

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 1
DATE:	April 14, 2021	APPLICATION: PRDP20210935
FILE:	03908057	
SUBJECT:	Keeping of Livestock / Discretionary use, with Variances	

APPLICATION: Application is for the keeping of livestock (horses) at a density greater than two (2) animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac), specifically from two (2) to three (3) animal units (horses).

GENERAL LOCATION: located approximately 1.0 km (2/3 mile) west of Rge. Rd. 54 and on the south side of Twp. Rd. 232.

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

EXECUTIVE SUMMARY: The Applicant is proposing to increase the number of animal units permitted on the 1.98 ha (4.89 ac) parcel from two (2) to three (3) animal units. The Applicant is proposing to keep an additional horse on the parcel. Requires relaxation to the number of permitted animal units on the parcel.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210935 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210935 be refused for the following reasons:
1. That is 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

Wayne Van Dijk, Planning and Development

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage
Maximum Animal Units parcel size ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac)	2 animal units	3 animal units	50.00%

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> Land Use Bylaw C-8000-2020 Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
DISCRETIONARY USE: <ul style="list-style-type: none"> Keeping of Livestock at a density greater than two (2) animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac) 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

Previous development permits have authorized the keeping of livestock at a density of 2 animal units on the parcel.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the keeping of livestock (horses) at a density greater than two (2) animal units on a parcel ≥ 1.4 to ≤ 2.0 ha (≥ 3.46 to ≤ 4.94 ac), specifically from two (2) to three (3) animal units (horses) may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.

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.
5. That if there is an excessive build-up of manure, the manure must be removed immediately.

Advisory:

6. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
7. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
8. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That this permit is valid until **May 25, 2024**.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Christianne Klaudt	OWNER: Gary and Christianne Klaudt
DATE APPLICATION RECEIVED: March 9, 2021	DATE DEEMED COMPLETE: March 17, 2021
GROSS AREA: ± 1.98 hectares (± 4.89 acres)	LEGAL DESCRIPTION: Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M (54161 Twp. Rd. 232)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> • PRDP20175048: renewal of animal units no greater than two (2) • PRDP20145110: renewal of animal units no greater than two (2) • 2013-DP-15613: accessory building • 2013-DP-15612: keeping of animal units no greater than two (2) 	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

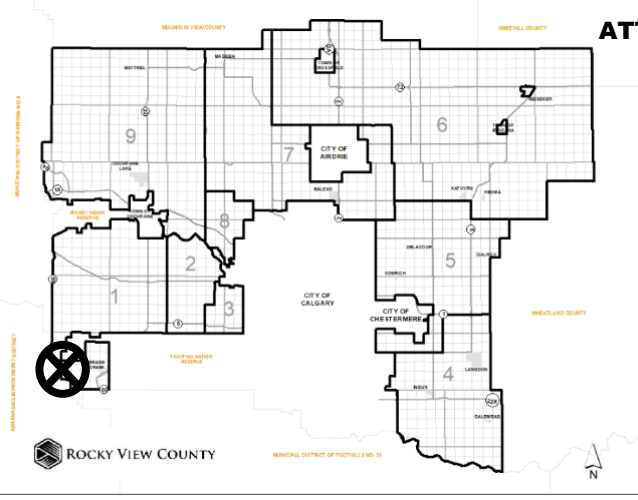


Location & Context

Development Proposal

Keeping of Livestock at a density greater than 2 animal units, specifically from 2 to 3 animal units (horses)

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 01
Roll: 03908057
File: PRDP20210935
Printed: March 17, 2021
Legal: Lot: 4 Block: 2
Plan: 9411859 within NW-08-23-05-W05M

Aerial Imagery

Development Proposal

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Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



*Division: 01
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Printed: March 17, 2021
Legal: Lot:4 Block:2
Plan:9411859 within NW-08-23-05-W05M*

