



ROCKY MOUNTAIN  
*Show Jumping*

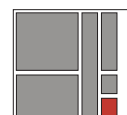
## AREA STRUCTURE PLAN



Bylaw No. 74/2011  
February 2013



Submitted by



LONGVIEW  
Planning + Design

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## 1.0 INTRODUCTION

### 1.1 Rocky Mountain Show Jumping at Anderson Ranch Vision Statement

Anderson Ranch is located within the Municipal District of Foothills No. 31 in close proximity to The City of Calgary corporate limits, the Sirocco Golf and Country Club, and Spruce Meadows. In terms of context, the total Ranch is expansive with 3324 acres (1345.22 ha) in several tracts located between the southern corporate limits of the City of Calgary in Township 22 Range 1 West of the Fifth Meridian and the Sheep River in Township 20 Range 1 West of the Fifth Meridian. The ranch is owned and operated by Mr. J.C. Anderson with the first tracts purchased by him in 1976. There is about 600 acres of hay land with the rest being pasture land. Mr. Anderson runs about 300 head of cattle in a cow-calf operation.



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Approximately 709 acres (286.93 ha) of the Anderson Ranch is in the immediate vicinity of the Rocky Mountain Show Jumping operation in close proximity to The City of Calgary corporate limits and the Sirocco Golf Club and Spruce Meadows.

Rocky Mountain Show Jumping was inceptioned by John Anderson, originally for the purpose of finding and developing quality show jumping horses for sale to all levels of rider. Rocky Mountain Show Jumping currently hosts quality Show Jumping Tournaments at Anderson Ranch for the purposeful development of all levels and skill of rider.

The Vision for the Rocky Mountain Show Jumping venue at Anderson Ranch is:

*“To bring international equine knowledge to the community, and increase the level of the sport by providing horses and training of a higher quality, as well as to provide a high quality Show Jumping venue and tournaments for riders of all levels to tune their skills.”*

### 1.2 Purpose and Intent of the RMSJ Area Structure Plan

The majority of Show Jumping venues in North America (i.e. Thunderbird in British Columbia, Spruce Meadows in Foothills, Brandon in Manitoba, Kentucky Show Park, Thermal in California, and Wellington in West Palm Beach Florida) are constantly developing, changing and fine tuning, requiring a flexibility in operations and venue opportunities as the sport grows. This comes both with the evolution of the rider and the increased speed and overall safety demands of the sport.

The purpose and intent of the Rocky Mountain Show Jumping at Anderson Ranch Area Structure Plan (RMSJ ASP) is to describe the history of the facility and the level of current development. The Plan then outlines the future proposed expansion of the venue and the facilities over time and describes the level of activity on the site thought the various seasons of the sport.

As the lands around Anderson Ranch, to the north and west, continue to transition away from agricultural uses toward higher levels of urban and rural development it becomes more important to entrench this venue and be proactive in its planning to ensure it can co-exist with increasing levels of area development in the future.

### 1.3 Plan Area Boundary (Acreage Under Ownership / Lease)

**Figure 1 - General Location** indicates Rocky Mountain Show Jumping's location at Anderson Ranch within the general context of the MD of Foothills and its proximity to the City of Calgary. **Figure 2 - Specific Location** and **Figure 3 - Ownership-Lease Location Map** delineates lands within Anderson Ranch that are specifically owned and dedicated to accommodate the principal facilities associated with the RMSJ venue and those additional lands leased to accommodate seasonal and more temporary aspects of the venue.

**TABLE 1 - Land Ownership**

<b>Under RMSJ Use and James Carl Anderson Ownership</b>	<b>Acres (+/-)</b>	<b>Hectares (+/-)</b>	<b>Zoning</b>	<b>Availability to RMSJ</b>
NE 5-22-1 W5M Plan 555HS Block C	60.10	24.32	DC	Permanent
NE 5-22-1 W5M Plan 555HS Block B	25.03	10.12	DC	Permanent
<b>Under direct ownership of James Carl Anderson</b>	<b>Acres</b>	<b>Hectares</b>		
SE 8 -22-1 W5M	40	16.1	DC	Permanent
SE 8 -22-1 W5M	116	46.9	A	Interim*
<b>Total Acreage</b>	<b>241.13</b>	<b>97.58</b>		

(\*) Note: Interim denotes lands that can be used by RMSJ for the purposes of operating the facility in the medium term. In the long term these lands may or may not be available to RMSJ based on the sole direction of Mr. James Carl Anderson. These lands are not within the formal Plan Area and may contain supportive and seasonal uses (i.e. - Horse Trailer Parking).

### 1.4 Rocky Mountain Show Jumping at Anderson Ranch ASP Goals

Beyond the guiding principles of the vision statement to develop young riders and horses in the sport of Show Jumping and to provide a quality venue for tournaments, the goals of this Plan are as follows:

1. To identify and address a diverse range of annual on-site activities at Anderson Ranch;
2. To identify existing and future on-site activities during throughout the year (May to September - Outdoor, October to April-indoor) related to horse sport and horse industry growth and diversification;



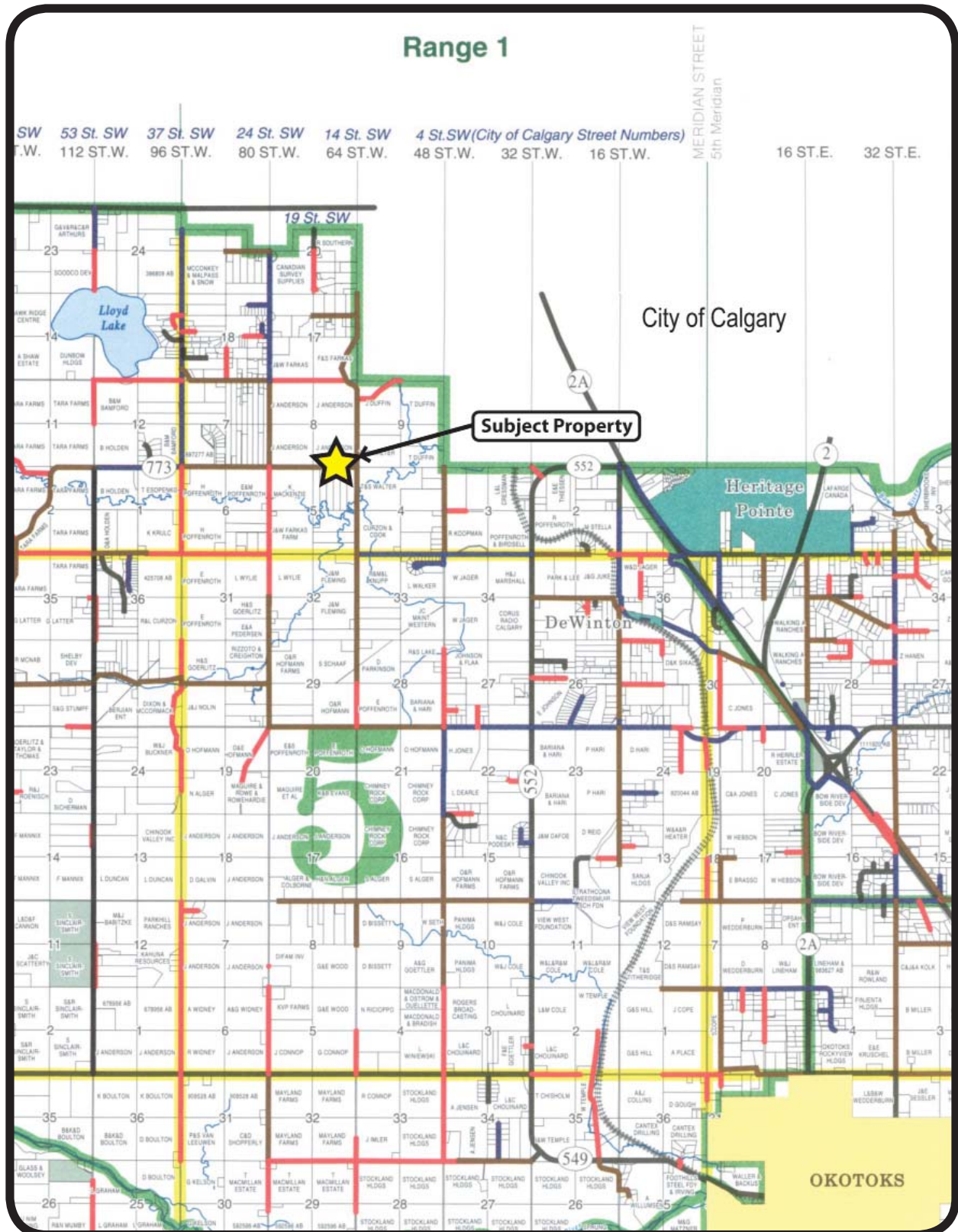
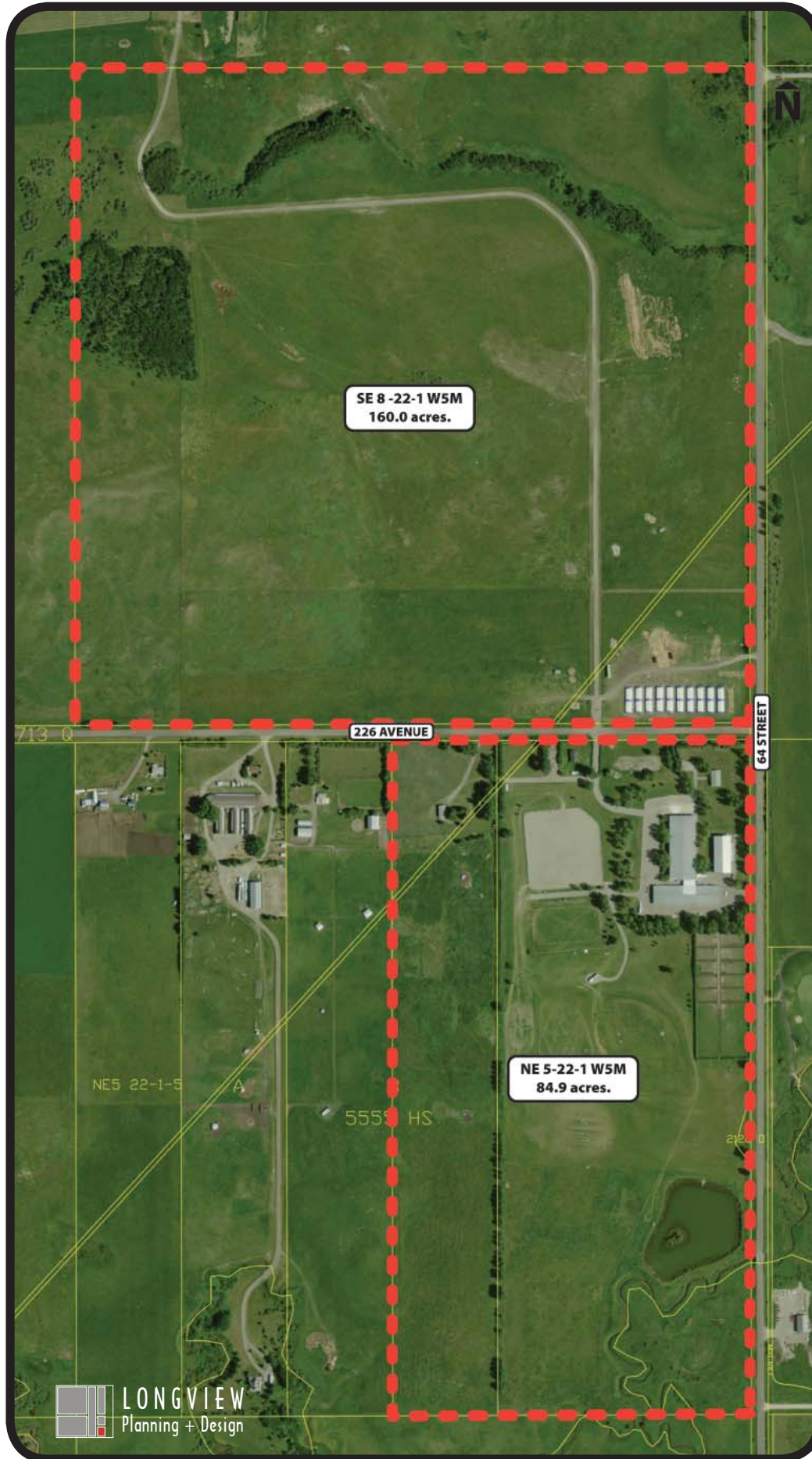


