

## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority

**DATE:** February 24, 2021 **DIVISION:** 2

**FILE:** 04721005 **APPLICATION:** PRDP20203966

**SUBJECT:** Development Permit: Keeping of Livestock / Discretionary Use, with Variances

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**APPLICATION:** Keeping of livestock at densities no greater than two (2) animal unit per 1.40 hectares (3.46 acres), specifically from 9 to 40 animal units (horses).

**GENERAL LOCATION:** Located approximately 0.41 km (1/4 mile) west of Rge. Rd. 33 and on the south side of Springbank Road.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** This proposal is for the keeping of livestock (horses). The subject operates a private Riding Arena operation, under PRDP20203762, which includes the training, year-round boarding and exercising of horses.

Manure is predominately composted onsite and used as fertilizer year round or harrowed. Occasionally, manure is hauled offsite to local garden sites. The site is divided into pastures for year round grazing. Waterers, bales and infeeders with nets are also available onsite.

The subject site averages 20 to 30 horses onsite year-round and up to 40 horses from May to October. Currently, there is 20 horses onsite.

The requested animal unit increase is associated to the noted Riding Arena operation, complies with Sections 148 through 150 of the Land Use Bylaw and is proposed to include a three-year time limit.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### **OPTIONS:**

- Option #1: THAT Development Permit No. PRDP20203966 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20203966 be refused noted below
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Permitted Livestock Units by Parcel Size	Nine (9)	40	344.44%

**APPLICATION EVALUATION:**

The application was evaluated based on the application submitted and the applicable policies and regulations.

**APPLICABLE POLICY AND REGULATIONS:**

- *Municipal Government Act;*

**TECHNICAL REPORTS SUBMITTED:**

- Manure Management Plan

**Administration Resources**

Jacqueline Targett, Planning & Development Services



<ul style="list-style-type: none"> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Central Springbank Area Structure Plan;</li> <li>• Land Use Bylaw C-8000-2020;</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Pasture &amp; Grazing Plan</li> </ul>
<b>PERMITTED &amp; DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Keeping of Livestock</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Subdivision and Development Appeal Board</li> </ul>

#### Additional Review Considerations

This application is to bring the current livestock units onsite into compliance with the Land Use Bylaw. As the equine operation has been operating on-site from the 1980s and over time has grown out of compliance with the original Development Permit approval and bylaw regulations including the livestock units. The site is developed with a dwelling, single detached and multiple accessory buildings including a garage, barn, arena building, and horse shelters. No site or structural changes are being proposed with the application. There are no technical considerations that warranted additional discussion or conditioning.

Agricultural Services completed a site inspection in February, 2021 and all concerns have been addressed through the proposed conditions of Attachment 'A'.

#### **CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

JT/sl

#### **ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions  
ATTACHMENT 'B': Maps & Other Information

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#### **Administration Resources**

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**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**

Option #1:

*Approval, subject to the following conditions:*

**Description:**

1. That the keeping of livestock at densities no greater than two (2) animal unit per 1.40 hectares (3.46 acres), specifically from 9 to 40 animal units (horses) may be permitted on the subject site, 33041 SPRINGBANK ROAD, at any time.

**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.

**Advisory:**

5. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
6. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
7. That this Development Permit shall be valid until **MARCH 17, 2023**.

