

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board
DATE: May 27, 2021 **DIVISION:** 1
FILE: 03908057 **APPLICATION:** PRDP20210935
SUBJECT: Development Item: 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 ≥ 1.40 to ≤ 2.00 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 application was presented to the Municipal Planning Commission on April 14, 2021, and was conditionally approved..

The Application is for increasing 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. A relaxation to the number of permitted animal units on the parcel is required.

On May 6, 2021, the appellant appealed the decision of the Municipal Planning Commission for several reasons, which are noted in the agenda package.

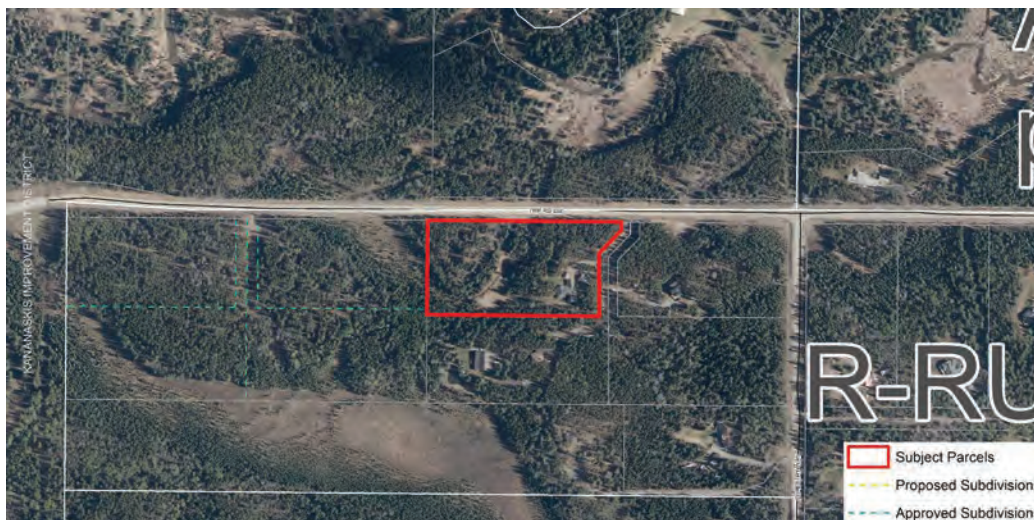
DECISION: Conditionally Approved

DECISION DATE:
April 14, 2021

APPEAL DATE:
May 6, 2021

ADVERTISED DATE:
April 20, 2021

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development



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 ≥ 1.40 to ≤ 2.00 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.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Heather McInnes”

Supervisor
Development and Compliance

WV/lt



APPLICATION INFORMATION

| | |
|---|---|
| APPLICANT: Christianne Klaudt | OWNER: Gary and Christianne Klaudt |
| DATE APPLICATION RECEIVED: March 9, 2021 | DATE DEEMED COMPLETE: March 17, 2021 |
| MUNICIPAL PLANNING COMMISSION DECISION DATE: April 14, 2021 | |
| APPELLANTS: Sharon Foster | |
| 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: <i>Development Permits:</i> <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) <i>Building Permits:</i> <ul style="list-style-type: none">• 2004-BP-17495: Garage/carport/accessory structure; Occupancy granted June 23, 2004• 2001-BP-15159:• 2000-BP-14057: Addition to an existing building; Closed-complete August 21, 2000• 1996-BP-10643: New house construction; Occupancy granted September 20, 1996 | |
| AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments. | |

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.

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/ltt



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.

