

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	March 24, 2021	APPLICATION: PRDP20210372
FILE:	08829001	
SUBJECT:	Riding Arena / Discretionary use, with no Variances	

APPLICATION: Riding Arena utilizing indoor boarding in various accessory buildings (existing).

GENERAL LOCATION: Located approximately 0.21 km (1/8 mile) from Rge. Rd. 44 and on the east side of Twp. Rd. 284

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The application is for a Riding Arena utilizing indoor boarding in various accessory buildings (existing). The horses would be primarily boarded outdoors in existing pastures/paddocks, outdoor round pen and riding area on the property. Indoor boarding would utilize existing accessory buildings on site including a small barn, 180.51 sq. m (1,942.99 sq. ft.) in size, large barn 514.60 sq. m (5,539.10 sq. ft.) in size, stable 116.22 sq. m (1,250.98 sq. ft.) in size and horse shelter 37.57 sq. m (404.44 sq. ft.) in size. There are four (4) horses for public boarding and a total of 14 horses on site. The grazing and manure management plans submitted with the application have been deemed acceptable by the County. There are no issues with the setbacks for the dwelling or accessory buildings. The application states the arena will not be used for any events where people visit and pay a fee to watch or participate and will remain for private use. The application appears to be compliant with Agricultural, Small Parcel District (A-SML) and Land Use Bylaw regulations.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210372 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210372 be refused for the following reasons:
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.

Administration Resources

Bronwyn Culham, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan / prepared by Midwest Surveys Inc. / dated June, 2020.
DISCRETIONARY USE: <ul style="list-style-type: none"> • Riding Arena is a discretionary use in the A-SML District 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review ConsiderationsOperations:

- Manure Management:
 - Manure is to be spread and incorporated into the land. The applicant is proposing to use a quad and harrow to ensure the land is kept in good condition.
 - The applicant turns the land every three (3) years and seeds as required.



- Water:
 - Applicant has fenced off all water areas and cross fenced where required to ensure there is no manure does not spread into water bodies.
 - Applicant is proposing to use a combination of post and rail fencing in addition to electric fencing to ensure horses are contained.
- Pest management:
 - A combination of harrowing, pasture rotation and soil turning to control moles and noxious weeds on the property.

Livestock Requirements

- The property is 59.11 acres in size, therefore there is no maximum number of animal units.

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

BC/LLT

ATTACHMENTS

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



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONSOption #1:

APPROVAL, subject to the following conditions:

Description

- 1) That a Riding arena located within existing accessory buildings including a small barn, 180.51 sq. m (1,942.99 sq. ft.) in size, large barn, 514.60 sq. m (5,539.10 sq. ft.) in size, stable, 116.22 sq. m (1,250.98 sq. ft.) in size, and horse shelter 37.57 sq. m (404.44 sq. ft.) in size, may be operated on the parcel in accordance with the approved site plan, as prepared by Midwest Surveys Inc.; Job No. #UA-0014-20-J1, dated June, 2020, as submitted with the application.

Permanent:*Waste/Manure*

- 2) That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
- 3) That no liquid waste/water or solid waste from a livestock operation shall be disposed of in any river, stream, canal or slough.
- 4) That no groundwater or surface water sources shall become polluted due to livestock operations on the subject lands, and the Applicant/Owner shall ensure that the potable water source is adequately protected from any run-off, nuisance, or contaminants that have the potential to adversely impact human health.
- 5) That there shall be no spreading or placement of manure within 30 m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30 m of water well, and the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
- 6) That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once a month.
- 7) That if there is an excessive build-up of manure, that manure must be removed immediately.

General

- 8) That the Riding Arena shall not be operated as an Equestrian Centre at any time, unless a new Development Permit has been approved.
- 9) 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.
- 10) That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel.
- 11) That the number of people occupying the private riding arena shall not exceed 20 at any time and there shall be no bleachers in the arena at any time.
- 12) That the Riding Arena shall only be used for the training and exercising of horses and shall not be used for horse shows, rodeos, or similar events for which there is a fee to participate, or to use or attend the facilities.
- 13) That the Owner/Occupant may board horses and the boarders may ride their horses in the Riding Arena.