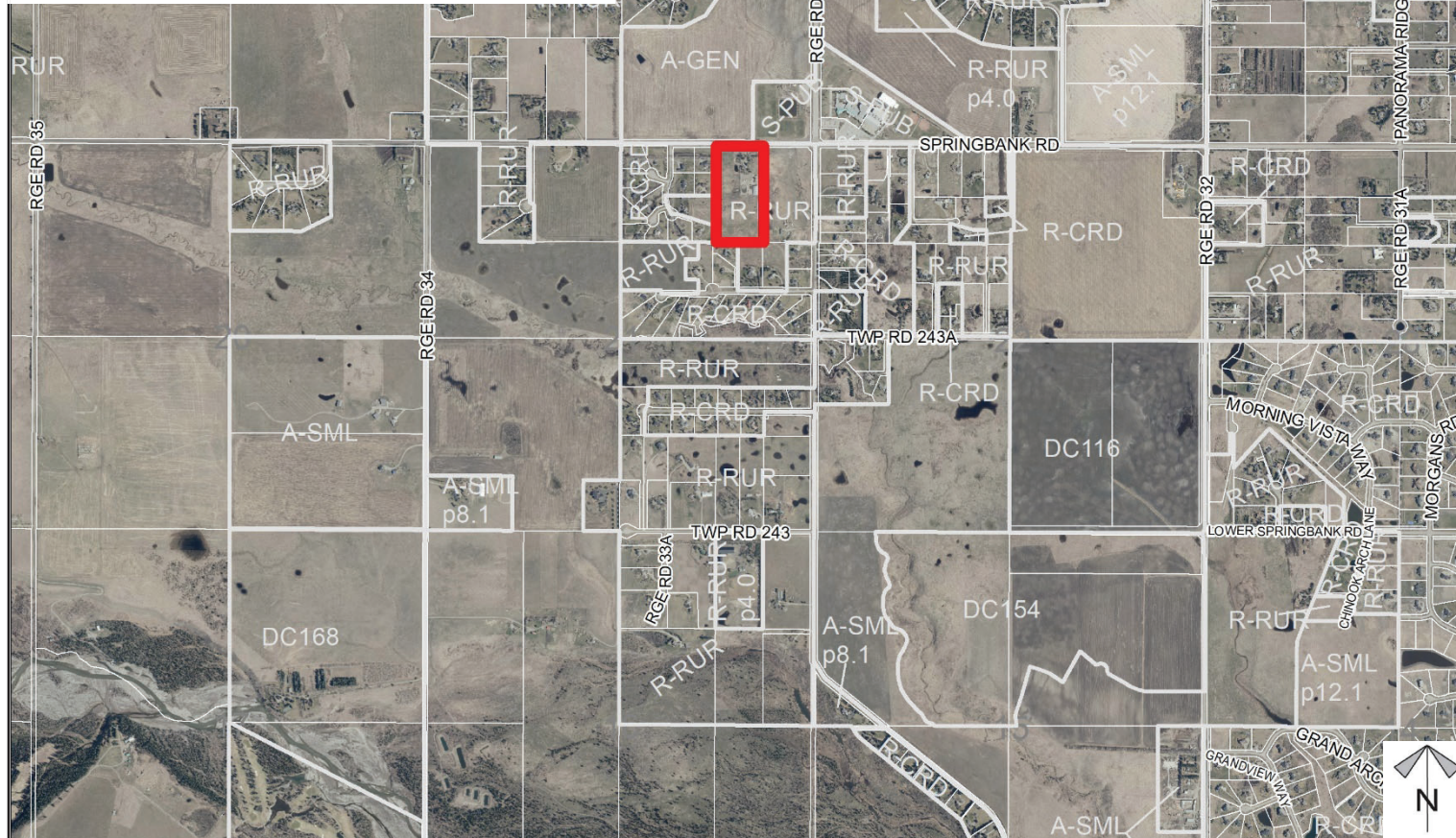
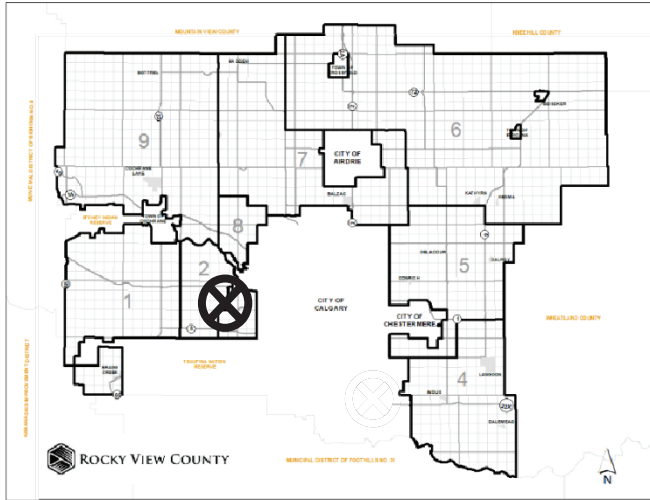
**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