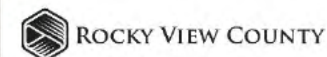
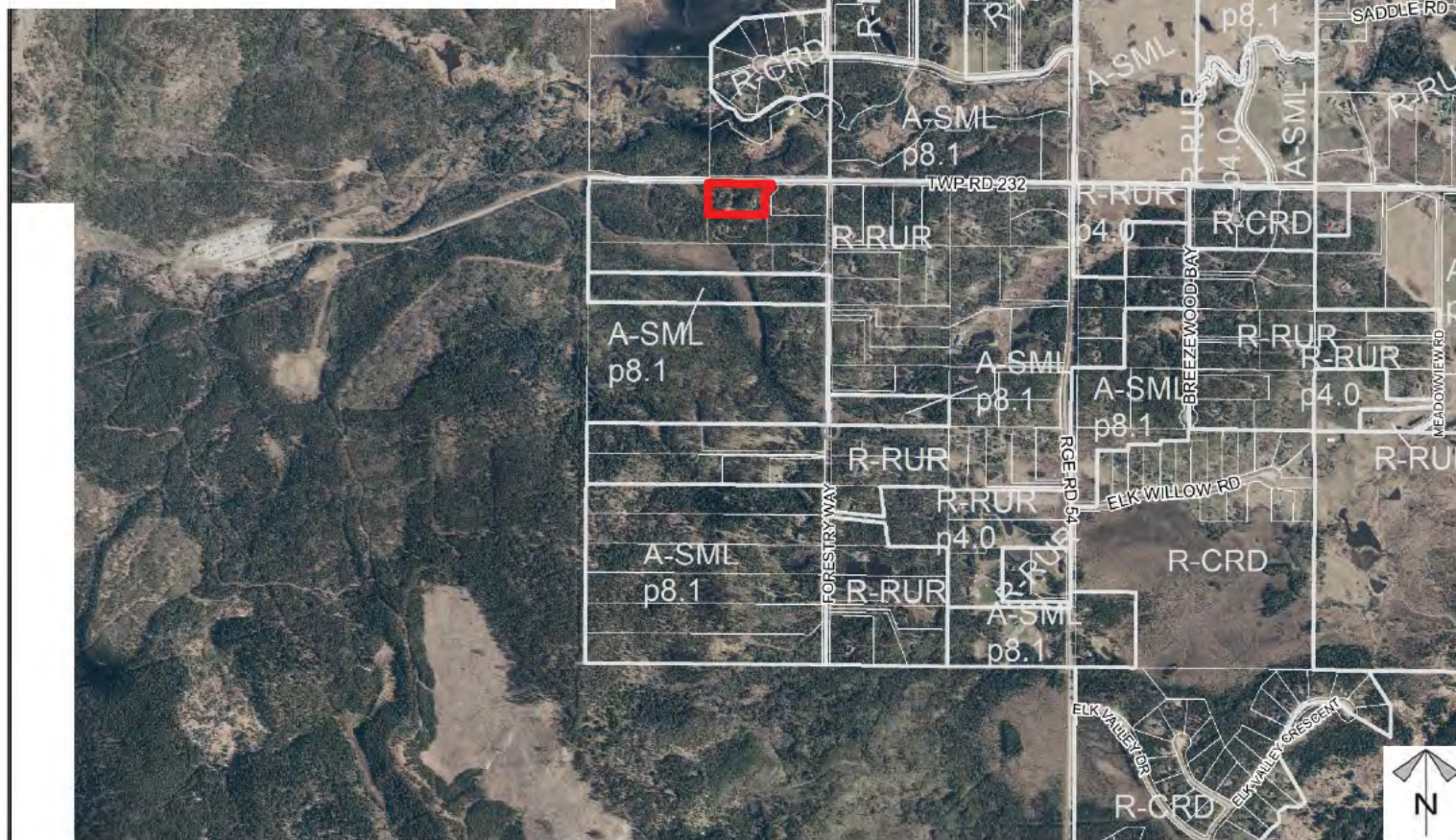
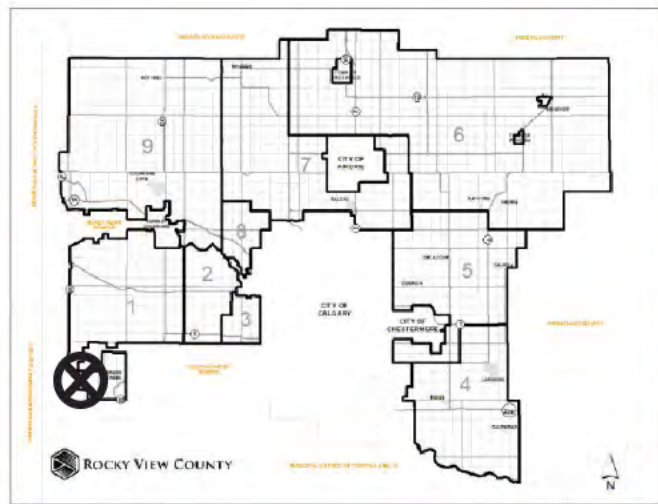
Advisory:

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**.