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- 14) That the Owner/Occupant, along with non-paying guests, may participate in horse jumping, dressage, team roping, cattle penning, steer wrestling or similar events on an occasional basis.
- 15) 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.
- 16) That the Owner/Occupant shall not charge spectators a fee for entry to the facility.
- 17) That the Riding Arena shall not be rented out to persons or groups that are not owners of the site.
- 18) That a fee shall not be charged for people to participate in an event in the Riding Arena.
- 19) That the Riding Arena shall not include any mezzanines, viewing areas or bleachers.
- 20) 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.
- 21) That the Applicant/Owner shall ensure that all surface drainage, from the proposed parking lot is directed east, away from Range. Road 285.
- 22) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity and includes the following:
 - i. Application drawings as prepared by Midwest Surveys Inc.; Job No. #UA-0014-20-J1, dated June, 2020.

Advisory:

- 23) That a Farm Building Location Permit shall be obtained, through Building Services, prior to operation of the Riding Arena taking place.
- 24) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 25) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Shelby Kilpatrick	OWNER: Shelby Kilpatrick
DATE APPLICATION RECEIVED: January 29, 2021	DATE DEEMED COMPLETE: February 18, 2021
GROSS AREA: ± 23.92 hectares (± 59.11 acres)	LEGAL DESCRIPTION: SE-29-28-04-05 Lot:2 Block:2 Plan:2010726 (44108 TWP RD 284)
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>September 27, 2019: Planning Application (PL20190136) Subdivision - Plan Registered March 26, 2019: Planning Application (PL20190038) Redesignation - Closed - Approved April 14, 2014: Planning Application (2013031) Subdivision - Plan Registered March 28, 2013: Planning Application (2013030) – Redesignation – Open – Processing</p> <p>PRDP20201422 Development Permit - Home-based business Type 2, retired horse boarding *Applicant withdrew application.*</p> <p>May 23, 2017 : (PRBD20171835) Building Permit - Farm Building Hay Shed (3200sqft) – Closed Complete May 23, 2017 (PRBD20171836) Building Permit - Farm Building Shelter/Stable – Closed-Complete Mar 13, 2013 (2013-BP-25582) Building Permit – Single Family Dwelling – PSR – In Compliance Mar 12, 2013 (FBL_12Mar2013_1184) Building Permit – Farm Building Mar 12, 2013 (FBL_12Mar13_1185) Building Permit – Farm Building</p>	
PUBLIC & 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>	

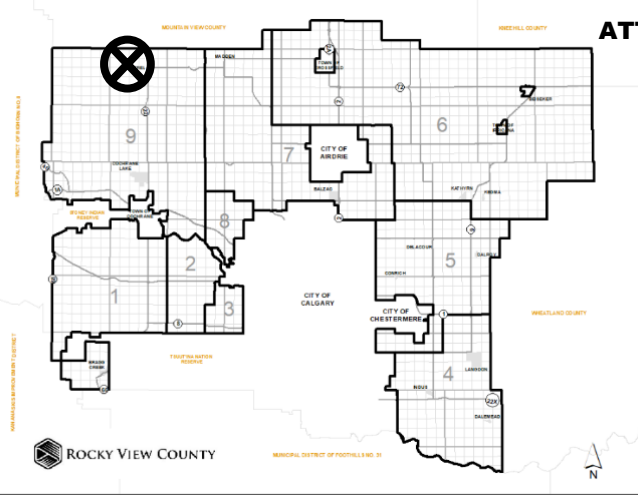


Location & Context

Development Proposal

Riding Arena utilizing indoor training and boarding in various accessory buildings (existing)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

