

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

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

FILE: 04721005 **APPLICATION:** PRDP20203762

SUBJECT: Development Permit: Riding Arena / Discretionary Use, with no Variances

APPLICATION: Riding Arena (existing building).

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 operation of a Riding Arena, within an existing building. The subject property operates Park Stables, which includes the private training, exercising and boarding of horses. No teaching lessons, horse shows or events are held onsite.

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 site averages 20 to 30 horses year-round and up to 40 horses from May to October. Currently, there are 20 horses onsite. A second application, PRDP20203966 is related to the permitted number of animal units onsite.

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

OPTIONS:

Option #1: THAT Development Permit No. PRDP20203762 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit No. PRDP20203762 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:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act;*
- Subdivision and Development Regulations;
- Municipal Development Plan;
- Central Springbank Area Structure Plan;
- Land Use Bylaw C-8000-2020;
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Manure Management Plan
- Pasture & Grazing Plan

Administration Resources

Jacqueline Targett, Planning & Development Services



DISCRETIONARY USE: <ul style="list-style-type: none">Riding Arena	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">Subdivision and Development Appeal Board
--	---

Additional Review Considerations

This application is to bring the Arena operations into compliance with the Land Use Bylaw. An 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. The site is developed with a dwelling, single detached and multiple accessory buildings including a garage, barn, arena building, and horse shelters, which appear compliant with district regulations. No site or structural changes are being proposed with the application. There are no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JT/sl

ATTACHMENTS:

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

Administration Resources

Jacqueline Targett, Planning & Development Services

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

1. That a Riding Arena and signage may take place on the subject site in accordance with the submitted site plan and details with the application.

Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted, shall be implemented and adhered to in perpetuity including the pasture and grazing management plan.
3. That the Livestock animals units kept onsite shall be in accordance with the County's Land Use Bylaw Animal Units by Parcel Size Table, unless otherwise permitted through an active Development Permit.
4. That the Riding Arena shall not have any viewing areas or seating/bleacher areas.
5. That the Owner/Occupant may board horses and the boarders may ride their horses in the riding area.
6. That this approval does not allow an Equestrian Centre on the parcel at any time.
7. That all manure shall be collected and disposed of on a continual basis, in accordance with the submitted manure management plan.
 - i. That if there is a deemed excessive build-up of manure, that manure shall be removed immediately.
8. That no liquid waste/water or solid waste from the operation shall be disposed of in any river, stream, canal or slough.
9. That there shall be no spreading or placement of manure within 30m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30m of water well, the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
10. That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands and ensure the potable water source is adequately protected from any run-off, nuisance or contaminants that have the potential to adversely impact human health.
11. That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel.
12. That this Riding Arena approval shall not allow an instructor who is hired to show an audience how to train horses where the audience has paid a fee to attend and the audience views the training from the sidelines or stands.

Administration Resources

Jacqueline Targett, Planning & Development Services



13. That the private riding arena shall only be used for the training, exercising and boarding of horses. It shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use or attend the facilities.
14. That the Owner/Occupant may have an instructor come to the arena to instruct the owner, boarders or non-paying guests in horsemanship and riding skills where the horse and rider are participating in the training.
15. That the Owner/Occupant shall not charge spectators a fee for entry to the facility or for people to participate in an event in the Arena.
16. That the Riding Arena shall not be rented out to persons or groups that are not Owners or residents of the site.
17. That the onsite parking areas shall be available at all times. All parking of vehicles, including trailers and participant/spectator parking, shall be limited to the parking areas. At no time shall there be parking on the County's Road Right of Way.
18. That all outdoor building or site lighting shall use full cut-off (shielded) fixtures that direct the light downward, and that no direct glare shall be visible from adjacent properties, roadways, and highways. All lighting shall be dark-sky compliant in accordance with the County's Dark-Sky principles.
19. That any garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings. The containers shall be screened from view from all adjacent properties and public thoroughfares.
20. That the subject property shall be adequately fenced and maintained at all times when livestock are present. No livestock shall be allowed on unfenced areas.