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. | |

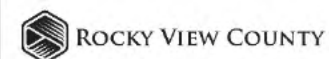


Location & Context

Development Proposal

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

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

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

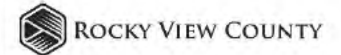


Note: First two digits of the Plan Number indicate the year of subdivision registration.

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



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



Site Plan

Development Proposal

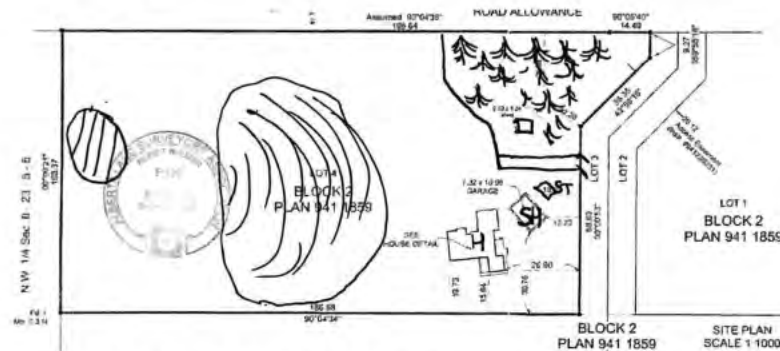
Keeping of Livestock at a density greater than 2 animal units, specifically from 2 to 3 animal units (horses)

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 (shop) 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.)

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

FROM THE DESK OF DR. GARY & CHRISTIANNE KLAUDT



March 5, 2021

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

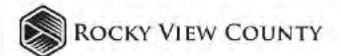
Dear Development and Planning Officials,

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

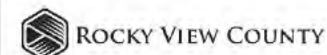


Cover letter

Development Proposal

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

Division: 01
Roll: 03908057
File: PRDP20210935
Printed: March 17, 2021
Legal: Lot: 4 Block: 2
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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)

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

Development Proposal

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



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



Decision of the Municipal Planning Commission

This is not a development permit

Klaudt, Gary and Christianne

Development file #: PRDP20210935

Issue Date: April 15, 2021

Roll #: 03908057

Legal description: Lot 4, Block 2, Plan 9411859, NW-08-23-05-W05M

The Municipal Planning Commission conditionally approves the following:

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.

This is not a development permit

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, 2026**.

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.

Municipal Planning Commission



Jerry Gautreau, Chair

This is not a development permit



Notice of Appeal Subdivision and Development Appeal Board Enforcement Appeal Committee

| | | | |
|--|---|--|---------------------|
| Appellant Information | | | |
| Name of Appellant(s) Sharon Foster | | | |
| Mailing Address 3, 550 Hurricane Drive (Residence 54151 TWP RD 232) | | Municipality Calgary | Province Alberta |
| Postal Code T3Z3S8 | | | |
| Main Phone # [REDACTED] | Alternate Phone # [REDACTED] | Email Address [REDACTED] | |
| Site Information | | | |
| Municipal Address 54161 TWP RD 232 | | Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 4, Block 2, Plan 9411859, NW-08-23-05-05 | |
| Property Roll # 03908057 | | Development Permit, Subdivision Application, or Enforcement Order # Application Number: PRDP20210935 | |
| I am appealing: (check one box only) | | | |
| Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal | Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal | Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order | |
| Reasons for Appeal (attach separate page if required) | | | |
| <p>- The subject properties are in a high altitude pine and spruce forest with a moss ground cover.</p> <p>- There are few native grasses. Since the horses have been here I have noticed an increase in weeds, oats and non-native grass species, on and around our property.</p> <p>- Our property is often down wind of the horse corral. Although the manure removal has been ongoing, I still smell the horses. I believe this may decrease our property value and/or make resale more difficult.</p> <p>- I have noticed an increase in the number of black flies in and around our house. More horses will only exacerbate this issue.</p> <p>- More horses will obviously mean more people taking riding lessons and using our shared driveway. I believe the maximum allowed for a Type 1 home business is four vehicles per day. They sometimes have more than this number already. With increased traffic more maintenance is required to the gravel driveway.</p> <p>- When we purchased the property the county rules allowed 1 horse per lot. The neighbor requested 2 and it was approved. The county has now raised the limit to 2 animal units on a property of this size. They have requested 3 animal units, even though when you subtract the area taken by the stream and riparian zone from the total acreage, it is not even close to the lot size required for 3 horses.</p> | | | |

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Sharon Foster
Appellant's Signature

