



## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 2
<b>DATE:</b>	April 14, 2021	<b>APPLICATION:</b> PRDP20203898
<b>FILE:</b>	04721007	
<b>SUBJECT:</b>	Equestrian Centre / Discretionary Use, with no Variances	

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**APPLICATION:** Equestrian Centre

**GENERAL LOCATION:** located on the southwest junction of Springbank Road and Range Road 33

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

**EXECUTIVE SUMMARY:** This proposal is for the operation of an Equestrian Centre onsite. The operation, *Discovering the Horse*, includes equestrian lessons, equine assisted learning, small camps, and horse training within the field area of the property. Ancillary horse boarding, currently 7 boarders, is also included. There is currently 19 animal units onsite [17 Horses & 2 Miniature Donkeys], with a maximum requested to 20 animal units.

Manure is predominately composted onsite, spread & incorporated or hauled offsite. It is used for composting for soil (used to fill holes) and harrowed regularly.

The site is divided into fenced pastures and rotational grazing is implemented. In the spring and summer months, the select pastures are used for grazing throughout summer and seeding is completed in spring, to help the other grazed pastures recover. Supplemental feed (including round bates) are contained in tombstone feeders and slow feeder nets.

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

### OPTIONS:

Option #1: THAT Development Permit No. PRDP20203898 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit No. PRDP20203898 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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"><li>• <i>Municipal Government Act</i>;</li><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; and</li><li>• County Servicing Standards.</li></ul>	<ul style="list-style-type: none"><li>• Manure Management Plan</li><li>• Pasture &amp; Grazing Plan</li></ul>



<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>Equestrian Centre</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Subdivision and Development Appeal Board</li> </ul>
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#### Additional Review Considerations

This application was assessed in accordance with Section 136 through 138 of the LUB and appears to be comply with the regulations.

On this site, 5.5 animal units are permitted without requiring a permit. As this is an Equestrian Centre application, the increase to number of animal units is permitted under the same permit.

The operation proposes up to a maximum of 30 people onsite, including staff and volunteers. No overnighting camping is proposed. Class sizes average six (6) students and classes are held below, with the option to increase to 2-3 hours on the single session days:

- Sundays in three, one-hour sessions from 11:30 a.m. to 3:00 p.m.;
- Monday to Thursday, with a single, one-hour session from 4:30 p.m. to 5:30 p.m.;
- Friday, with a single, one-hour session from 3:00 p.m. to 4:00 p.m.

As per the LUB Table 5, the minimum parking requirement is one (1) stall per spectator. The application and site plan identifies eight (8) parking stalls, with the driveway and multiple grass overflow areas available for parking, which appear adequate to accommodate up to 30 people onsite.

The site does include a Riparian Protection Area for a tributary of the Springbank Creek, which does not appear to be impacted by this application. The area is fenced off with electric fencing and all runoff is captured into two existing small ponds onsite.

This application is to bring the Equestrian operations into compliance with the Land Use Bylaw, as an evolving equine operation has been operating onsite for several years. The site is developed with a dwelling, single detached and multiple accessory buildings including a barn, horse shelters, and ancillary accessory buildings. Most buildings onsite meet the LUB district regulations, while others are legally non-conforming. 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,

“Brock Beach”

“Al Hoggan”

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

JT/lt



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**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps & Other Information



ROCKY VIEW COUNTY

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:*Approval, subject to the following conditions:***Description:**

1. That an Equestrian Centre may take place on the subject site in accordance with the submitted application and approved site plan and includes:
  - i. That two (2) mounted business identification signs, along the fence line, approximately 1.39 sq. m (15.00 sq. ft.) shall be permitted.
2. That any existing accessory buildings onsite may be used for ancillary uses related to the Equestrian Centre, Type II.
3. 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:**

4. 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.
5. That the maximum of 25 livestock animal units shall be allowed on the subject site at any one time for any events.
6. That the maximum livestock animal units kept onsite (kept means when the animal is on the site overnight) shall not exceed 20.
  - i. That if the Equestrian Centre operations are discontinued, the Livestock animals units kept onsite shall be reduced and in accordance with the County's Land Use Bylaw Animal Units by Parcel Size Table [C-8000-2020], unless otherwise permitted through an active Development Permit.
7. That the Owner/Occupant may board horses, up to 10 animal units, and the boarders may ride their horses in the riding area.
8. That a commercial use on the site, which is any event where there is a fee for admission or for use of the facilities or for services provided, shall be for equestrian events only.
9. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
10. That any food services shall be limited to participants and the guests of participants.
11. That the total number of participants at any outdoor event shall not exceed 30 people.
12. That this Development Permit does not permit overnight camping on the site.
13. 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/determined 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.