<b>APPLICANT:</b> 1241531 Alberta Ltd. (John Gunn)	<b>OWNER:</b> 1241531 Alberta Ltd. (John Gunn)
<b>DATE APPLICATION RECEIVED:</b> November 20, 2020	<b>DATE DEEMED COMPLETE:</b> December 2, 2020
<b>GROSS AREA:</b> ± 8.09 hectares (± 20.00 acres)	<b>LEGAL DESCRIPTION:</b> NE-21-24-03-W05M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <i>Development Permits:</i> <ul style="list-style-type: none"> <li>• PRDP20173572; Single-lot regrading and the placement of a Dugout; Issued November 29, 2017</li> <li>• PRDP20172291; Single-lot regrading and the placement of a clean fill, for construction of a Berm; Issued October 26, 2017</li> <li>• PRDP20172290; Statutory Declaration for the placement of topsoil;</li> <li>• 1982-DP-82; Accessory Building (60' X 120' Multi-Purpose Farm Building)</li> </ul> <i>Building Permits:</i> <ul style="list-style-type: none"> <li>• 1982-BP-9283 (Shed/Barn); No information</li> </ul> <i>Assessment History:</i> <ul style="list-style-type: none"> <li>• 1946 Dwelling, Single Detached</li> </ul>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

**Administration Resources**

Jacqueline Targett, Planning & Development Services





## Location & Context

### Development Proposal

keeping of livestock at densities no greater than two (2) animal unit per 1.40 hectares (3.46 acres), specifically from 9 to 40 animal units (horses)

Division: 02  
Roll: 04721005  
File: PRDP20203762  
Printed: Jan 27, 2021  
Legal: A portion of NE-21-24-03-W05M