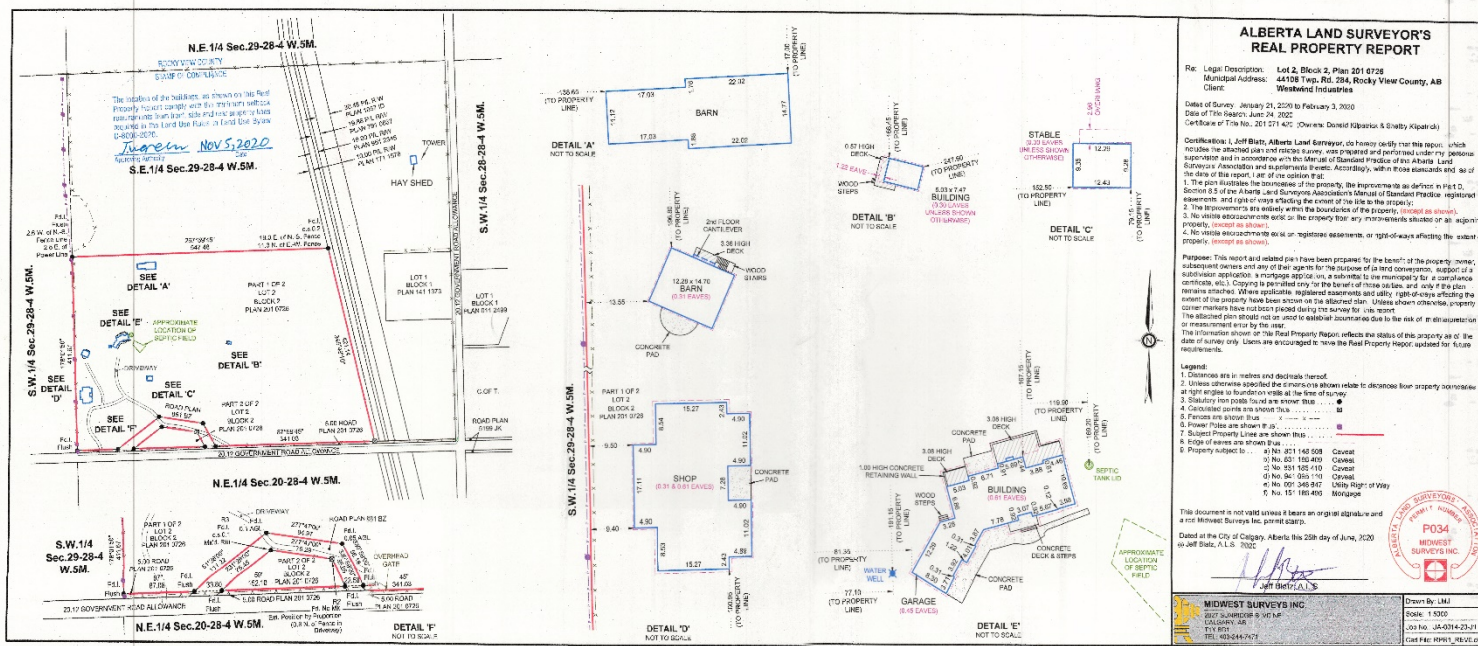


Division: 09
Roll: 08829001
File: PRDP20210372
Printed: Feb 26, 2021
Legal: Lot:2 Block:2
Plan:2010726 within SE-29-28-04-W05M

Site Plan

Development Proposal

Riding Arena utilizing
indoor training and
boarding in various
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(existing)



Division: 09
 Roll: 08829001
 File: PRDP20210372
 Printed: Feb 26, 2021
 Legal: Lot 2 Block 2
 Plan: 2010726 within SE-29-
 28-04-W05M