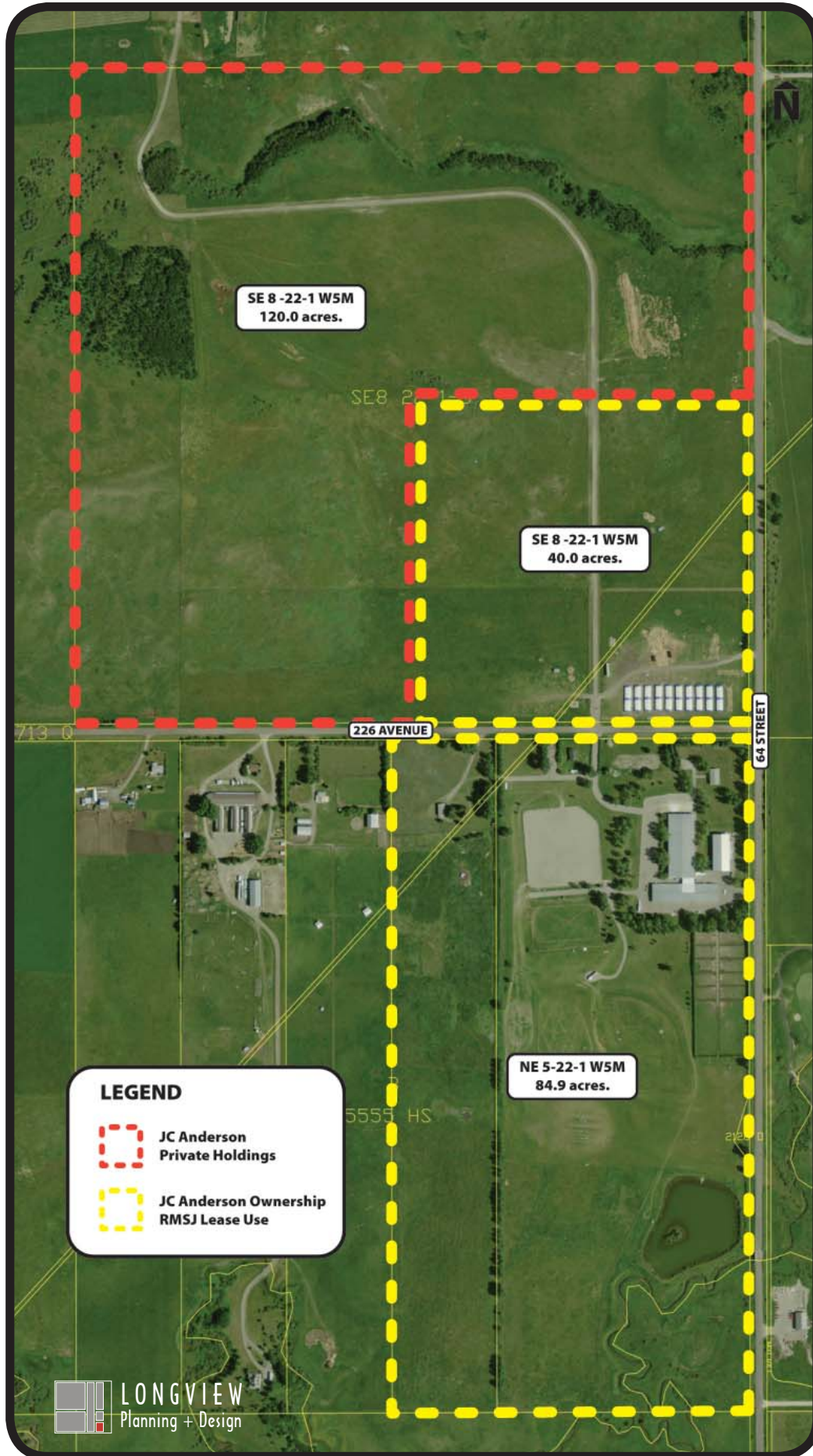
Figure 1



# SPECIFIC LOCATION MAP

Figure 2





# OWNERSHIP-LEASE LOCATION MAP

Figure 3

3. To establish design themes and develop policy guidelines to harmonize the site development with the natural and built environment;
4. To develop a framework for growth and development of the site in the long term and customize a land use zoning and planning framework that both sustains operations and accommodates for the venues flexibility to evolve with the sport;
5. To identify, protect, and/or enhance the valued natural features at Anderson Ranch;
6. To encourage the continuation of a diverse range of activities at Anderson Ranch supported by Rocky Mountain Show Jumping and the horse industry; and,
7. To Promote and sustain the reputation of Rocky Mountain Show jumping as a principal destination for all level of rider across North America offering diversity of competition and training opportunities.



## 2.0 LEGISLATIVE FRAMEWORK

### 2.1 The Province of Alberta

#### The Municipal Government Act

The Rocky Mountain Show Jumping at Anderson Ranch ASP was prepared in accordance with the provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (Statutes of Alberta, R.S.A. 2000, M-26 (MGA) , specifically:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) *An area structure plan*

(a) *Must describe*

- i. *The sequence of development proposed for the area,*
- ii. *The land uses proposed for the area, either generally or with respect to specific parts of an area,*
- iii. *The density of population proposed for the area either generally or with respect to specific parts of the area, and*
- iv. *The general location of major transportation routes and public utilities, and*

(b) *May contain any other matters the council considers necessary.*

Additionally, the ASP was prepared in accordance with the Municipal District of Foothills Municipal Development Plan and Land Use Bylaw.

## **2.2 The Municipal District of Foothills No. 31**

### **The City of Calgary / MD of Foothills No. 31 Intermunicipal Development Plan**

Anderson Ranch is currently not identified within the Intermunicipal Development Plan currently adopted. However, the Intermunicipal Development Plan may be amended in the future to better reflect The City of Calgary's annexation of a portion of lands within Sirocco Golf Course. The current Intermunicipal Development Plan boundary lies directly north and east of Anderson Ranch. The annexation of a portion of the Sirocco lands brings the urban boundary to within one half mile of the show jumping venue.

**Policy 2.2.1** Should the Intermunicipal Development Plan between The City of Calgary and the MD of Foothills No. 31 be revised to Include lands that are the subject of this plan, this plan shall be recognized and accommodated for in the emerging Intermunicipal policies.

### **The Foothills Municipal Development Plan**

The MD recently completed a revised Municipal Development Plan (MDP) that was adopted by Bylaw in July of 2010. The vision for the Municipal Development Plan is as follows:

*"The MD of Foothills encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations."*

The MDP is tied to the sustainable development of the MD, in particular the utilization of the Municipality's natural capital to promote growth in a meaningful way. This approach considers land as an asset to be maintained and protected for future generations as it supports important economic, ecological, and social activities.

One of the drivers of economic development in the Municipality is horse activity and horse sport in general. The MD is currently the home of two of the most valued thoroughbred stallions in North America, at Bar None Ranch and Highfield Stock Farm. In addition, a great deal of local economic benefit is derived from the activities of Rocky Mountain Show Jumping as well as spin off benefits to the horse breeders and trainers who own land within Municipality and bring their clients to RMSJ Tournaments for their clients continued growth in the sport. Were it not for RMSJ at Anderson Ranch many of the talented riders in this Province, and locally in this municipality, would be



required to travel to Ontario, British Columbia, Montana and California in order to gain experience against the better competition in the field. Rocky Mountain Show Jumping Tournaments address a local need for high level junior/amateur tournaments in horse sport and they derive a great deal of economic benefit both locally and provincially.

**Policy 2.2.3** The utilization of Anderson Ranch in the support of Rocky Mountain Show Jumping upholds the principles of the Municipal Development Plan to sustain natural capital and maintain land for economic, ecological, and social activities.

### **MD of Foothills No. 31 Land Use Bylaw – Direct Control Zoning (RMSJ Specific)**

The lands intended for use by RMSJ at Anderson Ranch are intended to be designated as Direct Control. A Draft Direct Control Bylaw is presented in **Appendix A** to this Plan. The adoption of the Direct Control Bylaw will involve a land use redesignation of the lands under the direct use of RMSJ from Agricultural District to Direct Control District (refer to **Figure 4 - Existing Land Use**) The land use strategy outlined in the RMSJ ASP identifies all aspects of RMSJ's current and future operations. The land use strategy in the Plan intends to avoid potential conflicts in land use by divulging everyday activities that comprise the RMSJ operation and allowing for a level of approvals involving the Direct Control of Council. There is no specific land use designation that addresses the nature of an equestrian venue like this one, therefore, a more specific zoning needs to be crafted and that entails a Direct Control designation.