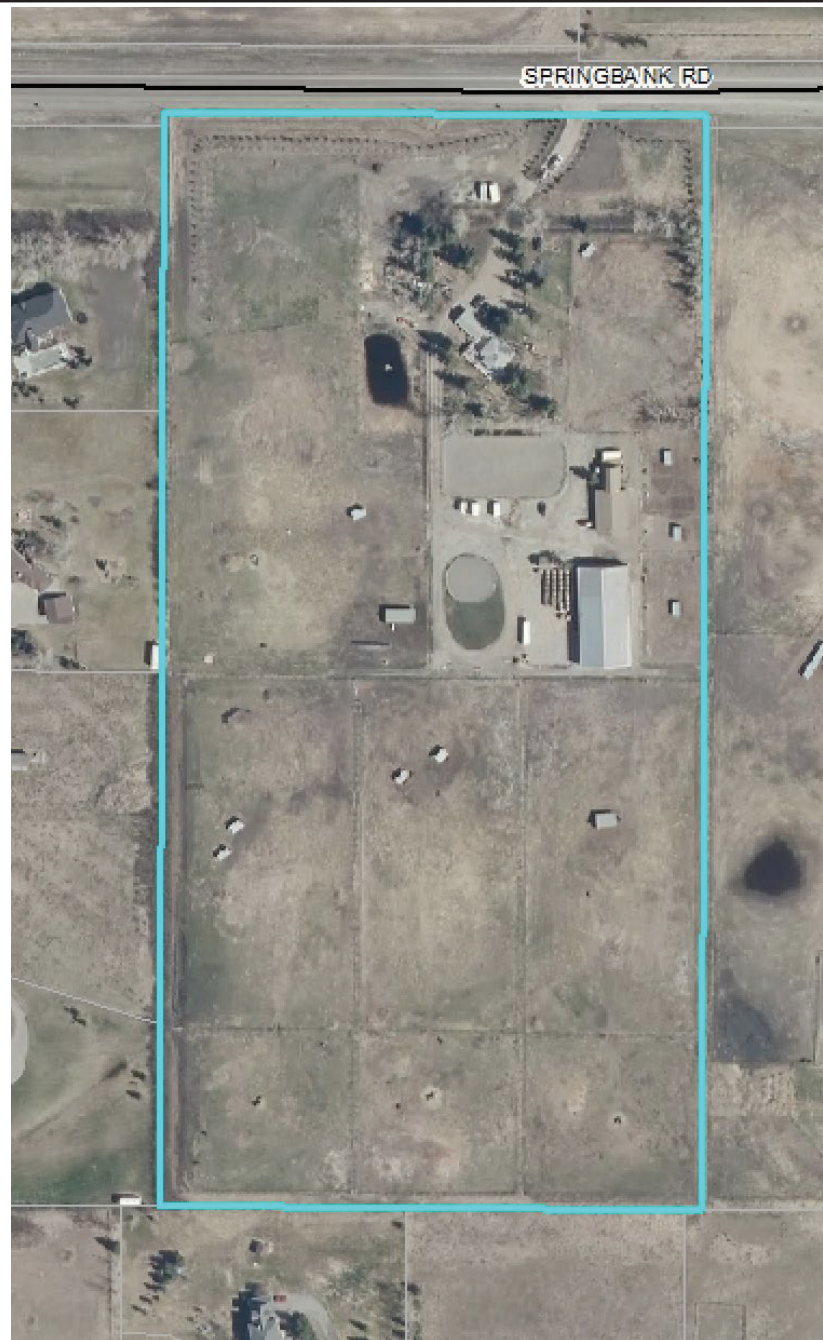




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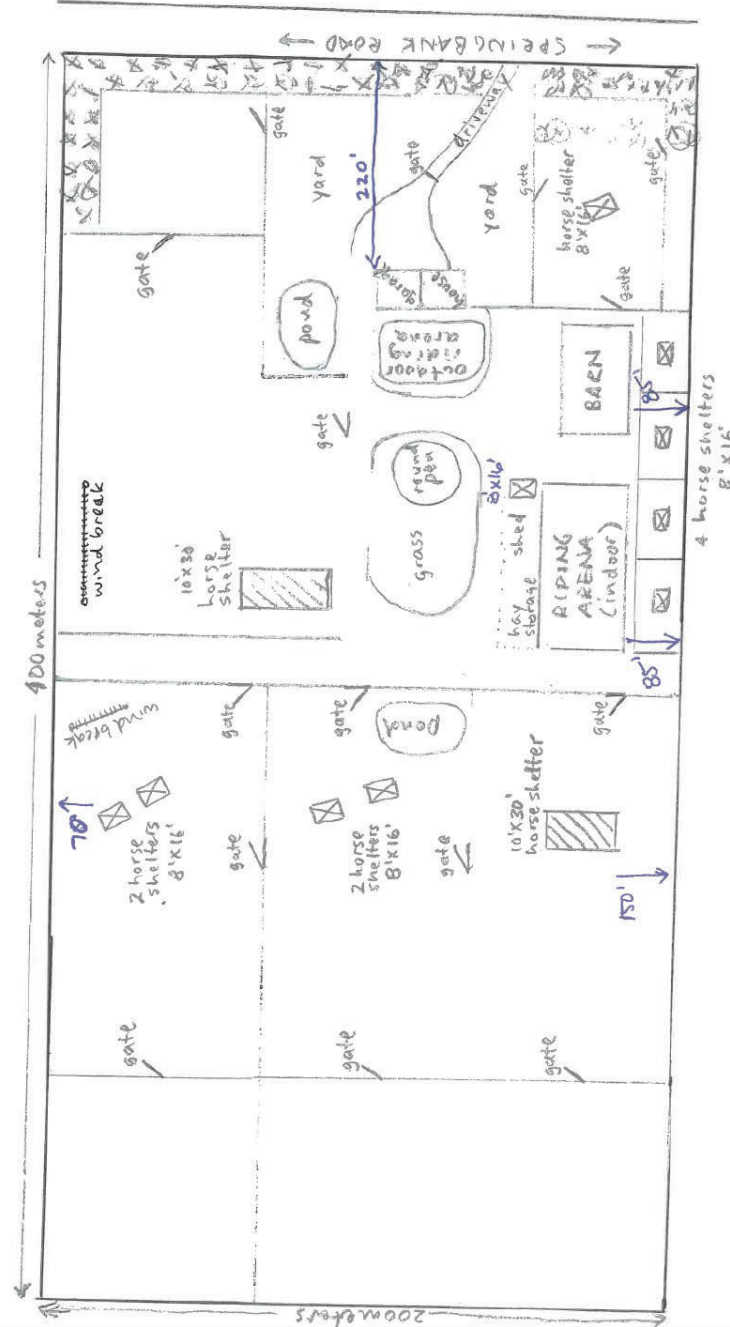
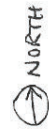
## Site Plan