May 6, 2021
Date

**DEVELOPMENT PERMIT
APPLICATION**

| | |
|-----------------|---------------------|
| APPLICATION NO. | PRDP20210935 |
| ROLL NO. | 03908057 |
| RENEWAL OF | |
| FEES PAID | \$280.00 |
| DATE OF RECEIPT | March 9, 2021 |

APPLICANT/OWNER

| | | | |
|---|-------------------|--------|------------|
| Applicant Name: | CHRISTIANNEKLAUDT | Email: | [REDACTED] |
| Business/Organization Name (if applicable): | [REDACTED] | | |
| Mailing Address: | [REDACTED] | | |
| Telephone (Primary): | [REDACTED] | | |

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

Mailing Address: Postal Code:

Telephone (Primary): Email:

LEGAL LAND DESCRIPTION - Subject site

| | | | | | | |
|---|--------------------------|---------------|---------------------------|------------|----------|-----------|
| All/part of: NW ¼ | Section: 8 | Township: 23 | Range: 5 | West of: 5 | Meridian | Division: |
| All parts of Lot(s)/Unit(s): 4 | Block: 2 | Plan: 9411859 | Parcel Size (ac/ha): 4.89 | | | |
| Municipal Address: 54161 TWP Rd. 232 West | Land Use District: R-RUR | | | | | |

APPLICATION FOR - List use and scope of work

Variance to animal units.

To add one more animal unit only.

Variance Rationale included: ☒ YES ☐ NO ☐ N/ADP Checklist Included: ☒ YES ☐ NO**SITE INFORMATION**

- | | |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATIONI, CHRISTIANNEKLAUDT (Full name in Block Capitals), hereby certify (initial below):

- ☒ That I am the registered owner **OR** ☐ That I am authorized to act on the owner's behalf.
- ☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- ☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- ☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature Christianne Klaudt (digitally signed)Date March 5, 2021Landowner Signature Christianne Klaudt (digitally signed)Date March 5, 2021

EQUESTRIAN CENTRE/LIVESTOCK/ RIDING ARENA

INFORMATION SHEET

| FOR OFFICE USE ONLY | |
|---------------------|--|
| APPLICATION NO. | |
| ROLL NO. | |
| DISTRICT | |

| ANIMALS ON SITE | | SITE PLAN REQUIREMENTS |
|--|--|---|
| Number | Type | Select all provided on plan: |
| 2 | Horses | <input type="checkbox"/> Labels for existing/proposed Equestrian Centre |
| | | <input type="checkbox"/> Setbacks to property lines |
| | | <input type="checkbox"/> Dimension of building(s) |
| | | <input type="checkbox"/> Location of on-site stock trailer and participant/spectator parking area(s) |
| | | <input type="checkbox"/> Confinement and grazing areas (in acres/sq. m) |
| | | <input type="checkbox"/> Feeding site(s) and methods (Feeders/racks/ground etc.) |
| | | <input type="checkbox"/> Watering site(s) and methods (Tank/waterer/creeks etc.) |
| | | <input type="checkbox"/> Location of wells, sloughs, ponds, water runs, coulees etc. |
| | | <input type="checkbox"/> Property slopes (grade elevations) |
| | | <input type="checkbox"/> Type of screening provided (natural or built) |
| | | <input type="checkbox"/> Distance to neighbouring developments/livestock (if any) |
| BUILDING DETAILS (Equestrian Centre or Riding Arena only) | | Refer to DP Checklist - General for standard Site Plan requirements |
| Building total floor area | (m ² / ft. ²) | |
| Height of building | (m / ft.) | |
| New or existing building? | | |
| Age of building (if existing) | | |
| ON-SITE PUBLIC PARTICIPATION (Equestrian Centre only) | | |
| Number of spectators anticipated | 1 - 3 - parents, siblings or Aides | |
| Overnight camping allowed on site? | no | |
| Total number of persons allowed | | |
| Total number of nights allowed | | |
| Number of parking spaces | n/a | |
| Days of public participation | varies. Single riders only. | |
| Hours of public participation | varies. Special needs kids spend time with horses for an hour each time. | |
| SITE INFORMATION | | |
| Topography: <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Rolling <input checked="" type="checkbox"/> Steep Grass/Foliage Species: <input type="checkbox"/> Alfalfa <input type="checkbox"/> Brome <input checked="" type="checkbox"/> Fescue <input type="checkbox"/> Timothy <input checked="" type="checkbox"/> Other: <u>bluegrass, meadow grass</u> Supplemental Feed (specify if provided): <u>High quality hay, hay cubes, beet pulp with minerals and supplements</u> Wetland/Riparian areas present on site? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO small pie shape wetland/bog section at far SW corner Interested in Rocky View County's Green Acreages Program? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO https://www.rockyview.ca/NewsEvents/News/tabid/145/Article/1291/Rocky-View-County-s-Green-Acreages-Guide-Program.aspx | | |
| VARIANCE(S) REQUESTED (Variance rationale letter must be provided) | | |
| ** <input checked="" type="checkbox"/> Increase number of animals permitted on site ** <input type="checkbox"/> Increase number of participants permitted on site (Equestrian Centre only) <input type="checkbox"/> Increase number of persons or nights for overnight camping on site (Equestrian Centre only) | | <input type="checkbox"/> Building setbacks, area or height (specify variance): _____ <input type="checkbox"/> Other (specify): _____ |