Approximately 120 acres of Anderson Ranch, identified on Table 1, is to be utilized to provide seasonal and supportive uses. This may include uses such as horse trailer parking, storage of materials (i.e. palettes and hay) and visitor overflow parking. These lands will remain zoned as Agricultural District under the Foothills Land Use Bylaw.

The purpose and intent of Direct Control for RMSJ at Anderson Ranch is to allow for the Municipal District of Foothills Council to have the approving authority over development on the site. Direct Control does not require a public hearing for any land use change or on-site development that may occur. However, it has been the practice of Council to hold a non-statutory hearing on applications within Direct Control areas to allow for public meeting and input prior to a decision being made. In addition, it is projected that growth and development of RMSJ over time will align with this ASP and, therefore, site development activities are disclosed and should be known well in advance of any hearing that may be required.

There are less than a half a dozen landowners who live contiguous to the RMSJ tournament site. However, given the scope and nature of the Tournaments, their operations have influence on landowners in the greater vicinity and particularly those who utilize 226th Avenue for access. RMSJ will continue to make an effort to consult with area landowners and mitigate any problems or concerns they may express during tournament times. The ASP and the DC zoning will help facilitate and improve communication with RMSJ neighbours in the long run by outlining the facility and its long term growth objectives. It is important to RMSJ that neighbours feel they can express their concerns and that the



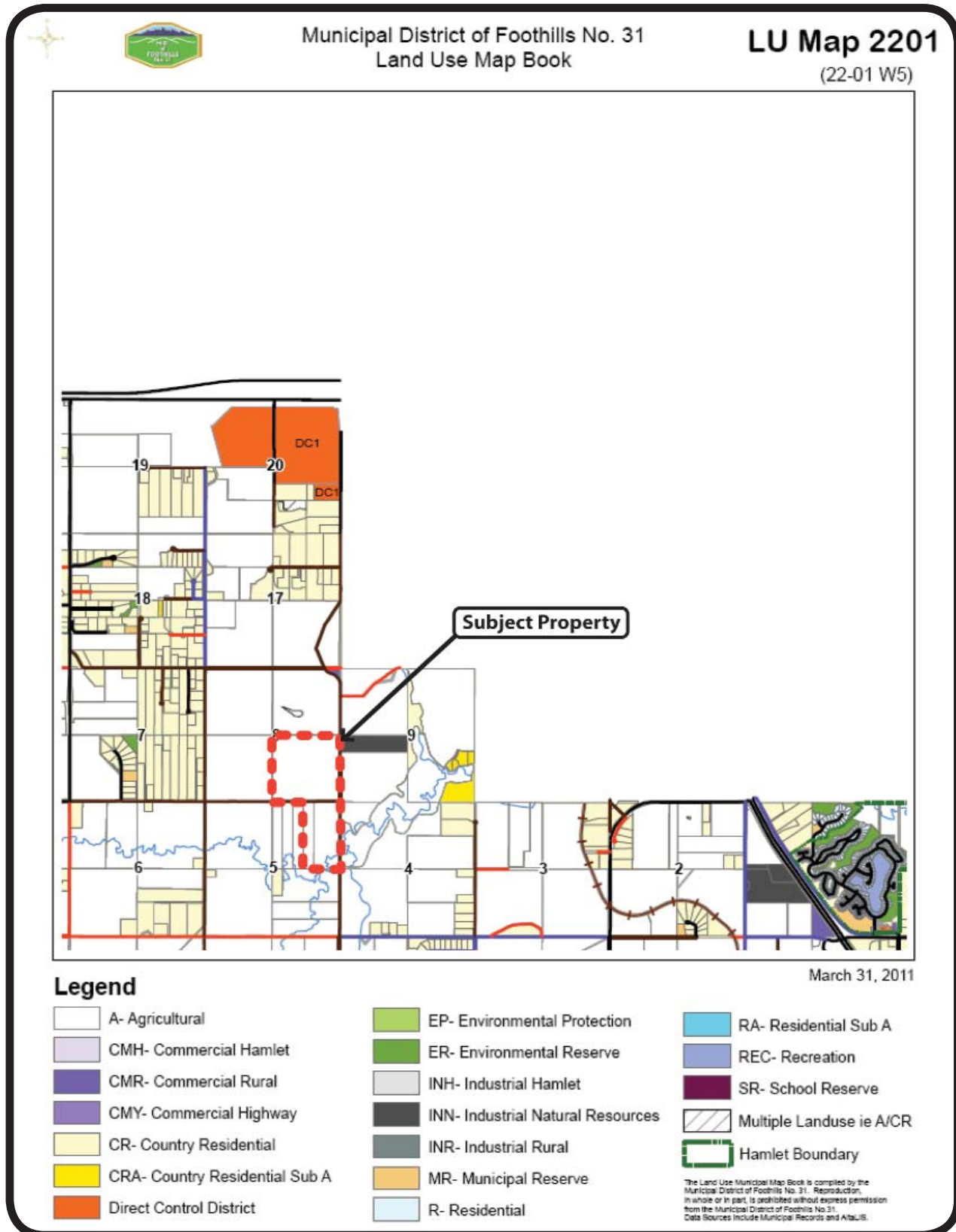


Figure 4

facility operator will do its best to listen and accommodate them.

**Policy 2.2.4** The Plan Area shall be subject to a Direct Control District and uses and activities on the site shall be consistent with those outlined in this Area Structure plan.

**Policy 2.2.5** Rocky Mountain Show Jumping at Anderson Ranch shall continue to consult with area residents to address any concerns they may have.

### 2.3 Public Consultation

A public meeting to review The RMSJ at Anderson Ranch ASP was held on 5 October 2011. A summary of the public meeting, advertising, and community feedback was prepared and submitted to the MD of Foothills No. 31 under separate cover. Generally, participants offered support for the facility and the proposed Area Structure Plan. Much of the concern was based on manure handling, storage of materials, and landscaping both now and in the future and the effort to promote the professional appearance of the facility going forward.

## 3.0 AGRICULTURAL OPERATIONS



Fundamentally, Rocky Mountain Show Jumping is an equestrian stable which hosts equestrian tournaments throughout the year for the benefit of the sport. Historically, since 1979 RMSJ supported an equine boarding and training facility which permitted a maximum of fifty (50) permanent boarded horses on thirty-four (34.94 acres of land) (MD Bylaw 4069). Prior to Anderson Ranch ownership, there was a horse feedlot to the immediate west that supported huge

herds of horses. The current facility includes a wide range of permanently boarded (50) and temporarily boarded (450) equine residents and the numbers vary throughout the year. The number of temporarily boarded animals is at its height in the summer during outdoor tournaments. RMSJ will cap its horse numbers during the current outdoor tournament season to a maximum of five hundred (500) horses (this number is inclusive of the 50 permanent horses in place). This will not expand until such time as additional permanent stabling is constructed, there is additional staffing, and a five year plan to develop a formal manure storage and composting facility has been executed to the satisfaction of Council. In the future, RMSJ could effectively sustain six hundred and fifty (650) horses during outdoor tournaments on site in accordance with the future growth and development of the facility. Growth of the operation of RMSJ shall be consistent with the corresponding development of on-site facilities to accommodate increased horse numbers and tournament attendees as outlined in this document. Additional municipal permits will be required to accommodate for increased animal units and growth of the facility.

The largest single consideration with horse numbers that seasonally fluctuate is the proper

handling and storage of manure. Rocky Mountain Show Jumping handles manure on site by a combination of stockpiling for composting, and hauling off site at season's end.

### 3.1 Agricultural Operation and Practices Act (AOPA)

The Province of Alberta's Agricultural Operations and Practices Act, Revised Statutes of Alberta 2000, 1 November 2010 (AOPA) and associated Regulations cover a wide range of agricultural activities including the care and confinement of Livestock. Equestrian Stables, such as Rocky Mountain Show Jumping at Anderson Ranch, are specifically excluded from the Act requirements for intensive livestock operators, associated minimum distance separation requirements, and, are not considered as agricultural operations or confined feeding operations by virtue of the following definitions under Chapter A-7 of the Act:

(b) *“agricultural operation” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes*

- v. *the cultivation of land,*
- vi. *the raising of livestock, including domestic cervids within the meaning of the Livestock Industry Diversification Act and poultry,*
- vii. *the raising of fur-bearing animals, pheasants or fish,*
- viii. *the production of agricultural field crops,*
- ix. *the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,*
- x. *the production of eggs and milk,*
- xi. *the production of honey,*
- xii. *the operation of agricultural machinery and equipment, including irrigation pumps,*
- xiii. *the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes,*
- xiv. *the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and*
- xv. *the abandonment and reclamation of confined feeding operations and manure storage facilities.*

(b.6) *“confined feeding operation” means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds;*

(c.3) *“manure storage facility” means a facility for the storage of manure, composting*

*materials and compost and a facility for composting but does not include such a facility as an equestrian stable, an auction market, a race track or exhibition grounds;*

In addition, the Manure Characteristics and Land Based Code of AOPA apply only to Horses on Feedlots, as illustrated below.

**Land Base Requirements for Horses - Feeders > 750 lbs (solid manure)**

No. of Feeders	Soil Type			
	Dark Brown & Brown	Grey Wooded	Black	Irrigated
	hectares	hectares	hectares	hectares
100	32	27	20	16
200	64	53	40	32
300	95	80	59	48
400	127	106	79	64
500	159	133	99	80
600	191	160	119	95
700	223	186	139	111
800	255	213	158	127
900	286	239	178	143
1000	318	266	198	159
10000	3182	2660	1980	1591
15000	4773	3990	2970	2387
20000	6364	5320	3960	3182
25000	7955	6650	4950	3978
30000	9546	7980	5940	4773

**Policy 3.1.1** Equestrian Stables, by definition, are exempt from Agricultural Operations and Practices Act legislation and, specifically, any adherence to a minimum distance separation to adjacent residences. As a result, the actives of RMSJ at Anderson Ranch shall be consistent with the setback requirements outlined in the Foothills Land Use Bylaw. The facility is still required to comply with the Regulations of the Act.

Manure/composting materials are to be managed and utilized in accordance with any applicable requirements as are identified within the Agricultural Operations Practices Act Regulations (AOPA) and at a minimum shall be consistent with the setback requirements outlined within the established Direct Control District.

**Policy 3.1.2** Manure produced at the Rocky Mountain Show Jumping facility is required to be managed and utilized in accordance with the Agricultural Operations and Practices Act - Standards and Administration Regulation 267/2001.