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14. That no liquid waste/water or solid waste from the operation shall be disposed of in any river, stream, canal or slough.
15. 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.
16. That there shall be no adverse impact to the Springbank Creek Tributary or Riparian Protection Area. That the Applicant/Owner shall ensure that all mitigation measures, protecting the Riparian Area of the Tributary, remains in place. No Equestrian Centre operations may occur within the Riparian Protection Area.
17. That there shall be no spreading or placement of manure within 30.00 m of a common body of water (e.g. irrigation canal, stream, creek, etc.) or 30.00 m of water well, the application of manure should comply with Alberta's Agricultural Operation Practices Act, Standards and Administration Regulation (AR267/2001).
18. That the onsite parking area(s) 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(s).
19. 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 complaint.
20. 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.
21. That the subject property shall be adequately fenced and maintained at all times when livestock is present. No livestock shall be allowed in unfenced areas.

**Advisory:**

22. That the site shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
23. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta.
24. That any Building Permit(s) / Farm Building Exemption(s) shall be obtained through Building Services, for any buildings used for the operation, if required.
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

<b>APPLICANT:</b> Kevin & Bryanne Doyle	<b>OWNER:</b> Jacob Piera & John Piera
<b>DATE APPLICATION RECEIVED:</b> November 30, 2020	<b>DATE DEEMED COMPLETE:</b> November 30, 2020
<b>GROSS AREA:</b> ± 7.77 hectares (± 19.21 acres)	<b>LEGAL DESCRIPTION:</b> NE-21-24-03-W05M
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <i>Development Permits:</i> <ul style="list-style-type: none"> <li>No history</li> </ul> <i>Building Permits:</i> <ul style="list-style-type: none"> <li>1989-BP-1381 (Addition); No information</li> </ul> <i>Assessment History:</i> <ul style="list-style-type: none"> <li>1970 Dwelling, Single Detached</li> <li>1970 Attached Garage</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>	

