

Subdivision & Development Appeal Board B-2: September 9, 2021

File: PRDP20212162

Equestrian Centre

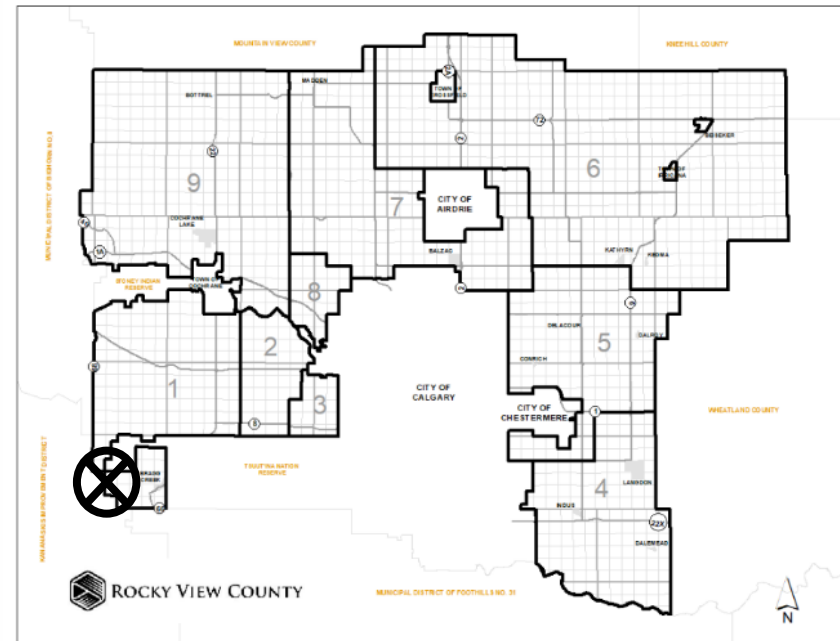
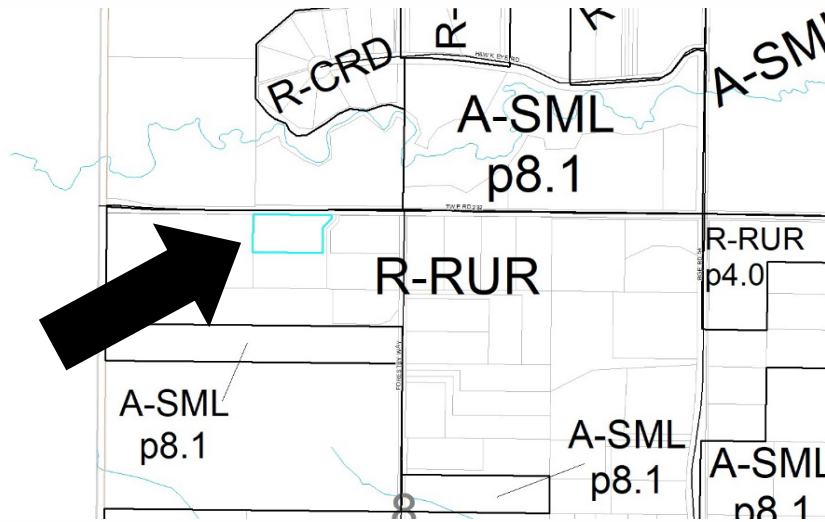
Applicant: Christianne Klaudt

Owner: Gary & Christianne Klaudt

Appellants: Jeff & Sharon Foster



- Located approximately 1.0 km (2/3 mile) west of Rge. Rd. 54 and on the south side of Twp. Rd. 232.
- ± 1.98 hectares (± 4.89 acres)
- Residential, Rural District (R-RUR)
- Greater Bragg Creek Area Structure Plan



Application Description:

- Equestrian Centre (existing building)



Application Details.

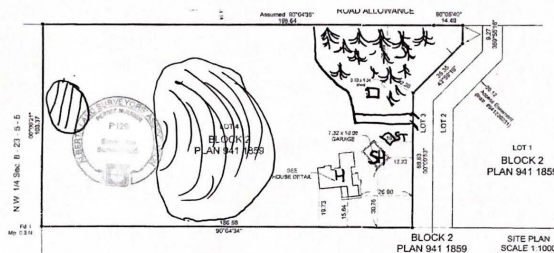
- Riding lessons and therapy for special needs children
- 1-3 visitors (Parent, Sibling, or Aid)
- No events or over night camping
- 3 horses on-site

SITE PLAN.

Nothing has changed since 2014, with exception of North Property fencing, and cross fencing at meadow and backyard.

← Riding

N ↑



- 60 ft. diameter riding ring-outdoors, in trees (uphill from meadow)
- Meadow (downhill from H (house) SH (shop) ST (storage shed))
- Treed Paddock for horses.
- Riding: We ride directly to GBCT (Greater Bragg Creek Trails) from our property. The trails are approx. 1.8 km away. (We consistently ride at the trails)

SITE PLAN

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



ROCKY VIEW COUNTY

Decision of the Municipal Planning Commission

This is not a development permit

Klaudt, Gary & Christianne
Box 733, 54161 Township Road 232
Bragg Creek, AB T0L 0K0

Development file #: PRDP20212162

Issue Date: July 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 an Equestrian Centre (existing building), including riding lessons may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
2. That for purposes of this permit, an equestrian event is an activity that involves the training of horses and/or horse riders, horsemanship lessons, equine or student learning programs, day camps, day sessions, and the boarding of horses.

Permanent:

3. 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.
4. 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.
 - ii. Upon request of the County, the Applicant/Owner may have to update or revise the approved Manure and Grazing management plan if any issues arise or complaints are received on the property, to the satisfaction of the County.
5. That the maximum livestock animal units kept onsite overnight shall not exceed three (3) unless otherwise approved by the County.

This is not a development permit

Rocky View County Municipal Planning Commission

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Al Schule, Vice-Chair

This is not a development permit

Rocky View County Municipal Planning Commission

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Application History

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SDAB 2021 Sept 9

Development Authority Presentation

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- May 14, 2021: PRDP20212162 Application received for an Equestrian Centre
- July 15, 2021: Municipal Planning Commission conditionally approved the application
- July 20, 2021: 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