**Policy 3.1.3** All manure storage and handling facilities will be located in accordance with the Municipal District of Foothills Land Use Bylaw and the Agricultural Operations and Practices Act Regulations through specified setbacks identified within the established Direct Control District.



### 3.2 Municipal District of Foothills No. 31 Manure Handling Requirements

The Municipal District of Foothills No. 31 Land Use Bylaw, July 31, 2007 standard definition of animal units, allows one (1) horse to be permitted for every three (3) acres in title. This reflects a permitted number of animal units per acre under standard bylaw approvals. Increasing animal numbers over this amount requires additional development approvals coupled with a zoning that allows for seasonal increases in animal numbers. As part of this Area Structure Plan, five hundred (500) animals will be established for full time and seasonal occupation and considered permitted under the Plan as part of the adopting bylaw. The seasonal number during the outdoor tournaments at the current operating level is five hundred (500) horses. After facility expansion, the maximum permitted number of horses during outdoor tournament times will be six hundred and fifty (650) horses. These animal units apply to the permanent acreage available to RMSJ totalling 125.13 acres as outlined on Table 1 in this plan.

**TABLE 2 - Animal Units**

Months	Season	Permanently Boarded	Temporarily Boarded	TOTAL
May - September	Outdoor Tournament - Current	50	450	500
October - April	Indoor Tournament - Current	50	25	75
May - September	Outdoor Tournament - Facility expansion	50	600	650
October - April	Indoor Tournament - Facility expansion	50	100	150

Note: Some competitors haul in/out same day for indoor tournaments only. These numbers of competitors are low and have not been added to this table. The haul in/out same day for indoor tournaments only will not exceed the maximum allowable animal units or the maximum exhibitor/spectator units for the property.

The Foothills Land Use Bylaw makes the following references to agricultural operations of this nature:

*10.3.1.a.a. "intensive livestock operation" means the concentrated rearing or confinement of livestock other than poultry or swine, at densities greater than one (1) animal unit per three (3) acres.*

*10.13.2.4. "Short-term" Storage means, in relation to manure, the storage of manure in a manure storage facility for a period not exceeding six (6) consecutive months.*

The Foothills Land Use Bylaw requires the following be adhered to for the proper storage and handling of manure in the Municipality, particularly when animal units are seasonally increased to an intensive level:

*10.13.2.2. A new intensive livestock operation or an expansion of an existing intensive*

*livestock operation and related short-term manure storage should be setback a minimum of 150 metres from neighbouring dwellings. In determining the extent of the setback, the distance shall be measured from the neighbouring dwelling (not the property line of the lot upon which it is located) to the point closest to the intensive livestock operation, including related manure storage facilities. Activities associated with the intensive livestock operation or related short-term manure storage, such as feed handling and storage, office, water supply, and land upon which manure is spread shall not be considered to be part of the intensive livestock operation or related short-term manure storage, for the purposes of determining the minimum setback limit.*

*10.13.2.3. A facility for the short-term storage of manure must be setback a minimum of 100 metres (328 feet) from any spring or water well and 30 metres (99 feet) from any open body of water. The Development Officer may consider a variance to the setback based upon circumstances peculiar to a particular application.*

**Policy 3.2.1** RMSJ shall continue to utilize safe handling practices in day-to-day livestock management and activities. During tournament times animal levels shall be considered as seasonal but intensive and shall not exceed levels permitted by Development Permit and land use zoning. The amount of noise, dust, and general activity associated with the RMSJ tournaments shall be monitored and mitigated.

**Policy 3.2.2** Any expansion to the RMSJ agricultural operation above the five hundred (500) permanent and seasonal tournament stalls available for horses on site to a maximum of six hundred and fifty (650) shall require approval by the Municipal District of Foothills No. 31 Council and shall be undertaken in accordance with the provision for expansion as described in this plan.

### 3.3 RMSJ - Safe handling and Manure Management Practices

RMSJ is committed to ensure that all manure storage facilities are designed and constructed to avoid contamination of groundwater, prevent contaminated surface water from leaving the property, and reduce odour nuisance. It is important for equestrian stables to be able to adequately manage manure in a way that the health and welfare of the horses and employees are not compromised. Manure storage facilities should include in their construction



asphalt or clay lining, protection from wind erosion and manure composting areas that are outside of the required setbacks from water wells, adjacent residences, and surface water ponding and drainage areas. During the major tournaments running primarily in June, July and August, manure is stockpiled for composting. In September, upon completion of the outdoor season, the compost is trucked off site to a receiving facility or taken by area farmers

for spreading. Some of the compost is re-used on site to maintain softer footing within the competition rings. The amount of manure generated in the Indoor season is minor in comparison and it is also hauled out regularly to a receiving facility.

Equestrian Stables are required to follow basic manure management and watershed management techniques (Foothills Land Use Bylaw and AOPA Regulations) including:

- Properly handling, storage and disposal of horse manure.
- Location of manure storage and composting facilities at least 328 feet (100 meters) away from springs or wells and 100 feet (30 meters) from any open body of water.
- Avoiding the storage of manure in low-lying areas where stormwater tends to pool.
- Storage of manure on a concrete slab or a well-compacted clay soil base.
- Setback 492 feet (150 metres) from neighbouring dwellings.
- Leaving “vegetative buffer strips” (areas of grass, shrubs, and trees) between surface waters and areas where manure is stored to filter nutrient and sediment runoff from manure.
- Composting manure to stabilize the nutrients and create a more desirable end-product for gardeners, landscapers, hay growers, and construction/land reclamation projects.

Should RMSJ expansion be requested, and animal units increased, a more formalized manure management program shall be in place which exceeds the Land Use Bylaw and the NRCB safe handling guidelines. This shall include:

- Development of a permanent manure handling and storage facility that meets the setback guidelines from water wells and overland drainage courses.
- Provision of a fire suppression system in proximity to ensure capabilities to contain any compost fire or facility.
- Maintenance of good animal health through sanitary facilities.
- Minimization of air and water pollution.
- Minimization of impact on family and neighbour living areas.
- Reduction of odors and dust.
- Control of insects and pests.

**Policy 3.3.1** It is projected that a manure handling and storage facility will be constructed within a five (5) year period at RMSJ to the satisfaction of Council and in accordance with the Land Use Bylaw and AOPA regulations. Additional permitting in the form of a separate Development Permit and approvals from the municipality will be required at the appropriate time.

**Policy 3.3.2** Setbacks established in the Municipal District of Foothills Land Use Bylaw Section 10.13.2 outlining the proper handling and storage of manure shall be adhered to by Rocky Mountain Show Jumping.

**Policy 3.3.3** In order to continue to protect the Pine Creek Watershed, RMSJ shall adhere to the setback distances from a water course of 30 metres (100 feet) from any manure storage or composting area and, to ensure that a vegetative buffer strip remains free from grazing or cutting in order to protect the creek, erosion control and sedimentation fencing shall be placed within 15 metres (50 feet) of the water course along the westerly bed and shore. Any development adjacent to Pine Creek will be in accordance with all applicable local, Provincial and Federal regulations including Section 8 of the Agricultural Operational Act Regulations (AB Reg 267/2001).

## 4.0 GROWTH AND FUTURE DEVELOPMENT

### 4.1 Existing Development and Tournament Facilities

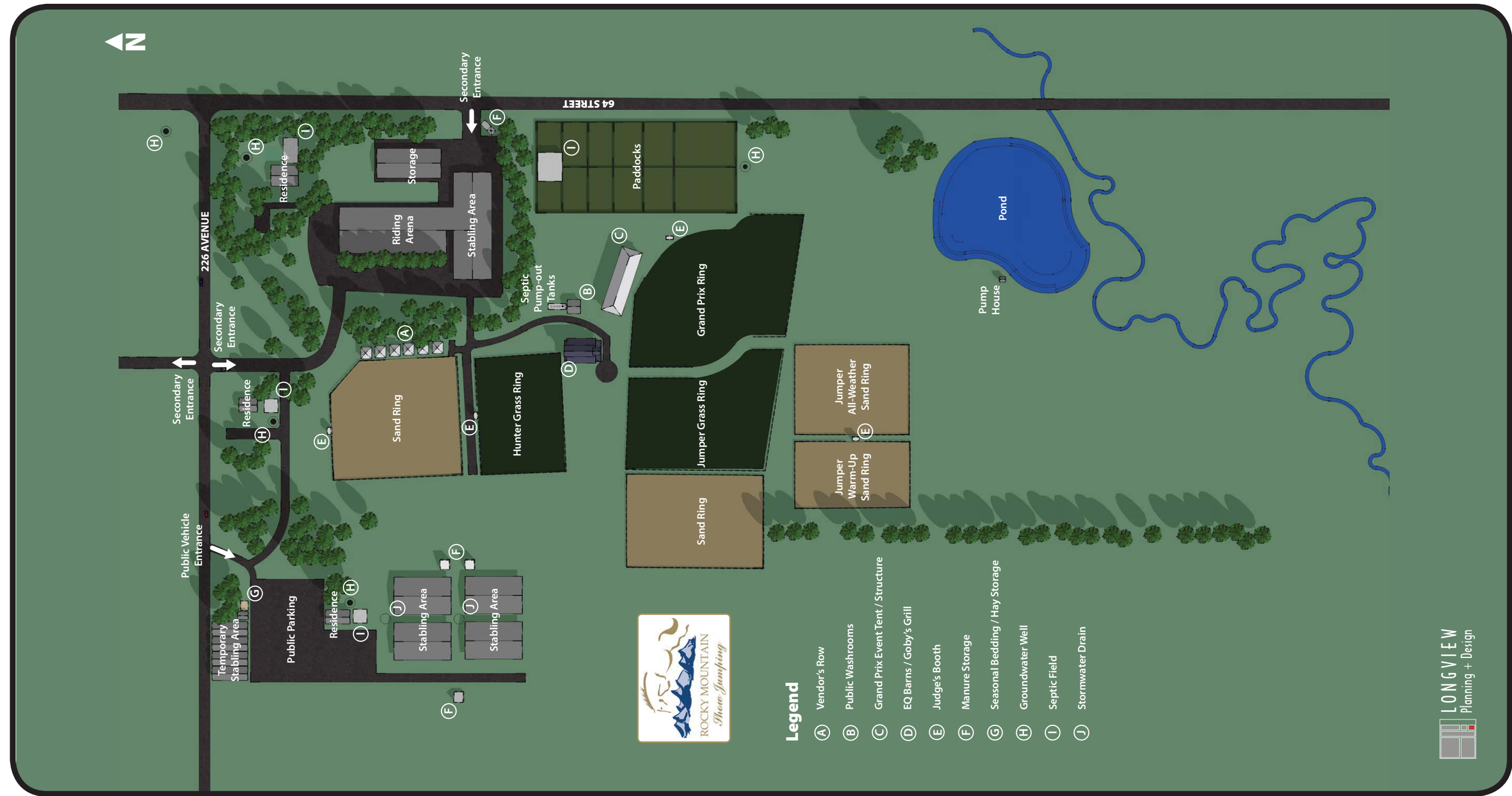
In order to fully evaluate Rocky Mountain Show Jumping at Anderson Ranch and its impact, all dimensions of the operation must be fully understood. This Plan attempts to describe the scope of the facility in its current state (inclusive of Tournaments and special events) and outline the expansion of the facility over time.