Advisory:

21. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
22. That any Building Permit(s) / Farm Building Exemption(s) shall be obtained through Building Services, if required.
23. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

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

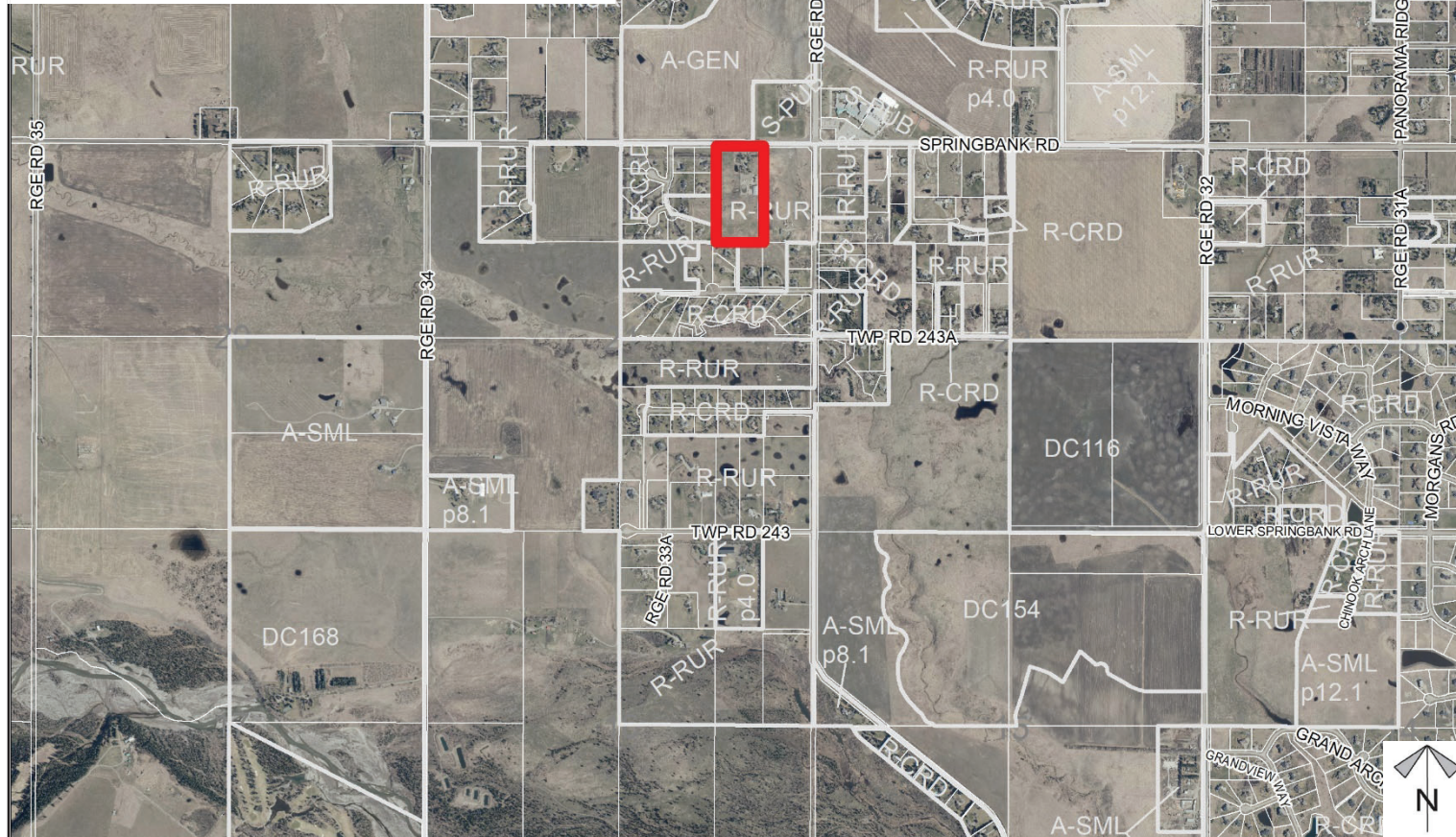
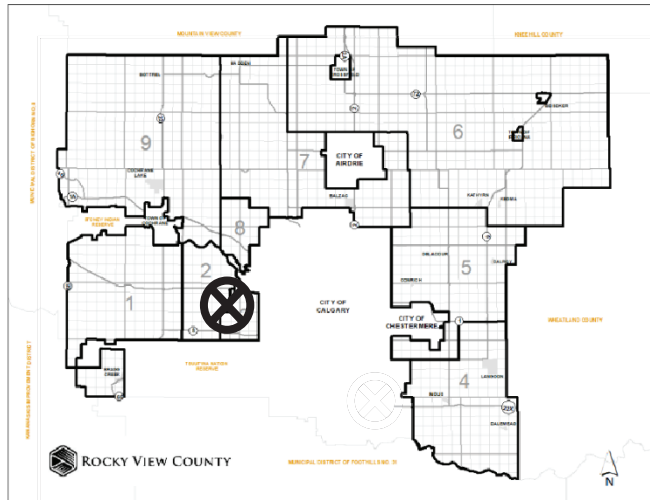
Jacqueline Targett, Planning & Development Services