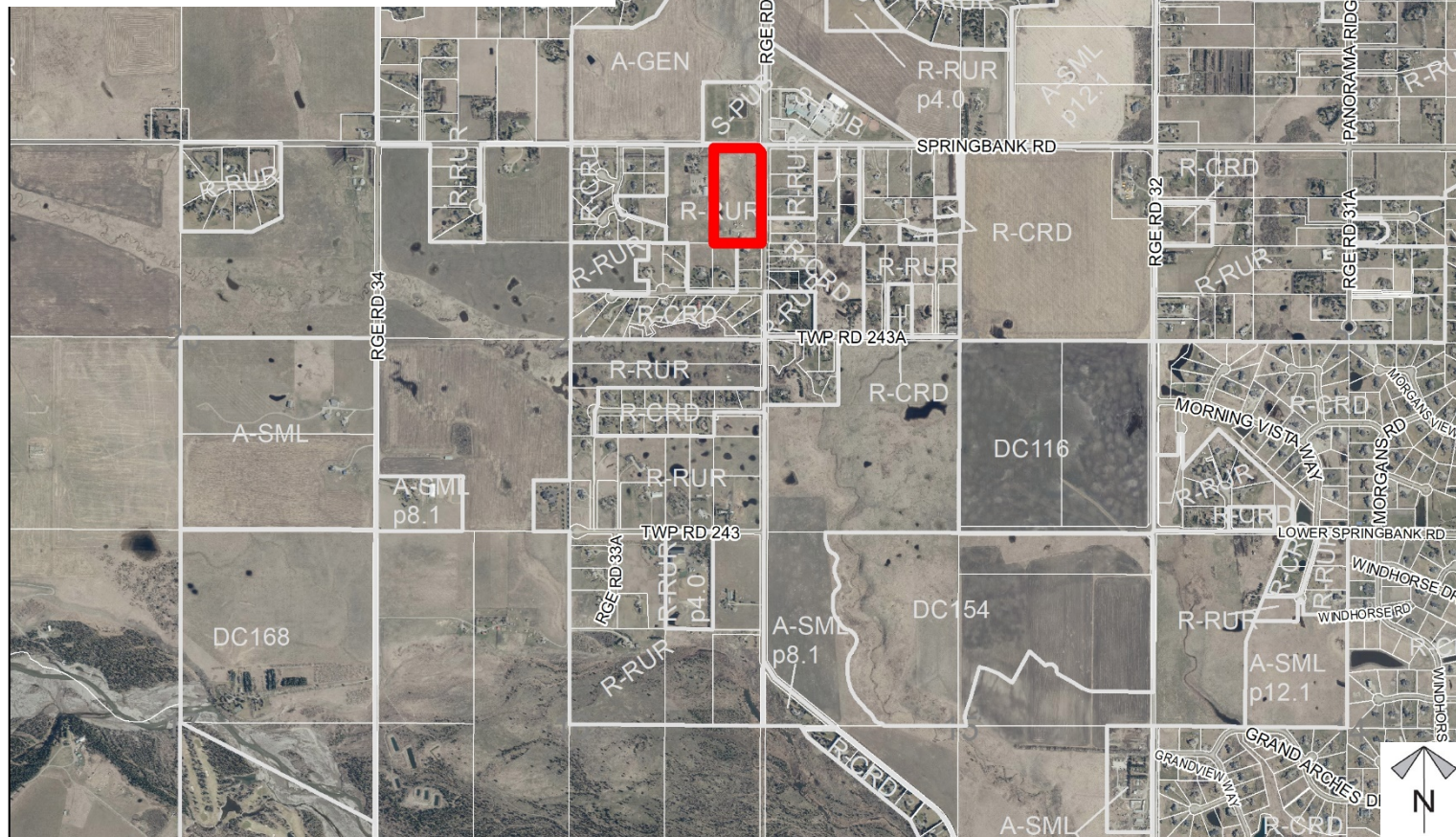
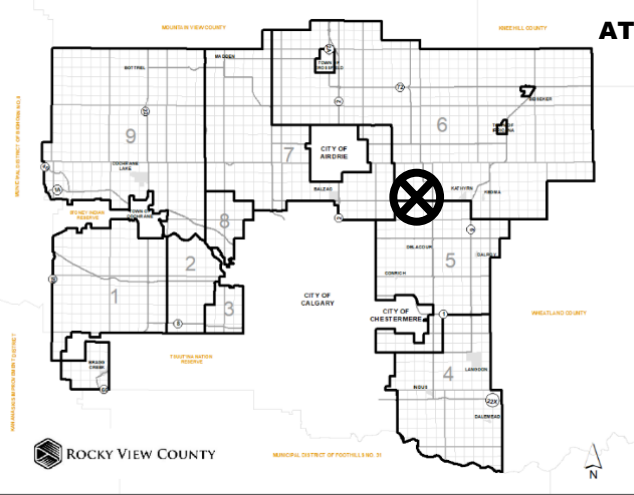