The level of current development is delineated on **Figure 5 – Existing Development Context (Master Site Plan Illustration)**. It includes:

- An indoor arena with an attached stabling facility inclusive of washrooms, a lounge, and tournament offices (arena - 25,000 ft<sup>2</sup> & stabling – 14,650 ft<sup>2</sup>).
- Four (4) Permanent Stabling Barns for temporary stabling during tournament times (used from May to September). One barn is heated, the rest are open span construction and intended for general agricultural purposes stabling horses on a seasonal basis only.
- Ten (10) temporary covered stabling (Hi-Hog) tents. Projected for removal and elimination in the 2014 season.
- A Large Venue Tent on the Grand Prix Ring maximum occupancy of 300 guests.







EXISTING DEVELOPMENT CONTEXT  
(MASTER SITE PLAN ILLUSTRATION)



- Exhibitor and Spectator seating bleachers at most show rings to accommodate a maximum of 700 persons at the outdoor tournaments and 200 persons for the indoor tournaments per day.
- Five (5) permanent judges and timing booths, one located on every show ring.
- A restaurant/food service building (mobile kitchen service not attached) with business offices, product sales and separate viewing platforms.
- A permanent stand-alone washroom facility.
- Six (6) Outdoor Competition rings, inclusive of a grass Grand Prix Ring, with all weather, sand or grass footing.
- Three (3) Outdoor Warm-up rings with all weather, sand or grass footing.
- Three (3) dwellings for use by RMSJ staff, Anderson family members and seasonal Facility Maintenance Crews.
- Ten (10) small and two (2) large outdoor paddocks.
- A large covered hay and storage shed accompanied by seasonal hay and storage facilities and areas on the grounds.

## 4.2 Future Development and Tournament Facilities

Rocky Mountain Show Jumping at Anderson Ranch ultimately will develop into a premier venue for junior, amateur, and professional riders. Facility expansion as illustrated as per **Figure 6 - Future Development Context (Master Site Plan Illustration)** and **Figure 7 - Future Development Context (Master Perspective Illustration)**. The majority of activity at the site would occur from May to September when the outdoor season is underway. In addition to the above-mentioned existing facilities, it is projected that the venue expansion will at minimum include the following:

### Improved Event Seating on All Major Competition Rings

- Improved stadium style seating on the Grand Prix Ring.
- Improved seating and viewing platforms to the Grass Jumper Ring.
- Improved bleacher style seating on all show rings existing and proposed.







FUTURE DEVELOPMENT CONTEXT  
(MASTER SITE PLAN ILLUSTRATION)

Figure 6

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FUTURE DEVELOPMENT CONTEXT  
(MASTER PERSEPECTIVE ILLUSTRATION)



Persons Per Day*	Outdoor (May to September)	Indoor (October to April)
Grooms	150	20
Staff	40	4
Visitors/Spectators	700	200
Residents	4	4
Vendors	40	2
Exhibitors	600 (may own multiple horses)	100 (may own multiple horses)

Note\* - These number is an **estimate** and based on both venue expansion and animal unit expansion occurring. The numbers indicated are expressed maximums on the highest use potential use per day in the indoor and outdoor season. They may change as the venue matures over time.

### Enhanced Green Spaces and Landscaping

- Incorporating bridle paths to St. George's Derby Site, with permissions as required by the Municipality and adjacent landowners.
- Incorporating bridle paths throughout the grounds.
- Retaining and enhancing perimeter landscaping along 64th Street West and 226th Avenue W.
- Beautifying the premises including tree planting and landscaping program.
- Upgrading fencing on warm up and competition rings where necessary.

### Additional Permanent Tournament Stabling

- Elimination of portable and temporary tournament stabling north of 226 Avenue W in 2012. This stabling was moved south of 226 Avenue W in April of 2012. It is located north of the existing major tournament barns, it will be eliminated upon issuance of a Development Permit for the additional permanent tournament barns as outlined in this plan.
- Construction of four (4) additional permanent tournament stabling barns south of the existing permanent tournament stabling barns (2012 to 2015).
- Expanded manure storage facilities in a similar manner to those that exist at the current tournament barns (by 2015).
- Expanded and formal manure handling facility development (by 2015) ultimate location to be determined at the Development Permit Stage.
- Expanded and improved horse handling areas and wash racks ultimate location to be determined at the Development Permit Stage.

#### Expanded Warm-up and Competition Rings

- Expanded Grand Prix Ring and Grand Prix warm-up area.
- New hunter grass ring with equine only creek crossing (part of obstacle) and natural obstacles.
- New hunter warm up ring
- Expanded Grand Prix Ring.
- Expanded Grass Jumper Ring.
- Improved existing grass hunter ring.
- Improved Sand Ring and Sand Warm-up area.

#### Improved Traffic Circulation and Parking

- Adding enhanced traffic signage and reducing speed limits temporarily along 64th Street W and 266 Avenue W during major tournament times.
- Expanded and enhanced parking areas with a single, clearly defined, access point during major tournaments (Figure 8).
- Introducing route marking for indoor and outdoor tournaments to clarify access locations in use during specific aspects of the venues operation.
- Formalized horse trailer parking area with improved all weather access (Figures 6 & 7).

#### Site Recreational Vehicle Accommodation (no hook ups)

- Accommodation for up to 125 Recreational Vehicles to accommodate competitors during May, June, July, August and first two weeks of September, ultimate location and level of available hook -up to be determined at the Development Permit Stage. (Figures 6 & 7). The accommodation of recreational vehicles on the site will be at the discretion of Council.

#### Expanded Exhibitions and Related Activities

- Expanded Tournament Vendors area.
- Expanded Food and Beverage choices.
- Increased utilization of indoor exhibition space during non-tournament times (i.e. an additional car show).

**Policy 4.2.1** In order to continue to meet the demand from competitors for additional stabling, on site accommodation and improved seating areas, RMSJ shall endeavour to improve infrastructure and facilities where necessary as outlined in this plan.

**Policy 4.2.2** Growth, expansion, and improvement made by RMSJ shall occur gradually over time provided that RMSJ remains viable and can continue both tournament and special events on site in compliance with Municipal District of Foothills No. 31 approvals.

**Policy 4.2.3** Future exhibit spaces and vendor activities will grow and develop from four (4) or five (5) vendors to ten (10) to twelve (12) in accordance with the future development scenario (Figure 6). When evaluating the planning and development of RMSJ at Anderson Ranch aspects of temporary exhibit spaces and vendor site activities shall be considered.

**Policy 4.2.4** All Development undertaken by RMSJ at Anderson Ranch shall be subject to the review and approval of the Municipal District of Foothills No. 31 Council in accordance with the Direct Control zoning and shall be undertaken in accordance with this Plan.

## 5.0 TOURNAMENTS AND SPECIAL EVENTS

The following section of the Plan outlines both the better known (i.e. The Bow Valley, Mid-Summer and Rocky Mountain Classic Tournaments) and lesser-known (i.e. car show, sport horse day, and weddings) activities and events occurring on site. The site becomes very active in the summer. Pastures are utilized for parking areas, the number of people and activities increase, and facilities have flexible functions.

### 5.1 Economic Benefits Loop

The RMSJ Tournament season generates a great deal of positive economic development within the MD of Foothills and supports continued community, cultural, agricultural, and tourism development within the Municipality. This is inclusive of supporting local horse trainers and their riders, showing and selling local horses, horse haulers, ferriers, veterinarians, local tack stores, local catering business, and local farms for hay and shavings sales. RMSJ also has larger economic impacts on the greater Calgary area as many of the sponsors, competitors and fans utilize local hotel accommodation, car rental agencies, airlines and shopping areas.

### 5.2 Indoor Tournaments (Current / Future) 12 per year

The following Tournaments occur annually indoors. The outdoor Tournament Barns are generally not utilized to stable horses for these events, only on rare occasions where weather may permit. Typically about 25 to 35 indoor stalls are available for these tournaments and the rest of the competitors "Trailer in and Trailer out" to these events:

Event	Typical Dates	Weekdays
Winter Training Series I - Jumper	Third Weekend January	Saturday/Sunday
Winter Training Series I - Hunter	Second Weekend February	Saturday/Sunday
Winter Training Series II - Jumper	Third Weekend February	Saturday/Sunday
Winter Training Series II - Hunter	First Weekend March	Saturday/Sunday
RMSJ Dressage I	Second Weekend March	Saturday/Sunday
Winter Training Series III - Jumper	Third Weekend March	Saturday/Sunday
Winter Training Series III - Hunter	First Weekend April	Saturday/Sunday
RMSJ Dressage II	Third Weekend April	Saturday/Sunday
Willow Grove Season Opener (interim)	First/Third Weekend April	Saturday/Sunday
RMSJ Dressage III	First Weekend May	Saturday/Sunday
Halloween Classic	Last Weekend October	Saturday/Sunday
Santa Claus Classic & Developing Rider Tour Finals	Second Week December	Friday/Sat/Sun

### 5.3 Outdoor Tournaments (Current / Future) 13 per year

The Outdoor Tournaments are larger in scale and magnitude than the indoor tournaments. The outdoor stabling facilities, both permanent and temporary are in use. Competitors are permitted to utilize RV camping on site (no hook ups) in order to monitor their animals while they are housed at the facility. In addition, many competitors arrive the day before these tournaments commence to organize their stabling and check their horses in for the events and they stay on between the tournaments instead of trailering horses in and out.