Location & Context

Development Proposal

Riding Arena (existing building)

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

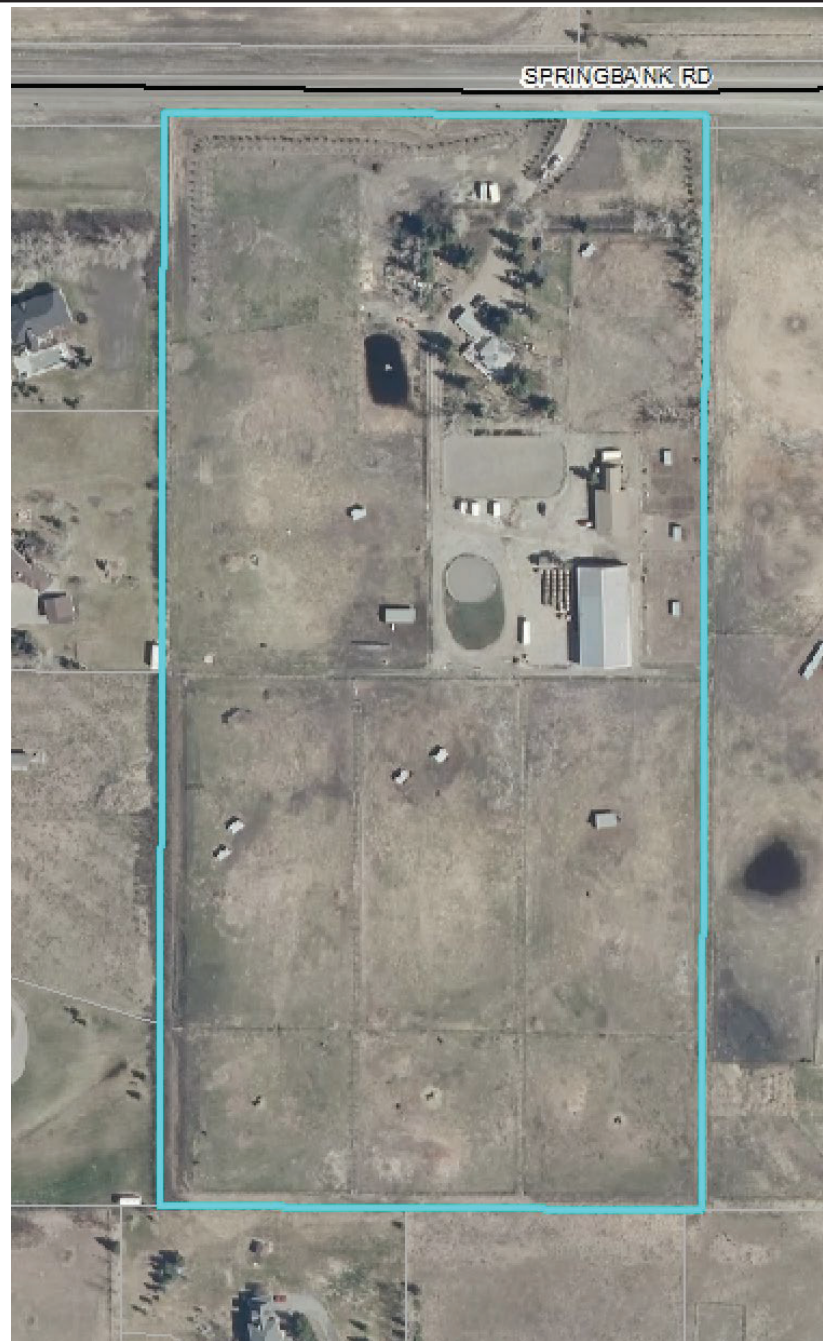




Location & Context

Development Proposal

Riding Arena (existing
building)