****Variance request for 1 more horse. Riders are kids who visit and walk with our horses, and ride with us on property. Nothing else required.**

MANURE MANAGEMENT

On-site manure storage:

Method of storage: ☒ Compost ☐ Stockpile ☒ Spread & Incorporated

How long will the manure be stored? Never. It is gathered & spread for composting immediately every day.

Off-site manure storage (if applicable):

Identify location and method of storage: n/a

Note: Manure storage facility construction must comply with the Agricultural Operation Practices Act.

GRAZING AND FREEZING STRATEGIES

Describe grazing and feeding strategies (i.e. year-round grazing, rotational pastures with supplemental feed, etc.):

Year-round feeding by hay with supplemental grazing in summertime in lower meadow and at offsite pastures. We spend 5 hours a day on average with our horses, riding, visiting with kids, mucking out, watering, grooming, walking. Someone here is always on property, and the horses are our family and lifestyle. (I understand the word 'grazing' in the querie, but the 'freezing' gave a good grin.)

RUNOFF MANAGEMENT

Describe method(s) employed to prevent manure from contaminating water bodies on site (e.g. wetlands, sloughs, dugouts): How is the runoff kept out of wells and other water areas on the subject property?

We have conducted sucessful land management, grading surfaces for rain water to be intercepted into swales. Forested paddock is graded yearly so that there are no areas for standing water to accumulate. There is no runoff from manure or animals that affect any property but our own. All rain and water runoff through this northeast end of the property, where the horses reside in their 1 acre paddock, has been managed so that it runs west through the property, and downward to our pond in our meadow

Describe how runoff will be kept within the subject property (NOTE: It is an offence under the Alberta Environmental Enhancement and Protection Act to allow manure and its nutrients to move off site.):

All areas horses may occupy, as well as areas where manure is gathered and spread are managed so that there is no run off. Grading is done in the forested paddock so that rain can not create standing water. swales are created to intercept rain water and guide it to trees through the paddock. Manure composting is burmed at the west of the paddock and above the slope heading down toward meadow, where any water running through the compost will head down this slope into brush, grasses and trees. (We also water the meadow with runoff and pond water). The meadow is also graded to ensure there is no standing water. The back west section of the property is also graded to ensure as horses ride in this area, there is no standing water, and all rain water runs toward a culvert leading into our pond.

PEST AND WEED CONTROL

Describe how insects, flies, and other pests will be managed so they don't affect your neighbours:

Please see attached article, "Where the wild flies roam", by Christianne Klautdt. All manure is managed daily by compost which is covered and spread. Diatomaceous earth covers all manure. "CatchMaster disposable baited fly traps" will be hung near the paddock and changed three times per week experimentally in 2021. The results will help us to determine which flies, quantity and associated environmental conditions for articles.) We use ecologically friendly products and plants to deter pests. We do not see swarms of flies other than cluster flies, which are not related to manure or livestock. There is no breeding place for flies in standing water in the paddock, meadow or riding areas, and all manure is gathered for compost, covered and dusted with diatoms daily. We do not have any other pest that bothers our property, other than possibly a human or two. These are managed by offerings of food and sent packing.

Do you have a weed control program in place? ☒ YES, describe program below ☐ NO

The only weeds that we experience are thistle. These are only found in our meadow, where horses graze. We pull these thistles up when they are over 6 inches high, and cook the taproot. Some thistles are allowed to propagate in one area near our pond, and the flowers gathered. When allowed to propagate, this patch is maintained so that it does not spread. Dandelion grows in small abundance. We gather the heads to consume, competing for this treat with our equine friends.