Event	Typical Dates	Weekdays
Bow Valley Classic I (CSI**)	Second Week May	Wednesday to Sunday
Bow Valley Classic II (CSI**)	Third Week May	Wednesday to Sunday
RMSJ Summer Welcome	First Week June	Thursday to Sunday
June Classic I	Second Week June	Thursday to Sunday
June Classic II	Third Week June	Thursday to Sunday
FEI Dressage (CDI**)	Fourth Week June	Thursday to Sunday
Mid Summer Classic I (EC- Bronze)	First Week July	Friday/Sat/Sun
Mid Summer Classic II (EC- Silver)	Second Week July	Thursday to Sunday
Rocky Mountain Classic I (CSI**)	First Week August	Wednesday to Sunday
Rocky Mountain Classic II (CSI**)	Second Week August	Wednesday to Sunday
Rocky Mountain Classic III (CSI **)	Third Week August	Wednesday to Sunday
RMSJ/CADA Dressage Final	Fourth Week August	Wednesday to Sunday
Fall Classic / Medal Finals	Second Week September	Wednesday to Sunday



The tournament dates, totaling twenty five (25) combined indoor and outdoor tournaments, will not increase or expand with facility expansion. The number of competitors that can adequately be accommodated on site will increase as the venue expands but the number of Tournaments will not increase. Occasionally tournaments listed do not run do to poor entries or poor weather conditions.

Many of these Tournaments are televised, broadcast on the internet (RMSJ TV), and/or form part of show jumping profile pieces for the greater promotion of equestrian sports world wide.

**Policy 5.3.1** The training of young riders and horses shall continue at RMSJ, requiring temporary on-site boarding, additional vehicle trips, horse hauling and special events that attract crowds (i.e. clinic, auctions, and tournaments). On-site boarding will not exceed the maximum allowable animal units as identified within the Direct Control District.

**Policy 5.3.2** No more than a combined twenty four (24) indoor and outdoor tournaments shall occur on a calendar year at the RMSJ venue in accordance with this Plan.

#### 5.4 Additional International Equestrian and Tournament Related Considerations ( i.e. – Quarantine)

With these tournaments comes a great deal of international and national oversight and leadership in the sport. This includes Fédération Equestre Internationale (FEI), United States Equestrian Federation (USEF), and Equine Canada (EC) Sanctioned Events. FEI events require a quarantine area for horses competing in FEI sanctioned events. During FEI competition the indoor stabling area with the attached indoor arena are closed to all competitors with the exception of those competitors, both National and International, who are competing on the FEI series.



In order to host an FEI event a venue must meet the code of conduct and equate and demonstrate the values established by the FEI for equestrian athletes and venues. The values of the FEI include:

1. *Fairness and Equality: Equestrianism is one of the very few sports where men and women share the same podium and compete on equal terms up to and including Olympic level;*
2. *Complicity with the Animal: It is also the only sport that involves two athletes, the horse and rider. It is the successful partnership between these two elements; the relationship of confidence and respect that is built up between them, that makes the sport so exceptional;*
3. *Respect for the Environment: Equestrianism is also very much concerned with*

*the conservation of the environment. It was one of the first international sports federations to establish a Code of Conduct towards the Environment; and,*

4. *Respect for the Horse: Since the FEI was formed, it has concerned itself relentlessly with the welfare of the horse. In 1991, the FEI adopted a Code of Conduct, which starts as follows: "In all equestrian sports, the welfare of the horse must be considered paramount ([www.fei.org/about-us/profile](http://www.fei.org/about-us/profile)).*

**Policy 5.5.1** RMSJ at Anderson Ranch shall abide by and uphold the values of the FEI as a host venue for equine sport in Canada.

## 5.5 CET Medal Series Host

Rocky Mountain Show Jumping supports the CET Medal Series in Canada.

Founded by Mrs. Barbara Anderson in 1988 inspired by the USET Medal program in the United States which to date has produced many top riders. Mrs. Anderson saw that the same type of program could be introduced in Canada. The CET Medal is much more than just another equitation class. Composed of three phases – flat, gymnastics and a jumping phase – the season-long series culminates with regional finals. The top four placed riders at each of the four regional finals are then invited to compete at the national final, which takes place at Toronto's Royal Winter Fair each year. Winning the CET Medal Final has often been the first major achievement for aspiring young show jumpers.

**Policy 5.6.1** RMSJ has hosted the CET Prairie Regional Finals at the Anderson Ranch venue for many years, and is committed to the continued success of the program as it approaches 25 years in existence.

## 5.6 Additional Horse Sports at RMSJ

RMSJ hosts alternative competitions and shows in the year to continue their support of the diversification of horse sports. This includes:

- Hosting Dressage Events (maximum of 5 per year).
- Hosting a Sport Horse Day.
- Hosting Clinics on a variety of topics (dressage, course building, judging) to a maximum of 3 per year.

**Policy 5.7.1** RMSJ shall host a maximum of three (3) clinics per year and a maximum of six (6) additional tournaments or day shows that support diversification of horse sports including, but not limited to, dressage training and sport horse sales.

## 6.0 VENUE HOSTING

Facility rentals are a growing part of RMSJ operations at Anderson Ranch. They help diversify the revenue stream and attract potential new sponsors for tournament events and charities. The

major venue for tournament and non-tournament events is the large venue tent beside the Grand Prix ring. This large Grand Prix venue tent will be expanded or modified in the future to be permanent and inclusive of greater seating capacity both within and outside of the venue tent. The newly constructed EQ Barns/Goby's Grill facility will be utilized to host smaller gatherings.

## 6.1 "Vendors Row" (Local Tack Stores) Seasonal - Tournament

Local area vendors (i.e. – Cal-Tac, Foothills Horse Transport, GreenHawk, HorseLife, Country Living, Equi-products, Jeff's Video) set up temporary mobile sales trailers along "vendor's row" during the summer tournaments. This activity allows for these businesses to expand their profile with local riders and they also sell useful and necessary tack and equipment which is usually needed in a pinch by competitors. Vendor's row will expand from its current four (4) vendors to a maximum of twelve (12) vendors and become more formalized as the RMSJ venue grows and develops over time. These vendors also sponsor competition rings, and RMSJ programs and are horse-related business. Vendors will remain horse-related and/or equestrian supply related business which provide sponsorship to RMSJ events. Vendor's row would not grow to the scope of a farmer's market or have any permanence outside of the major outdoor tournaments.



**Policy 6.1.1** Vendor's Row and RMSJ could support a maximum of twelve (12) individual local area vendors temporary mobile sales providing horse related supplies and equipment to competitors.

## 6.2 Retail Sales / EQ Barns - Year Round

EQ Barns is one of the region's largest suppliers of horse related equipment including Classic Equine Stalls, Treadmills, Animo Clothing line, Jumps, Equine Health products, Exercisers, Rubber Flooring, and Timber Frame type Barn Kits & Packages. EQ Barns sell buildings in Alberta and they have constructed a shared facility at RMSJ to



showcase and display their product, materials and equipment. This building will host year round sales (clothing, treadmills, equine health supplements, jumps, equine stalls, flooring, barn packages) and office support for EQ Barns and also be utilized as a seasonal hosting venue during the tournament season. The building contains a judges and timing booth for the grass jumper ring and viewing platforms to the grass hunter ring. The Judges booth takes the height of the structure to +/- 12M which allows for viewing of three (3) rings.

In an effort to provide a greater sanitary environment, this building will also host food service for the grounds out of Goby's Grill. Food will be provided to the facility by local catering and will additionally utilize a mobile kitchen (2006 Haulmark 44-foot Mobile Kitchen) for hot food service. There is no kitchen facility permanently contained with the EQ Barns facility.

**Policy 6.2.1** Food and beverage service at the EQ Barns/Goby's Grill facility or the indoor lounge, located at RMSJ, shall be undertaken in accordance with the local and regional health board and all required licensing and approvals shall be obtained.

### 6.3 Annual Events and Hosting

Non-Tournament activities at RMSJ include (but are not limited to) the following:

- Gala Dinners and Charity Functions (i.e. Children's Wish Foundation Gala Dinner) (maximum 5 per year)
- Corporate Events (maximum 5 per year)
- Weddings at Anderson Ranch (maximum 10 per year)
- Annual Vintage Car Show (maximum 1 per year)
- Movie in the Park (one night during outdoor season)
- Sirocco Golf and Grand Prix Event (one night during outdoor season)
- Fireworks Night (one night during outdoor season)

**Policy 6.3.1** Facilities rental and event hosting is a growing operation and revenue stream for RMSJ. RMSJ shall continue to accommodate event activities on site in accordance with this plan.

**Policy 6.3.2** Traffic movements, facility usage, access and noise from event activities will be given due consideration when evaluating planning and development of land within and around, RMSJ at Anderson Ranch.

### 6.4 Food and Catering

RMSJ offers a variety of food choices during the Tournaments, the majority of which is catered and supplied by food service companies. There is no formal kitchen facility at the venue, most food is prepared utilizing mobile kitchens and mobile equipment or food brought to the facility in a "ready for sale" state. Food service is available in the indoor lounge, along vendor's row and from mobile food service providers. During major events at the Grand Prix ring, food is provided exclusively by catering companies who are responsible for obtaining their own permits for liquor service. Potable water is hauled to the facility (either in bottled water or by water cooler) and available for free at every ring to competitors and spectators.



**Policy 6.4.1** Should RMSJ at Anderson Ranch require a full time on-site kitchen, they will seek a Development Permit for this addition to the venue under the provisions of this Plan and pursuant to the Direct Control bylaw.

## 7.0 OPERATIONAL CONSIDERATIONS

The Municipal District of Foothills No. 31 has a Community Standards Bylaw (Bylaw 34/2009) which outlines noise and nuisance expectations (i.e. – rubbish, weeds, vehicle storage, maintenance, noise, animal control) and provides some guidance with regard to reasonableness and enforcement.

### 7.1 Noise (outdoor speakers , klaxon)

Community Standards Bylaw makes reference to equestrian facilities which require outdoor speakers and klaxons to address riders and spectators alike. The klaxon is a vital part of the sport and is required to signal to riders in timed events when they are permitted to start or if they are excused from the competition ring. Due to the nature of the facility, the MD's bylaw specifically excludes equestrian facilities from Part 3 of the Community Standards Bylaw as it pertains to noise:

22) *The provisions of this part of the Community Standards Bylaw do not apply to:*

e) *Spruce Meadows and other equestrian facilities, livestock auction markets, community centers such as halls, agricultural grounds, and Recreational Facilities, Golf Courses.” Page 9 of 13*

RMSJ has responded in the past to neighbors concerns over outdoor ambient noise by reducing the volume of the outdoor speakers and changed the klaxon tone. However, it is vitally important to retain the use of these devices to manage the completion rings and keep the day's events on time.

**Policy 7.1.1** RMSJ at Anderson Ranch will continue to endeavour to address concerns raised by neighboring landowners with regard to outdoor ambient noise.