### Development Proposal

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SITE PLAN  
33041 Springbank Road  
Calgary, T3Z-3H1  
Dec 2020





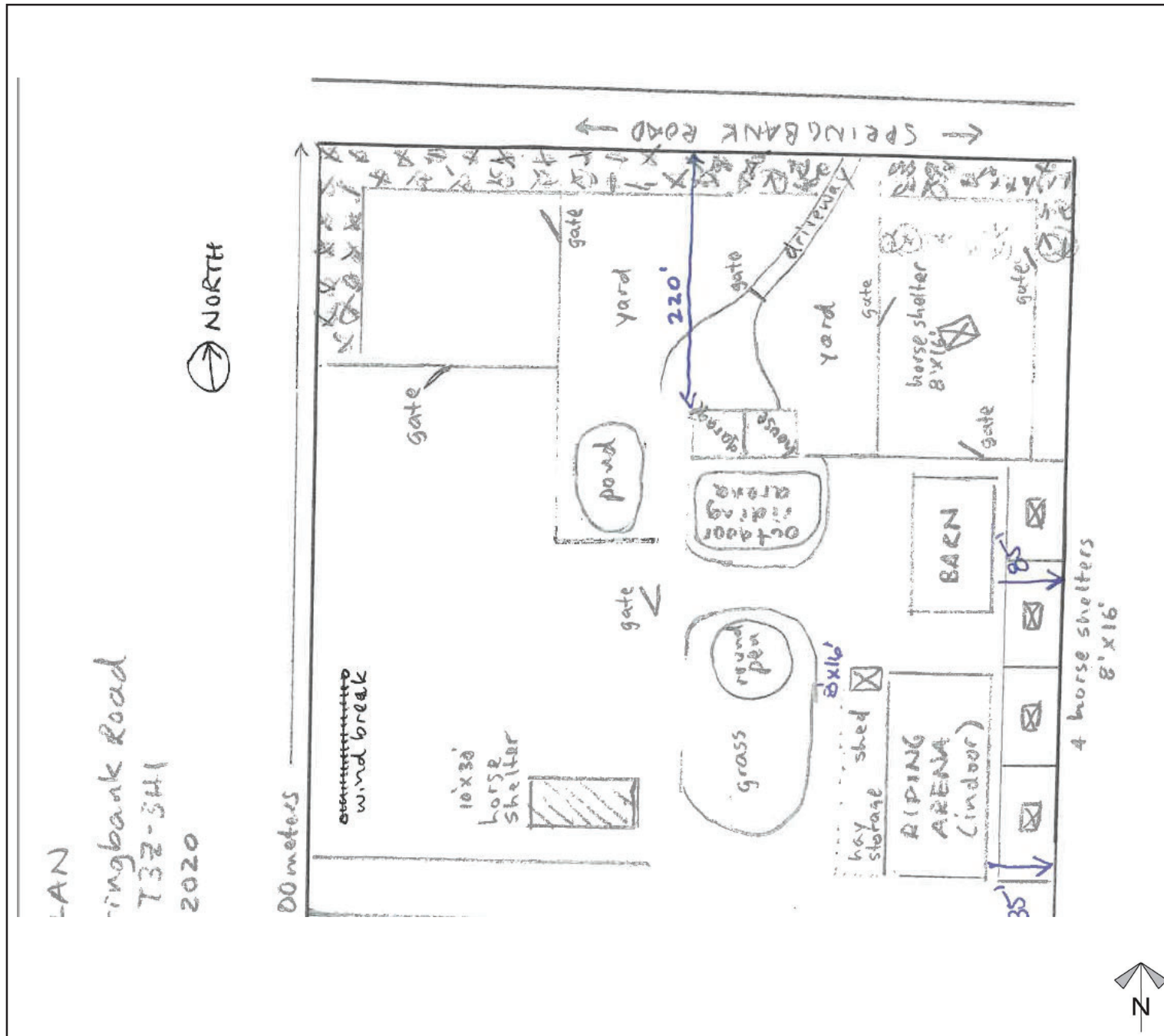


## Site Plan Northern Portion

### Development Proposal

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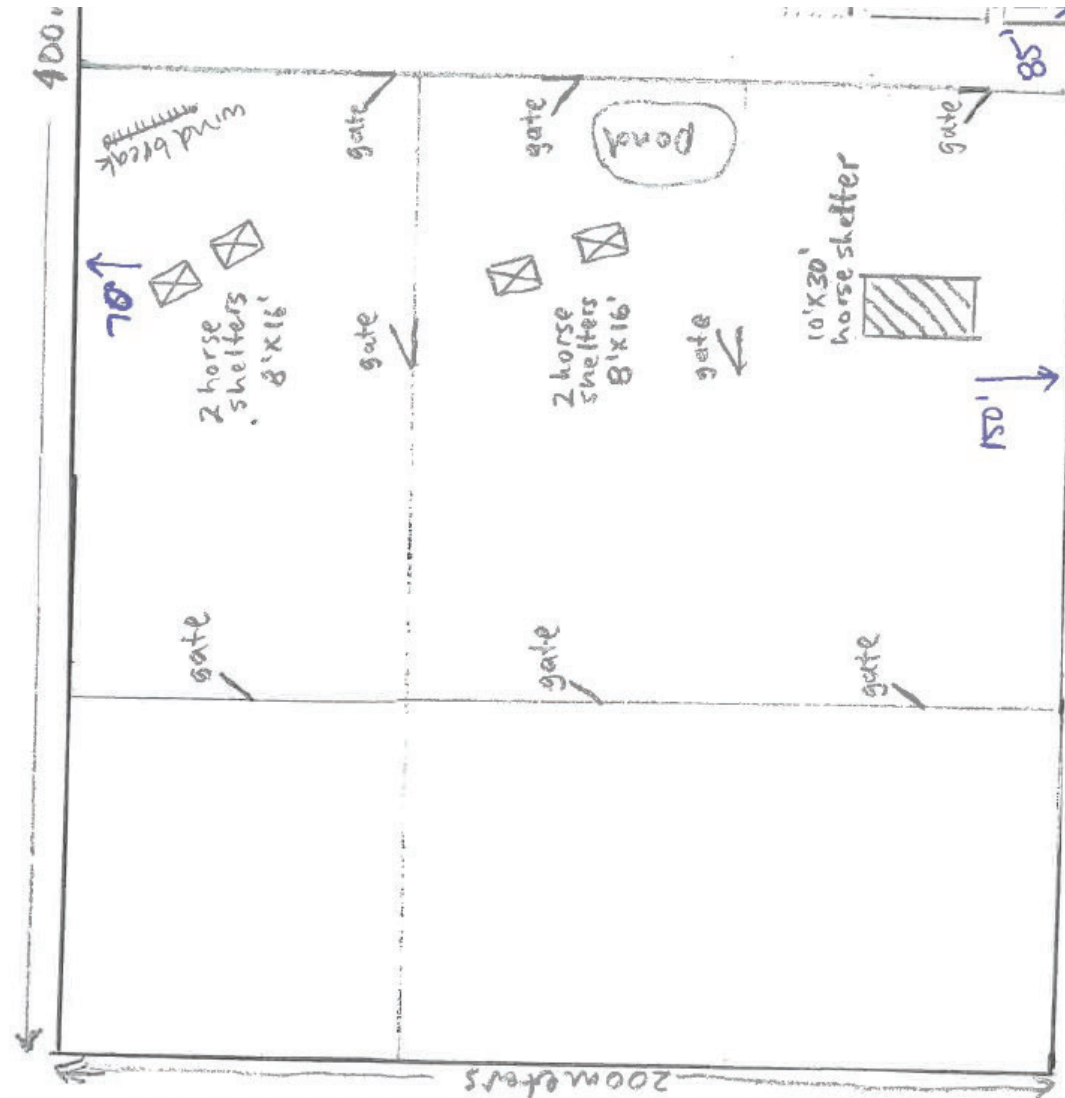
## Site Plan

### *Southern Portion*

## Development Proposal

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**INSPECTION PHOTOS**

*December, 2020*





**INSPECTION PHOTOS**

*December, 2020*





**INSPECTION PHOTOS**

*December, 2020*





**INSPECTION PHOTOS**

*December, 2020*