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

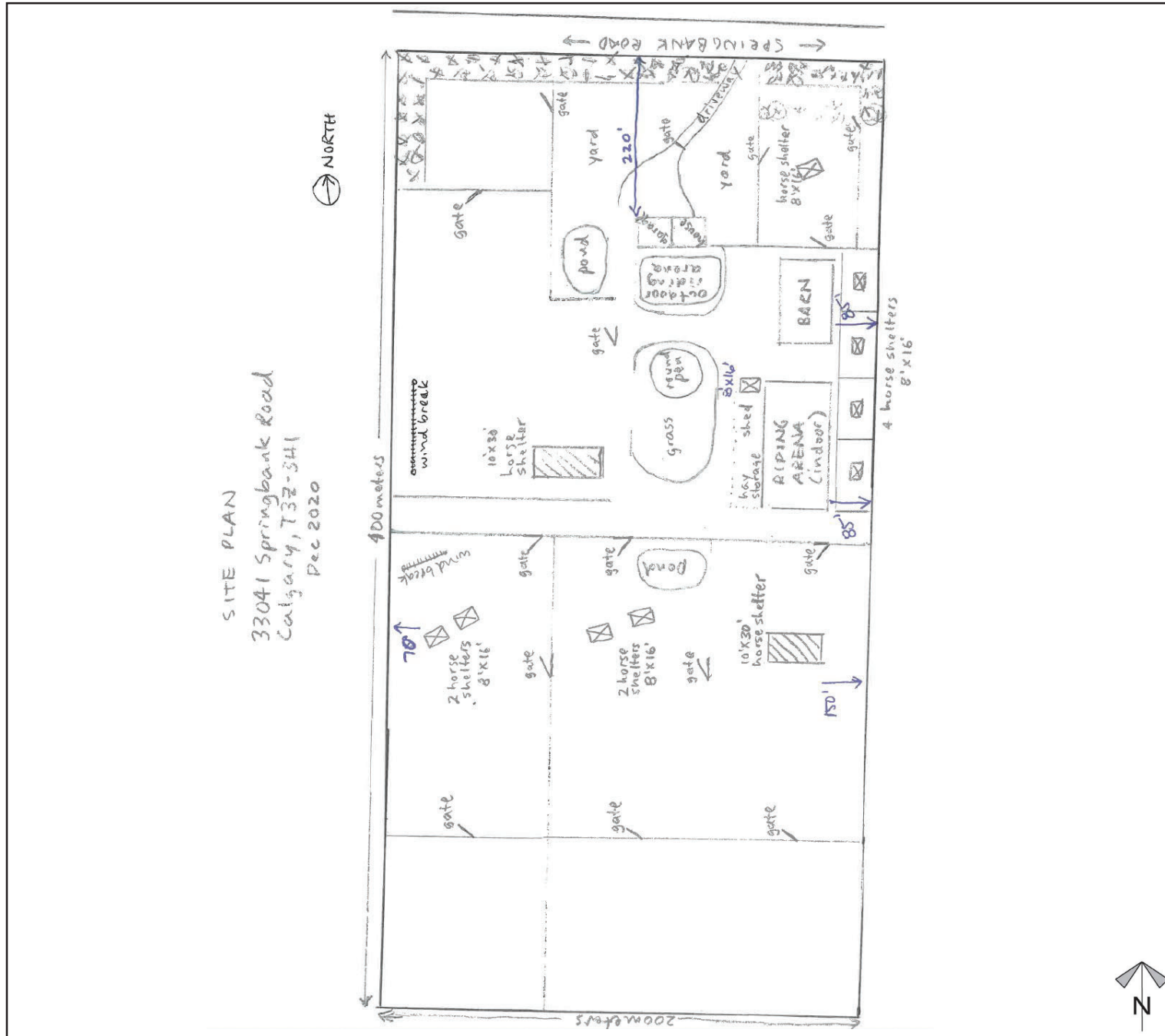


Site Plan

Development Proposal

Riding Arena (existing building)