### 7.2 Proximity to Pine Creek

As mentioned in Section 3.3 of this document, RMSJ at Anderson Ranch is proximate to and contains a portion of Pine Creek. The Creek is located south and east of a large man-made dugout on the RMSJ at Anderson Ranch property. The dug-out was constructed in the early 1970's by Mr. J.C. Anderson. The Creek is part of the Bow River basin and from its location at RMSJ it runs east through the Sirocco Golf Course, crosses under Highway 2 at 226th Avenue W, and runs through the north boundary of the Lake at Heritage Pointe and the golf course at Heritage Pointe until it reaches a confluence with the Bow River at the location

of the Pine Creek Waste Water Treatment Plant. RMSJ is conscious of the Creek and its importance as an upland watershed to the Bow River. RMSJ will establish erosion control measures on the west side of the creek, retain a vegetative buffer strip to its edge, prohibit the storage of manure or compost within 100 m of the creek, and generally limit activity around the creek and strive to ensure that there are no upstream or downstream impacts on the creek as a result of the facility's proximity to it. Manure/composting materials are to be managed and utilized in accordance with any applicable requirements as are identified within the Agricultural Operations Practices Act Regulations (AOPA) and at a minimum shall be consistent with the setback requirements outlined within the established Direct Control District.

**Policy 7.2.1** In its day to day operations RMSJ at Anderson Ranch shall give protection and consideration to the Pine Creek Tributary and preserve and protect the water course.

### 7.3 Proximity to Urban and Rural Development

Over the years there has been more rural and urban development adjacent to the RMSJ facility. RMSJ fundamentally does not oppose new development within the near vicinity of the venues provided it is proposed in a manner that addresses RMSJ's long standing history at this location, its agricultural operations, and the impacts of its year-round event schedule. Presently, RMSJ has few rural neighbors, with Sirocco Golf course on the immediate east, the larger holdings of J.C. Anderson to the North, compatible equestrian facilities to the west and larger agricultural holdings to the south. However, due primarily to increased traffic and volumes of persons and horses on the site during tournament times the venue impacts a greater area.

RMSJ is now proximate to a newly annexed urban area (Sirocco Golf Course) , as a result vehicle movements associated with new urban development will be via 48th Street West and though the major collector road system in the City of Calgary. Other routes to the RMSJ facility include Spruce Meadows Way (64th Street W) and 226th Avenue W which are addressed in more detail in **Section 8.0**.

### 7.4 Water Use

RMSJ relies upon groundwater wells for the domestic and livestock supply requirements for day to day use. The public are not permitted to utilize the groundwater source as a potable water source. Groundwater is used for the on-site residences, livestock consumption and outdoor wash racks. The Groundwater Information Centre of Alberta Environment shows that two wells were drilled in support of this property in 1979. One was 113 feet deep and the other was 185' deep. Each well was tested and capable of producing 100 igpm. During Tournaments and other in site activities (i.e. – Weddings, catered functions, indoor tournaments), potable water is hauled to the site and provided to competitors at the various show rings in water coolers, in addition bottled water is made available for potable water consumption during the tournament times. Domestic and livestock water supplies are separate.

Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft.)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (ft.)	TEST RATE (lqpm)
377081	16	05	022	01	5	NIEMANS DRILLING (1980) LTD.	1979-10-23	113.00	New Well	Domestic & Stock	-	6	-	Anderson, J.C.	0.00	100.00
377084	16	05	022	01	5	NIEMANS DRILLING (1980) LTD.	1979-10-26	185.00	New Well	Stock	-	5	-	Anderson, J.C.	0.00	100.00

The ground water wells were drilled prior to the Water Act's inception and the dug out was hand dug in the early 70's. The Province of Alberta's authorization and approvals viewer shows no water licenses for surface diversion or holding in place on the RMSJ property. The Water wells in place are indicated to be used for Livestock and Domestic consumption purposes.

Should the dugout be used to irrigate it may require licensing and approvals from Alberta Environment. However, under the Water Act, provided a dugout is no greater than a (maximum) 12,500 m<sup>3</sup> (slightly more than 10 acre-feet) in size, and provided the draw is no more than a maximum of 6,250 m<sup>3</sup>/year (about 5 acre-feet or 1.4 million gallons) a license under the Water Act is not required (exempted activities Schedule 3 Nov. 2007).

**Policy 7.4.1** RMSJ shall obtain all required licenses and approvals from Alberta Environment to the satisfaction of the Municipal District of Foothills No. 31.

## 7.5 Wastewater Storage and Handling

RSMJ has a public washroom facility on the main indoor arena that is tied to a septic field and operates on a year round basis. In addition, the three single family residences located on the property utilize conventional field and tile septic systems. All other washroom facilities, including the permanent outdoor washroom facility, and the portable facilities utilized during the outdoor tournament season are pump-out tank based and septic is hauled off site. During the outdoor season portable washrooms are set up at multiple locations throughout the grounds. These facilities are maintained daily, pumped out and cleaned regularly. Future wastewater handling facilities would be pump out tank based due to the fluctuation of volume during peak and non-peak period use

## 7.6 Solid Waste Disposal

At RMSJ all refuse is collected in bins and containers located throughout the grounds and these containers are emptied daily and the refuse is hauled to the nearby landfill site. Recycling bins for bottles and cans are also made available throughout the property during the indoor and outdoor tournament season.

## 7.7 Stormwater Management

RMSJ has installed underground stormwater containment cisterns at the Tournament Barn locations. Man-hole covers exist and storm drainage is directed to the manholes (Figure 5). Each man-hole is protected by sedimentation control devices to ensure run off is not full of manure, dirt and other by-products. RMSJ continues to improve its on-site overland drainage

by directing drainage as it naturally occurs from north to south over the property. Most drainage is directed to the existing large dugout on site.

**Policy 7.7.1** RMSJ has a stormwater management system in place that contains overland drainage and does not allow post-development flows to exceed pre-development flows off-site. As the facility continues to grow and expand (and more impervious surface is created) add measures for stormwater management should be considered.

## 8.0 TRANSPORTATION

RMSJ primarily gains access on roads that are within the Municipal District of Foothills Jurisdiction (refer to **Figure 8 - Traffic and Access Management Plan**). There are no major highways or secondary highways that directly access the facility. The major routes surrounding the venue are Spruce Meadows Way (64th Street W.), and 226 Avenue West. These roads are asphalt paved and in good condition. The main access route to the RMSJ facility, Spruce Meadows Way (64th Street W.) is also utilized by traffic attending Spruce Meadows and the Sirocco Golf Course. The majority of traffic coming to the venue is from the north and along 64th Street and 226 Avenue W. Occasionally, traffic will exit and arrive at RMSJ from the south utilizing 242 Avenue West and 64th Street W. The main access location to the RMSJ venue is on the south side of 226th Avenue W. There is an access to the venue from 64th Street W, but it is closed to traffic during the major tournaments. Local traffic to the Country Residential areas surrounding RMSJ is primarily along 226th Avenue. The agricultural operations at RMSJ require large vehicles (i.e. trucks, trailers) hauling in feed, trucking out waste or moving livestock. Large vehicle access shall continue for the purpose of sustaining the Agricultural operation.

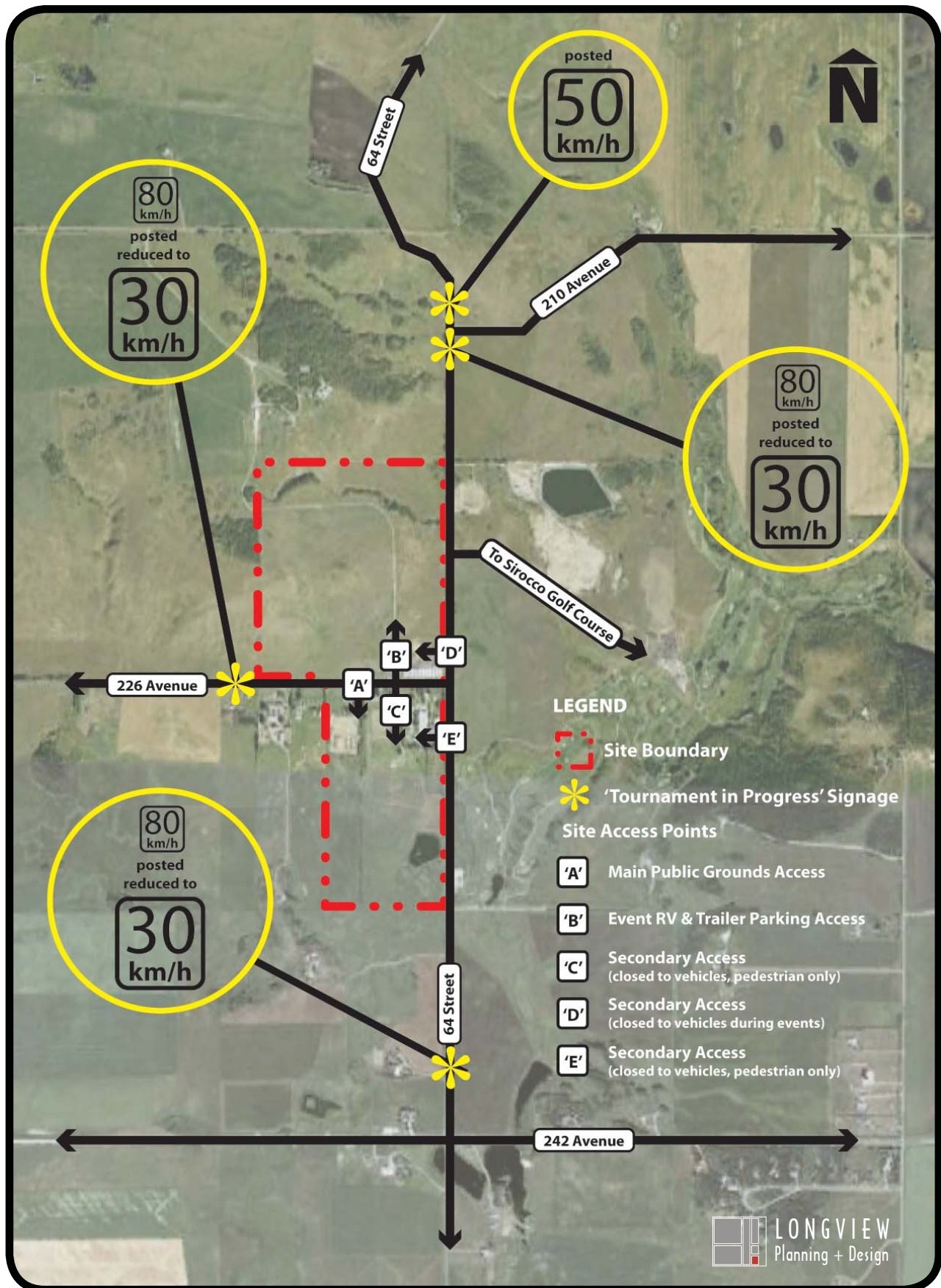
Horses and riders have been stabled on the north side of 226th Avenue and are required to cross at the pedestrian only access at 226th Avenue. This has resulted in some vehicular and horse traffic conflicts along 226th Avenue W. With the introduction of new temporary stabling south of the existing permanent stabling and the future additional permanent stabling on the main grounds that this conflict will be reduced. In addition, additional signage on 226th Avenue W and 64th Street W and a temporary posted speed reduction along 226th Avenue W during tournament times would help alleviate some of the concerns with regard to way finding, turning movements and pedestrian conflict. The north side of 226th Avenue will support a RV parking and horse trailer parking area for competitors and that no horses will be stabled at that location.