## Location & Context

### Development Proposal

*Equestrian Centre*

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



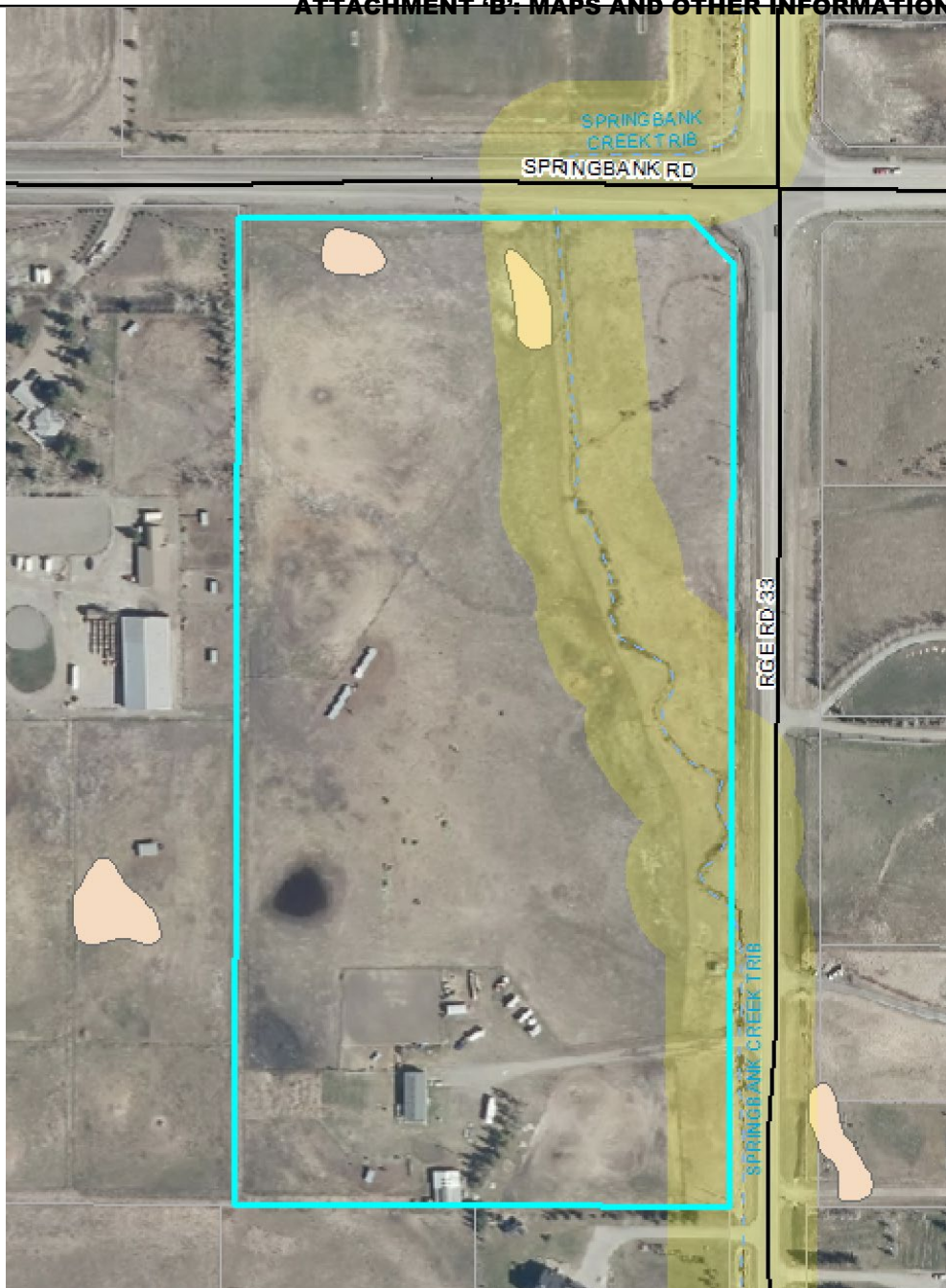
Division: 02  
 Roll: 04721007  
 File: PRDP20203898  
 Printed: Jan 27, 2021  
 Legal: A portion of NE-21-24-03-W05M



