

Subdivision & Development Appeal Board May 27, 2021 Item B-4

File: PRDP20210935

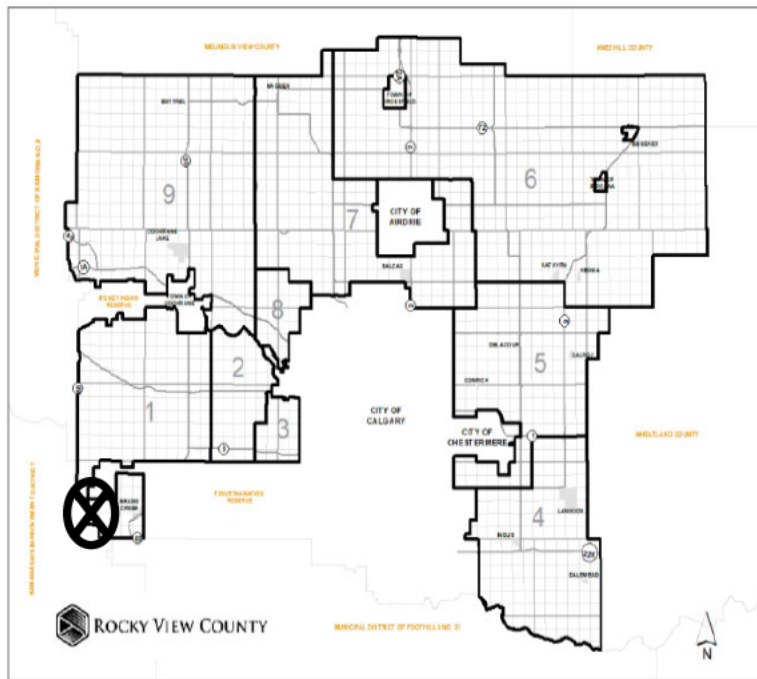
Keeping of Livestock (horses) at a density greater than two (2) animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac),

Applicant: Christianne Klaudt

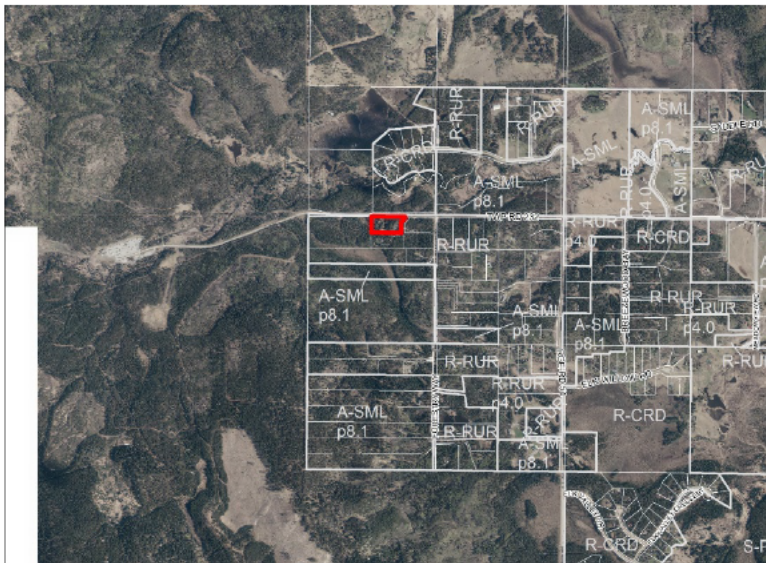
Owner: Christianne and Gary Klaudt

Appellants: Sharon Foster





- 1.98 ha (4.89 acres) parcel is located approximately 1.0 km (2/3 mile) west of Rge. Rd. 54 and on the south side of Twp. Rd. 232 (54161 Twp. Rd. 232).
- Residential, Rural District (R-RUR) surrounded by similar land districts
- Application is for the keeping of livestock at a density greater than 2 animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac).

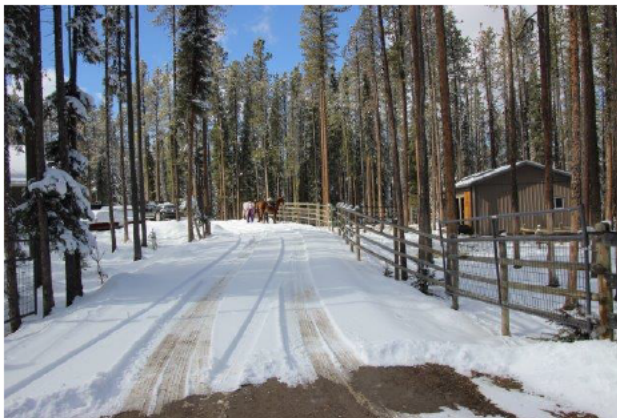


Location

Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M, Division 1, File: 03908057



ROCKY VIEW COUNTY



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PowerPoint submitted by Development Authority
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- Applicant proposes to increase number of horses on the parcel from 2 to 3 and requires a variance of 50% to number of animal units permitted.
 - Inspection conducted on March 25, 2021
 - Parcel is tidy and well kept,
 - 2 horses on site
 - Parcel is well screened from the road



Proposal

Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M, Division 1, File: 03908057



ROCKY VIEW COUNTY

Decision of the Municipal Planning Commission

This is not a development permit

Klaudt, Gary and Christianne

Development file #: PRDP20210935
Issue Date: April 15, 2021
Roll #: 03908057
Legal description: Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M

The Municipal Planning Commission conditionally approves the following:

Description:

1. That the keeping of livestock (horses) at a density greater than two (2) animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac), specifically from two (2) to three (3) animal units (horses) may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.