It is estimated that RMSJ derives a minimum of 400 vehicle trips per day from competitors, trainers, grooms and spectators during the major outdoor tournaments. In addition, at the start and end of outdoor tournaments it is estimated that 65 to 75 vehicle trips are made by horse trailers and stock haulers in and out of the facility on the days preceding and ending tournaments.

**Policy 8.0.1** At the discretion of the Municipality and in conjunction with the Public Works Department, enhanced traffic signage and reduced speed limits will be imposed temporarily along 64th Street W and 266 Avenue W during RMSJ's major outdoor tournament times.

**Policy 8.0.2** RMSJ will provide expanded and enhanced parking areas with a single,





# TRAFFIC & ACCESS MANAGEMENT PLAN

Figure 8

clearly defined, vehicle access point during major tournaments.

**Policy 8.0.3** RMSJ, in conjunction with the Municipality's Public Works Department, shall introduce route marking for indoor and outdoor tournaments to clarify access locations in use during specific aspects of the venues operation.

**Policy 8.0.4** RMSJ at Anderson Ranch shall formalize the horse trailer parking area with improved all weather access and provide more formal RV parking sites, to a maximum of 125 sites, on the north side of 226th Avenue W. Formalization of the RV parking and horse trailer parking sites shall be subject to a future Development Permit.

**Policy 8.0.5** Temporary horse stabling has been moved to the south side of 226th Avenue W. and horses will not be located on the north side of 226th Avenue W. nor be required to cross this road.

## 8.1 Event Parking

The existing indoor arena supports a paved parking lot that can accommodate up to seventy (70) parking stalls. During the major outdoor tournaments pastures become parking areas. Pastures utilized for public parking are identified on **Figure 5 - Existing Development Context (Master Site Plan Illustration)** and **Figure 6 - Future Development Context (Master Site Plan Illustration)**. Parking on site is provided in a manner consistent with the Municipal District of Foothills Land Use Bylaw which requires Arenas/Equestrian Establishments to provide 1 parking space for every 4 seating spaces plus 1 space per 46.5 m<sup>2</sup> (500 ft<sup>2</sup>.) and two loading spaces.

## 9.0 MEDICAL AND PROTECTIVE SERVICES

The sport of show jumping is a high-risk one and, unfortunately, from time to time people and horses can be injured during completion. RMSJ provides privately contracted paramedic services on site during all tournaments. First responders are from The City of Calgary when ambulance and/or fire response is required. A new fire hall at Heritage Pointe will be dispatched to respond to the RMSJ at Anderson Ranch venue. Police and protective services are provided by the Okotoks detachment of the RCMP and by Special Constables with the MD of Foothills No. 31. RMSJ provides public access to (automatic external defibrillator's) AED's at various locations on the grounds. In addition a dry hydrant with a pumper truck connection can be placed at the dug out for year round use by pumper trucks. The indoor arena has a fire hose and pressurized firefighting system in place.

**Policy 9.1** RMSJ may be required to prepare and provide an Emergency Response Plan to the satisfaction of the Municipal District of Foothills No. 31.

**Policy 9.2** RMSJ may be required to install a dry hydrant at the dug out for access by municipal pumper trucks on a year round basis and any other requirements to the satisfaction of the MD's Fire Chief.

## 10.0 PLAN IMPLEMENTATION, REVIEW, AND AMENDMENT

### 10.1 ASP Implementation

RMSJ at Anderson Ranch Area Structure Plan falls within a hierarchy of applicable plans. The MD of Foothills No. 31 Municipal Development Plan (MDP) is the guiding document for all development within the municipality. The Land Use Bylaw (LUB) establishes the land use rules and regulations. The RMSJ at Anderson Ranch ASP presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB. Development in the ASP should be acceptable to community and consistent with policy contained within this document. The RMSJ at Anderson Ranch Area Structure Plan does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect in the Plan Area.

**Policy 10.1.1** The policies contained within this document shall be reviewed and implemented by the Municipal District of Foothills No. 31 at their discretion.

### 10.2 Plan Review and Amendment

As the RMSJ at Anderson Ranch Area Structure Plan is adopted by bylaw of the Municipality, a formal process as outlined in the Municipal Government Act is required to amend this Plan.

## APPENDIX



## SECTION 18.0.0 DIRECT CONTROL DISTRICT #X (DCX)

### 18.1.0 PURPOSE AND INTENT

The purpose and intent of this District is to allow direct control by the Council over development on the following Equestrian Centre Rocky Mountain Show Jumping at Anderson Ranch):

NE 5-22-1 W5M Plan 555HS Block C (35.13 Acres)  
NE 5-22-1 W5M Plan 555HS Block C (25.03 Acres)  
NE 5-22-1 W5M Plan 555HS Block B (25.03 Acres)  
SE 8 -22-1 W5M (160.0 Acres)

### 18.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

#### 18.2.1 PERMITTED USES

Nil

#### 18.2.2 DISCRETIONARY USES

Accessory Uses  
Country Recreational Centers and Lodges  
Dwellings  
Extensive Agricultural Uses  
Intensive Agricultural Uses

### 18.3.0 REQUIREMENTS

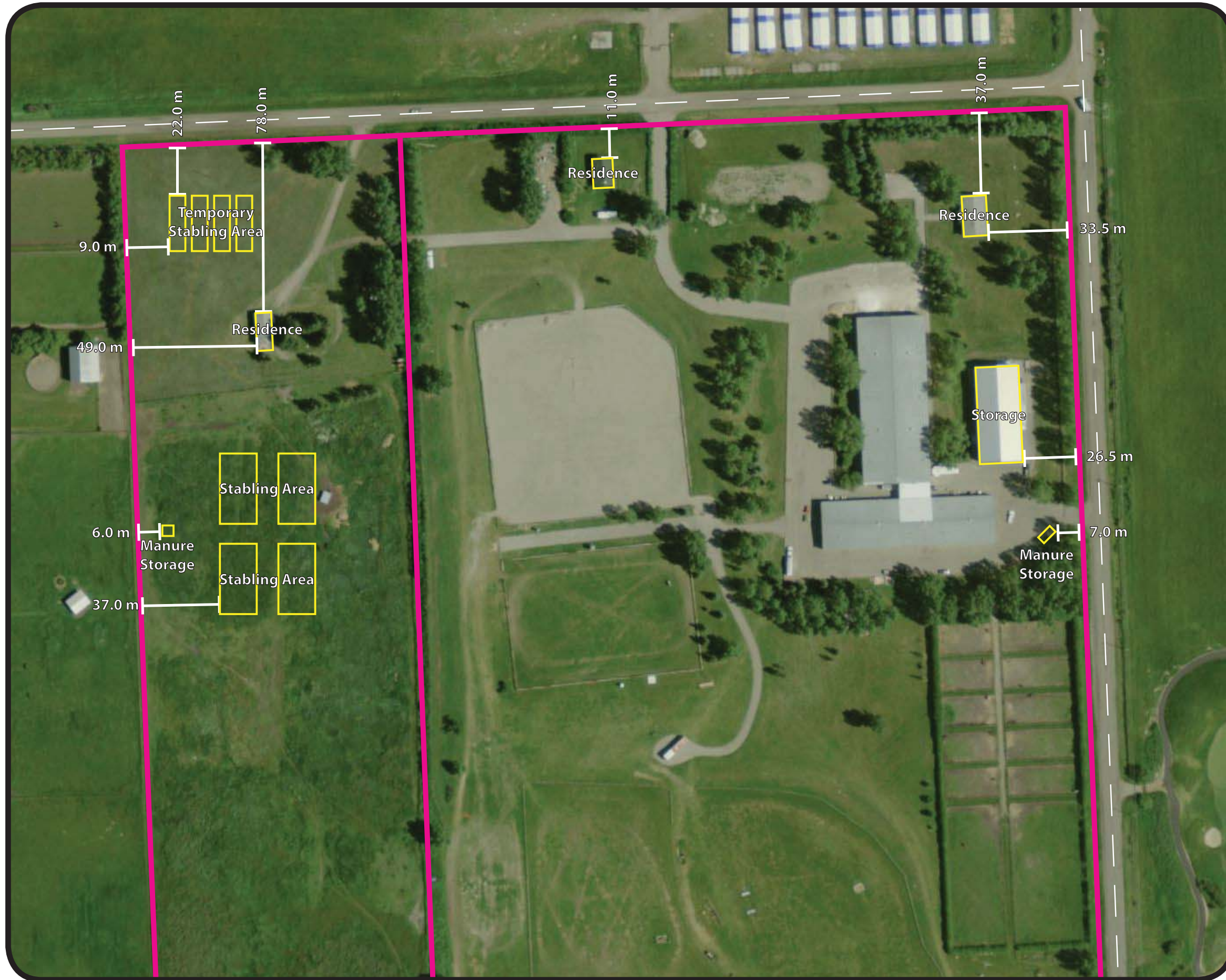
18.3.1 Standards of development shall be at the discretion of Council.

### 18.4.0 PROCEDURE

18.4.1 Notwithstanding the procedure established for development permit applications in Section 6.0.0, an application for a development permit in respect of the lands referred to in Section 18.1.0 shall be referred by the Development Officer to the Council for its approval or refusal.

18.4.2 Notwithstanding the procedure established for the issuance of development permits in Section 7.0.0, the Council shall decide on all applications for development permits for lands referred to in Section 18.1.0. The Council may approve a development permit application with or without conditions, or may refuse an application for development permit.

18.4.3 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 18.1.0.



EXISTING SITE BUILDING SETBACKS