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



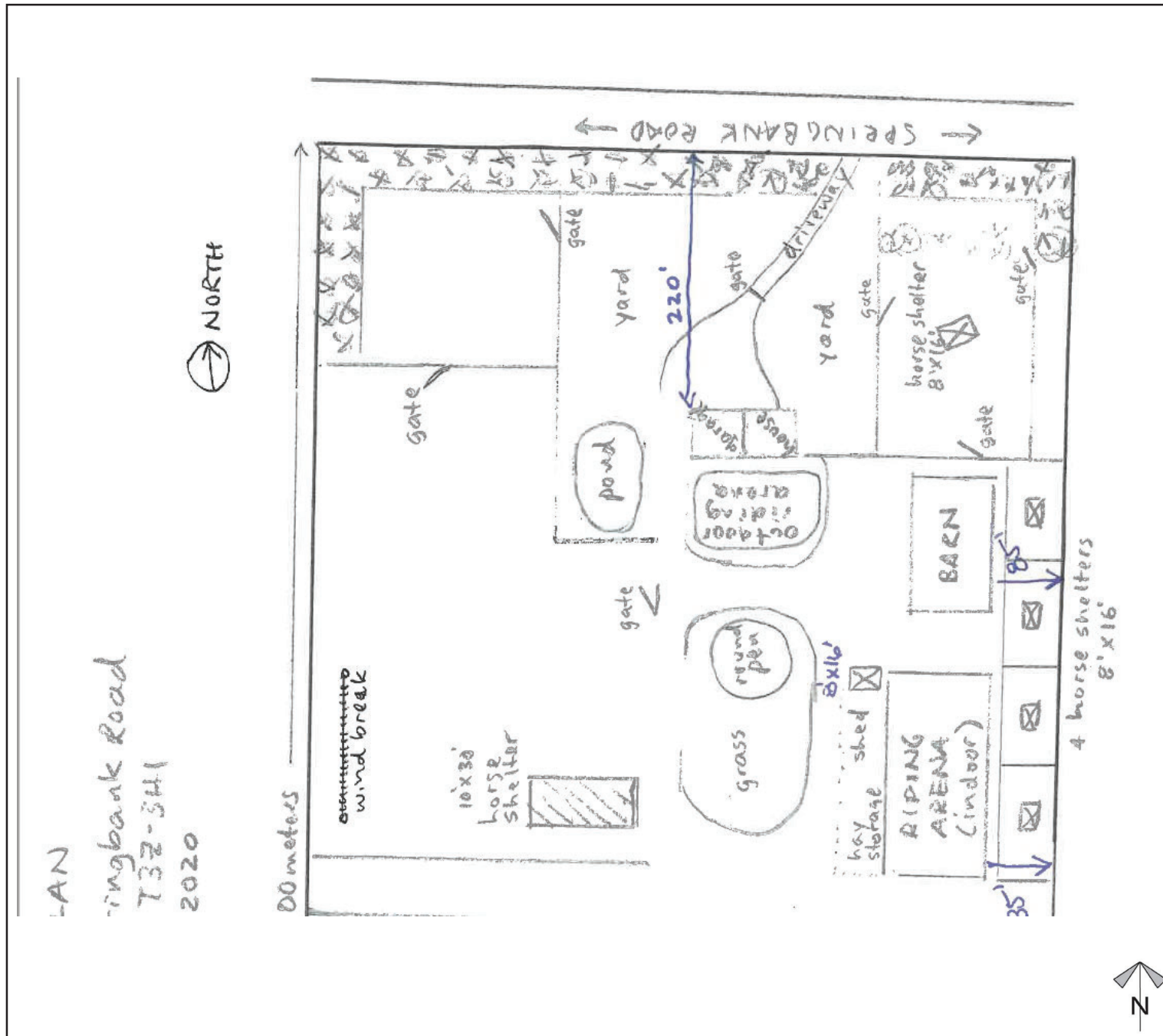


Site Plan Northern Portion

Development Proposal

Riding Arena (existing building)