## Location & Context

### Development Proposal

*Equestrian Centre*

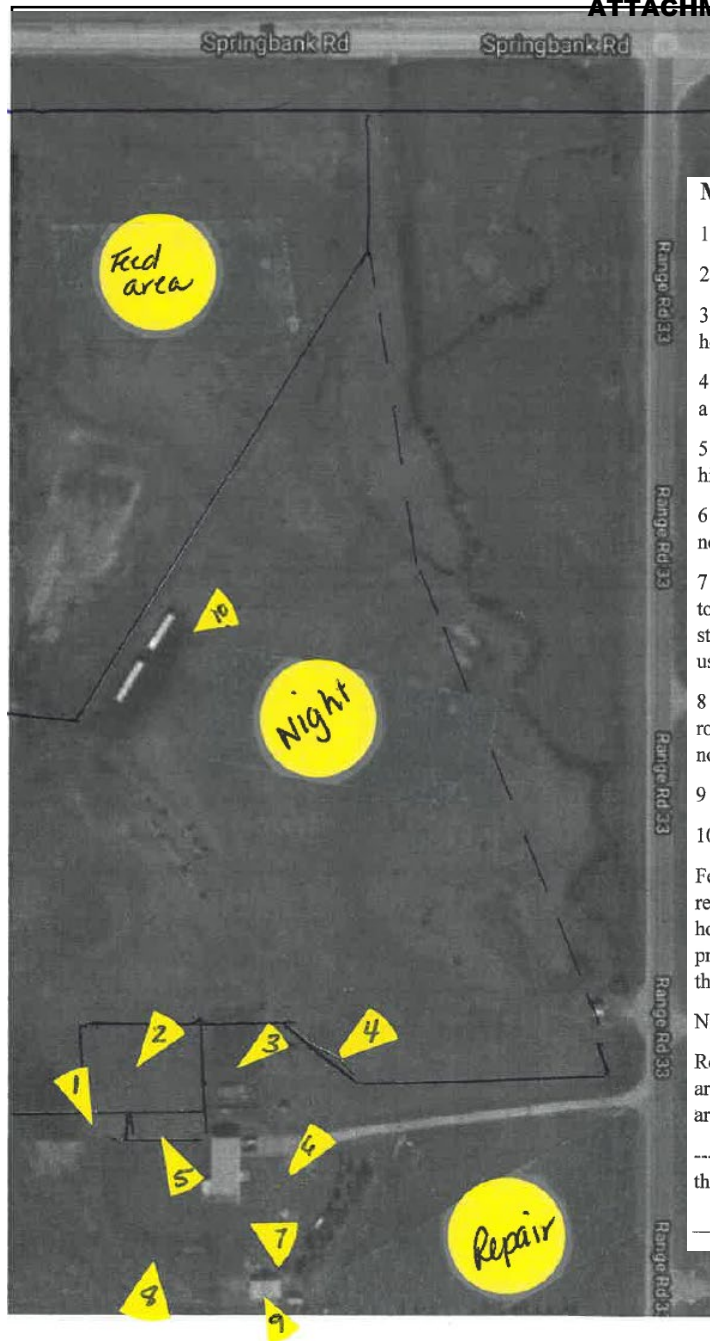


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## SITE PLAN

### Development Proposal

#### Equestrian Centre



#### Map Legend

- 1 – location of 2 water troughs
- 2 – Established outdoor arena on site when we arrived in April 2019
- 3 – Shed we brought with us from our other location, temporary building on skids that is used to hold all lesson items and horse tack
- 4 – trailer parking area where we have our two personal trailers, my brother's welding truck and a single remaining boarder trailer. DH does not receive revenue from the trailers that are parked.
- 5 – our mini pen where we house "Scooby-doo" our mini donkey, "Velma" his companion, a hinny and "Fred" a rescue welsh pony that we use in our lessons but do not ride.
- 6 – Our parking area, we made this for the benefit of the current boarders, personal family and now client use. We wanted to minimize damage to the land so we have space for 4 -6 vehicles.
- 7 – In the summer of 2020 a client horse suffered a fracture and was not stable enough to move to another barn. We erected a horse shelter, on skids, non-permanent to offer shelter while he stabilized enough to be moved to another barn. They have since moved on and this space is now used as a health centre for the horses.
- 8 – a smaller pen used to house 3 remaining boarder horses, 2 are over the age of 30 and require round the clock monitoring for health. The third is a mare and is there for her safety as we do not believe in mixed herds.
- 9 – existing barn with addition that was built prior to our arrival in 2019.
- 10 – existing shelters, that will be replaced as financing allows.

Feed Area – by feeding the horses in this centralized area we keep the manure lessened on the rest of the property. This area is higher and flatter ground with less run off risk. We allow horses access to this area for most of the day transitioning to the over night area at approx. 8-9 pm daily, weather dependant. In extreme cold we will leave them on the hay feeding area so they can feed and keep themselves warm.

Night – overnight pen with access to shelter and water

Repair – we have been working since the spring to remove the existing pen and to repair the area. This area floods and has direct access to run off so this area will be used as a riding/social area only with strict instructions to scoop poop after being in there

---- dash line shows electric fencing that ensures horses are kept away from run off water flows, thus mitigating nitrates from entering the flowing spring water.

\_\_\_\_\_ solid is current permanent 3, smooth wire fencing.



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## SITE PHOTOS

December, 2020

### Development Proposal

*Equestrian Centre*



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