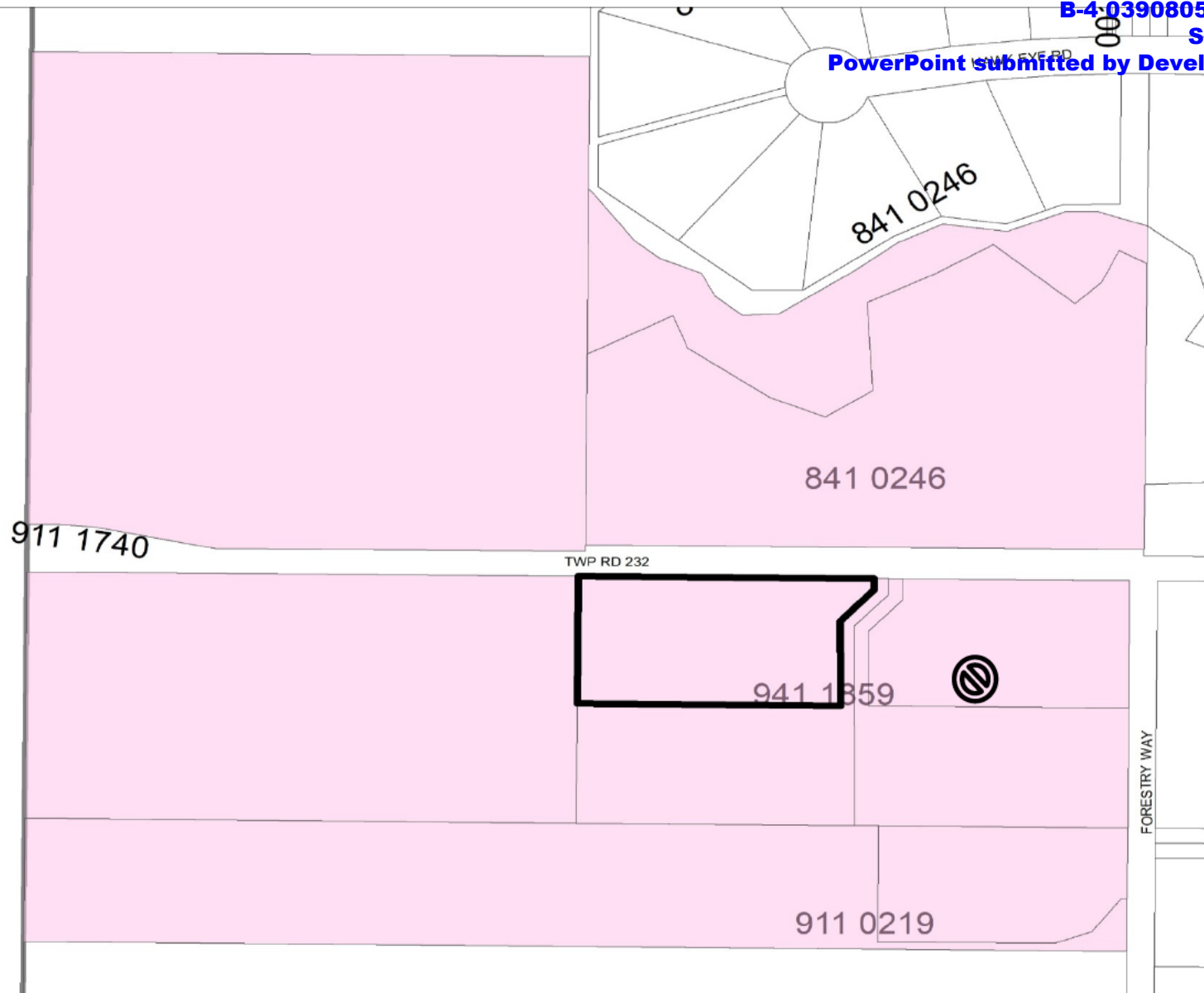
Permanent:

2. That the Pasture and Grazing Management Plans, as submitted with the application, shall be practiced at all times.
 - i. That if overgrazing becomes evident on the property, revised grazing procedures may need to be implemented onsite or the number of livestock animal units may need to be decreased, to the satisfaction of the County.
3. That the Manure Management Plan, as submitted with the application, shall be practiced at all times. Manure shall be collected and disposed of on a continual basis, in accordance with the submitted management plan.
 - i. That if there is a deemed excessive build-up of manure, that manure shall be removed immediately.
4. That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units (horses) remain on the subject property at all times.
5. That if there is an excessive build-up of manure, the manure must be removed immediately.

This is not a development permit

- PRDP20210935 for Keeping of Livestock at a density greater than two (2) animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac) applied for March 9, 2021
- April 14, 2021: Application approved by Municipal Planning Commission
- Notice of Decision circulated to 12 adjacent landowners
- 1 appeal received
- No letters of support or opposition received at time of report writing

**Landowner
Circulation
Area**



Legend

Support



Opposition

