion of the proposed Arena/Barn structure is permitted to be used for residential use, or for the purpose of overnight accommodations, without first obtaining any applicable approvals;
3. 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;
4. Road bans issued for municipal road surfaces are to be adhered to at all times. Vehicles entering or exiting the property shall travel only at the permitted legal weights;
5. It is the applicant's responsibility to ensure that sufficient parking is available within the subject property, at all times. Parking within public road right-of-ways is prohibited;
6. All structure(s) shall comply with standard height maximums (from grade to peak) as are identified under the Direct Control #29 Land Use District;
7. The applicant is responsible for ensuring that approved occupancy for all buildings on the property are not exceeded at any given time, in accordance with the applicable Building, Safety, and Fire Codes;
8. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance shall be detectable beyond the boundary of the titled property;
9. Natural drainage of the property must be maintained. Alteration to natural drainage may proceed as recommended within the required Stormwater Management Plan, Site Drainage Plan, and Lot Grading Plan, or through issuance of a separate Lot Grading Permit;
10. Excepting those existing on the subject property at the time of this approval, no additional buildings are permitted to be constructed or located on the subject property without first obtaining necessary approvals from the Foothills County. This includes any structure with a roof; such as, any garage, tent, shelter, lean-to, shed, greenhouse, and/or any building(s) with temporary foundations;
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. Water provided to the public must comply with Section 11 of the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003;
13. 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;
14. All installation(s) of exterior lighting and signage must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
15. 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;
16. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
17. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

Should you require any further assistance please contact Drew Granson of our Planning Department.

Sincerely,  
FOOTHILLS COUNTY

Heather Hemingway, RPP, MCIP  
Director of Planning

HH/dc

cc. Landowners – 1791874 Alberta Corp.