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



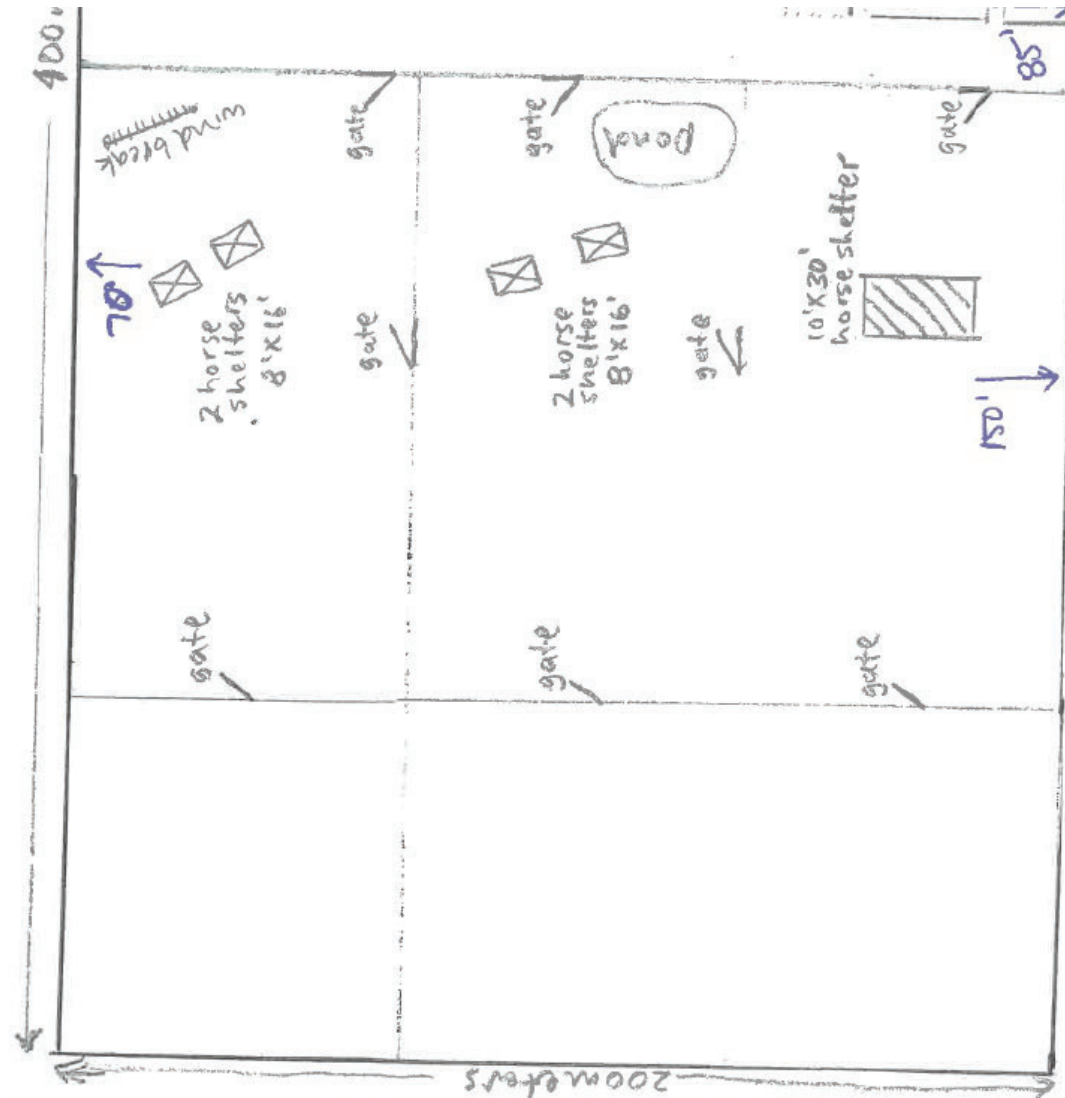
Site Plan

Southern Portion

Development Proposal

Riding Arena (existing building)

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



INSPECTION PHOTOS

December, 2020



INSPECTION PHOTOS

December, 2020



INSPECTION PHOTOS

December, 2020



INSPECTION PHOTOS

December, 2020