Site Plan

Development Proposal

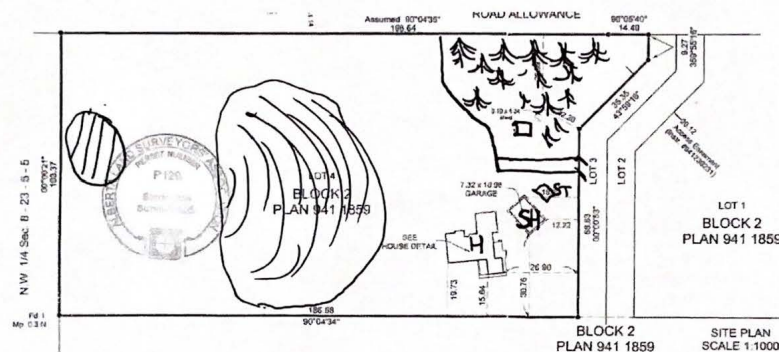
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SITE PLAN.

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 (shed) 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-)

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Cover letter

Development Proposal

Keeping of Livestock at a density greater than 2 animal units, specifically from 2 to 3 animal units (horses)

54161 TWP. Rd. 232 West
Bragg Creek, AB
T0L0K0

March 5, 2021

Rocky View County
Building and Planning Department
Calgary, Alberta
development@rockyview.ca

Dear Development and Planning Officials,

Thank you for reviewing this request for a variance on animal units on our property. Regarding LAND USE, RATIONALE, and SUPPORTING DOCUMENTS, may I offer the following discussion.

On our acreage (4.89 acres) we currently have two horses that were approved by Rocky View County in 2014. We live 20 paces away from our paddock (which also has a run-in shelter/barn, also approved through Rocky View at that time), and we are with our horses everyday. An average of 5 hours each day is spent mucking out, watering, grooming, playing and riding our horses. We have a number of wee riders, many with special needs that come to see us simply to ride as we 'side-walk' and lead them on horse back. This activity has been outstanding during COVID for them and permitted by protocols that we strictly adhere to. The work that we have always done, and continue to do to keep our land free of any standing water or manure is to exceed expectations for horse ownership. Horses and the work involved to keep them is not difficult for us, it is a lifestyle we embrace.

Though I am the spokesperson, as a family we are requesting that variance be permitted to bring one more horse onto our property. Our two horses are exceptional therapy horses, and are both coming up toward 20 years old. The third horse we wish to bring home here with us is much younger, a gelding that we will train as we did our other two - as a therapy horse for those who need to visit, who is aware, calm and an excellent companion addition to our family.

With respect to the impact this will place on our neighbours, our cul-de-sac has one acreage due east of ours, and one acreage to the south. There is another undeveloped property to the southeast. Each of our properties is completely hidden from each other by forest trees and berms, and set well-apart onto our acreages from each other. There is a common road that runs south from RR 232 (West Bragg

Cover letter

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Creek Road) that we all access. We do not allow flies or pests to propagate in manure or standing water, and the horses do not ever graze or walk on our neighbour's land. Our neighbour's do not have any view of our paddock, riding ring or meadow from their homes.

Attached are some photos of how we manage our paddock in the winter. As you may see, even though manure is frozen, we practice land management year round; there is no place where water can gather and stand (encouraging smell and flies), and manure is gathered up and while frozen, raked into a berm west of the fence and covered with tarp and diatomaceous earth. Summer-time sees the treed paddock raked and levelled so that water can not stand in puddles, and manure is cured, flattened and spread on our land. We also build up steep inclines, pathways and gardens with cured manure. (Snow piles in the attached photos of the paddock are just that; snow pushed to make pathways for the horses to walk through given the amount of snow fall this winter). There is also a photo of a clearing to the far west of our property where we have erected fences for a 60 foot riding ring, using mulch for ground cover. It is also always clear and clean.) There is also a photo of our meadow, which is west of our paddock, house and shop, and down the hill. Horses also graze here, and as is the rest of our property, it is clear of manure and a testament to our energy and lifestyle.

Finally, please find attached is an article that I wrote specifically on how we manage flies, which we have almost none of at all; upon examination of flies that our south neighbour complained of in his home, these are cluster flies that also leave a residue on walls when they revive in warmer weather. (I would be pleased if this article could be of interest to the Rocky View website to support other acreage owners with horses).

Thank you again for the time you have taken to read and review this request.

Christianne and Gary Klaudt
 Tal, Charis and Nevis Klaudt (our three University students)



Site Photos

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