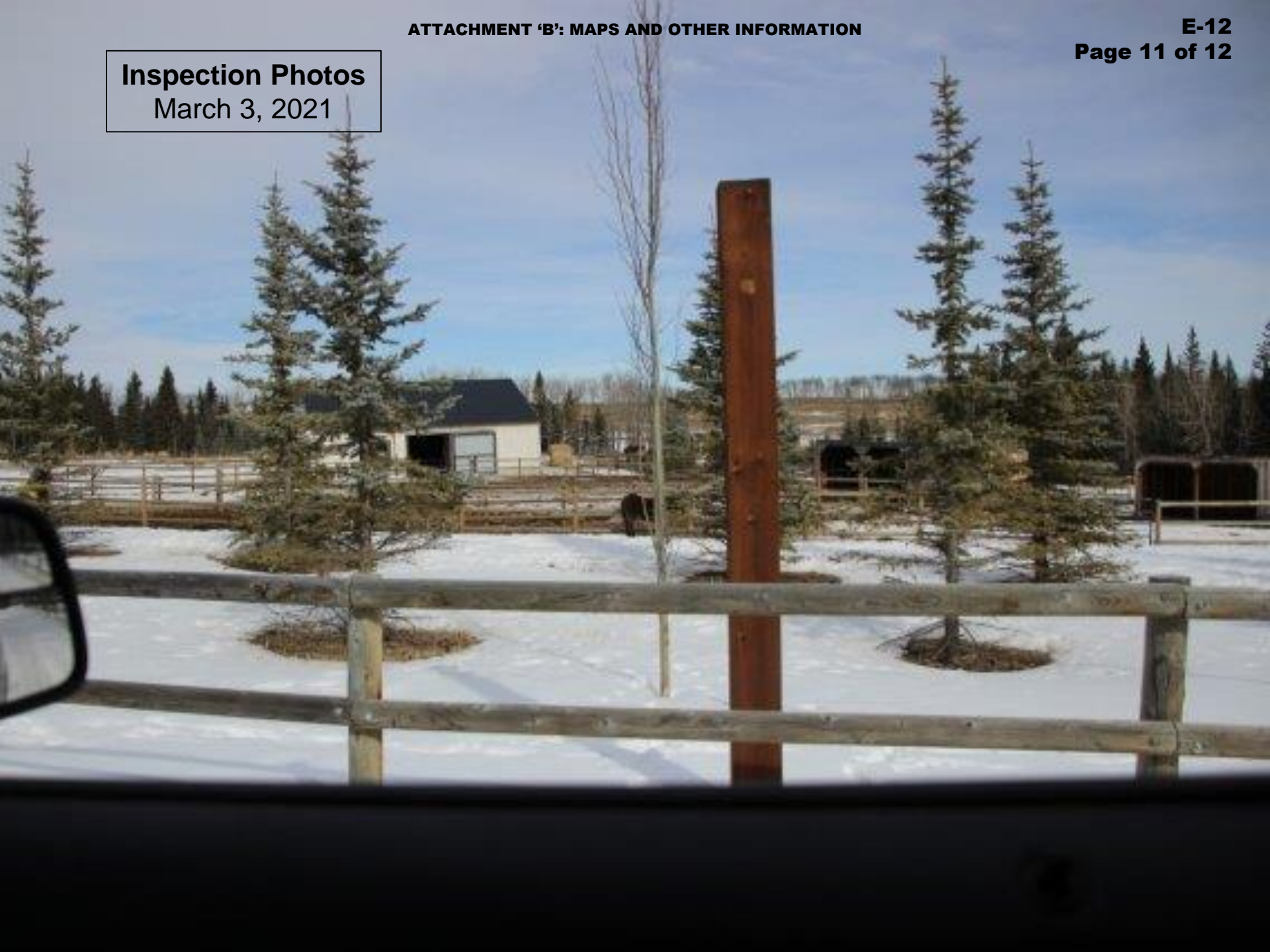
Inspection Photos
March 3, 2021



Inspection Photos
March 3, 2021



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