



Riding Arenas in Foothills County

Land Use Bylaw Regulations & Applications

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1. A Development Permit application is required for all riding arenas.
2. Riding arenas are divided into the following categories in accordance with the provisions of Section 10.3 of the Land Use Bylaw:
 - **ARENA, PRIVATE** means a building or structure, no more than 1,500 square meters (16,146 square feet) in size, in which equestrian, athletic or recreational activities are carried on and intended to be used solely by the occupants of the residence and/or by no more than four (4) non-resident users per day other than the occupants of the residence located on the lot upon which the arena is located.
 - **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.
 - **ARENA, COMMERCIAL** means a building or structure within which equestrian, athletic or 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 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 more than sixteen (16) persons other than occupants of the residence.

***Criteria Tables for Arena Categories:

| Private Arena | |
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| Facility or structure intended for equestrian related activities intended to be used solely by the occupants of the residence on the property and/or by no more than four (4) non-resident guests per day other than the occupants of the property upon which the facility is located. | |
| Animal Units | 1 animal unit per 3 acres of land |
| Non-resident vehicle trips per day | To a maximum of 4 vehicle trips per day |
| Arena structure size | Maximum 1500 sq. m (16,146 sq. ft.) *Site specific bylaw amendment or redesignation to Direct Control #29 District required for private arena larger than 16, 146 sq. ft. in size |
| Overnight camping | Not Permitted |
| Engineering Requirements | Other requirements as determined by the Approving Authority |
| Other Requirements | Manure management plan to the satisfaction of the Approving Authority |

| Limited Public Use Arena | |
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| 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 | <ul style="list-style-type: none"> ▪ 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 |

| Commercial Arena | |
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| Land and/or facilities, within which equestrian activities and/or contests are carried on and intended primarily for public use, and will generate more than sixteen (16) additional vehicle trips on any single day; or use of the lands and/or facilities for equestrian activities or contests on any single day by more than sixteen (16) persons, other than occupants of the residence on the lands. | |
| Animal Units | 1 animal unit per 3 acres of land or as determined by the Council |
| Non-resident vehicle trips per day | As determined by the Council; |
| Arena structure size | As determined by the Council; |
| Overnight camping | As determined by Council; |
| Engineering Requirements | <ul style="list-style-type: none"> ▪ Professionally Engineered stamped plans (structural, mechanical, and fire). ▪ Must meet Alberta Building Code and Fire Code provisions for public buildings. ▪ Storm water Management Plan ▪ Traffic Impact Assessment ▪ Lot Grading Plan <p><i>*and any others as determined by the County</i></p> |
| Other Requirements | Manure management plan to the satisfaction of the Approving Authority Any other requirements as determined by the County |

3. Where one of the above defined riding arena categories is not listed in your applicable land use district or you exceed the requirements allowed under a category available, redesignation to an appropriate land use or a site-specific amendment to your current land use district will be required in advance of an approved Development Permit Application.

Direct Control District #29 is a land use specifically designated for Arena, Limited Public and Arena, Commercial applications. A Development Permit approval is still required under the DC#29. Council is the Approving Authority on all Development Permit Applications under Direct Control.

4. When considering an application, the size of the parcel, parcel location, appropriate access, and size of building are a few things that will be taken into consideration.
5. Where arenas are not connected to the principal building (dwelling), they shall be located at least 7.8 ft. (2.4m) from any principal building (dwelling) and must be in accordance with minimum setbacks and height requirements of the applicable land use district.
6. Applicants must comply with Section 10.1 of the Land Use Bylaw that permits only one animal unit per three acres of land on site. Animal units brought on site temporarily (not kept on site overnight) shall not be included in the number of animal units used to determine general or intensive agricultural use but must comply with the provisions of the redesignation approval and/or an approved Development Permit for animal units permitted on site at any one time.
7. The Approving Authority may impose limits and restrictions on the development which may include, but are not limited to:
 - a. The maximum number of livestock permitted to be kept on the site over specific periods of time;
 - b. The size and number of facilities and or structures permitted on the site;
 - c. The maximum number of non-resident vehicle trips per day;
 - d. Number of events or contests permitted annually;
 - e. Maximum number of overnight camping units allowed per event and number of events where camping is permitted;
 - i. Approval of overnight camping or facilities to accommodate overnight camping for participants shall be at the discretion of the Council as part of the redesignation and Development Approval.
 - f. A manure management plan; and
 - g. Any other condition that the Approving Authority deems necessary

APPLICATION REQUIREMENTS:

Applications for both Land Use and Development Permit Applications **must be** accompanied with the following information:

A Development Permit application **must be** accompanied with the following information:

1. A site plan (can be hand drawn) showing:
 - a. the entire parcel;
 - b. north at the top of the page;
 - c. identify and show all existing structures and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines;
 - d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas;
2. Description of the need for this arena.
3. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented, can be shown on the site plan.
4. Methods of controlling noise, dust, or drainage from the lot.

5. Events proposed to be held which must include:
 - a. How many per year & months in which they will be held, including how many days and hours of operation;
 - b. What type of events they are;
 - c. How many people, with a break down of employees and attendees;
 - d. How many horses will be on the parcel at any one time.
6. Will there be boarding? If yes, please indicate how many and how many visits will be generated by the owner of the horse.
7. How many non-resident users will be using the arena on a daily basis? (Please break this down if different throughout the days of the week).
8. Will there be training done on site? If yes, will it be done by the occupants of the dwelling on the parcel, or will there be an off site source that will come to the parcel?
9. How many horses will be on the parcel at any one time? (This will include horses coming from off site with the non-resident users).
10. Will utilities be hooked up to this arena? If so, please indicate which utilities and for what purposes they will be used for.
11. Days and hours of operation for the arena.
12. Are there any materials being brought in from other sites for fill? (i.e. clay, dirt, etc.) Please give a detailed explanation as to where it is going, how much of an area is to be built up, is it a wetland area, where is the material coming from, and what roads and types of trucks will be used to haul the material to the site.
13. Particulars of any proposed use or involvement by persons other than residents of the lot.
14. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.
15. The Approving Authority may require the applicant provide a traffic impact assessment as part of the Development Permit.