PUBLIC PARTICIPATION ON SITE

Describe how garbage will be managed during events involving public participation:

N/a (we do not ever allow eventing on property.) Of no real interest to this form or request, garbage that is household is maintained in bear-proof bins that is held in our garage and sprayed with eucalyptus or cinnamon oil, or occasionally with ammonia when we really need it to be unpleasant. We have never had an intruder in the garbage. (Not even human).

NOTE: A Water and Wastewater Servicing Plan and Traffic Impact Analysis shall be submitted if maximum number of spectators is anticipated to exceed one hundred (100) persons, Land Use Bylaw C-2020-8000.

Applicant Signature Christianne Klautdt (digital signature)

Date March 5, 2021



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 157 355 9411859;2;4 131 217 898

LEGAL DESCRIPTION
PLAN 9411859
BLOCK 2
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.98 HECTARES (4.89 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;5;23;8;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 121 313 045

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

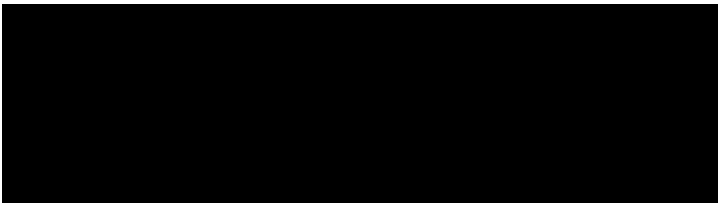
131 217 898 30/08/2013 TRANSFER OF LAND \$875,000 \$875,000

OWNERS

GARY KLAUDT

AND

CHRISTIANNE KLAUDT



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

941 224 878 29/08/1994 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
131 217 898

REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|--|
| 941 226 603 | 30/08/1994 | UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. |
| 941 229 050 | 01/09/1994 | UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001301384) (DATA UPDATED BY: CHANGE OF NAME 051028494) |
| 941 239 231 | 14/09/1994 | EASEMENT OVER LOTS 2 AND 3 FOR BENEFIT OF LOTS 1 AND 4 BLOCK 2 PLAN 9411859 (PORTIONS DESCRIBED) |
| 131 217 899 | 30/08/2013 | MORTGAGE MORTGAGEE - FIRST NATIONAL FINANCIAL GP CORPORATION. 100 UNIVERSITY AVE, SUITE 700 NORTH TOWER TORONTO ONTARIO M5J1V6 ORIGINAL PRINCIPAL AMOUNT: \$525,000 |

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF MARCH,
2021 AT 11:11 A.M.

ORDER NUMBER: 41200643

CUSTOMER FILE NUMBER: PRDP20210935

END OF CERTIFICATE



(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☐ **CURRENT LAND TITLES CERTIFICATE COPY** - dated within 30 days of application, and:
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER**, shall include:
 - ☒ Proposed land use(s) and scope of work on the subject property
 - ☒ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☒ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN**, shall include:
 - ☒ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☐ **FLOOR PLANS/ELEVATIONS**, shall include:
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - ^(as advised) one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☐ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): _____ Land Use District: _____

Applicable ASP/CS/IDP/MSDP: _____

Included within file: ☐ Information Sheet ☐ Parcel Summary ☐ Site Aerial ☐ Land Use Map Aerial ☐ Site Plan

NOTES:


Staff Signature: _____

FROM THE DESK OF DR. GARY & CHRISTIANNE KLAUDT



March 5, 2021

Rocky View County
Building and Planning Department
Calgary, Alberta

@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

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)

Where the Wild Fly Roam By Christianne Klaudt

Acreage living is wonderful. It is a lifestyle and culture of its own, with responsibilities well beyond the house. There is land, well and septic management, and if your home should border plains, foothills or forest, there may be carnivorous trespassers to consider. You don't know who may wander over for lunch if you leave out the trash, and while cougar, bear or wolf are rather elusive, coyote, fox and skunk can be down right obnoxious. Living among the 'wild' is not about defining one's territory, it's really about keeping a soft footprint on the land that we share with them.

The woodlands are filled with drama. Ravens dive-bomb grosbeak, chickadees, grackles and jays, Great Horned owls seek and destroy Northern Flying squirrels, while woodpeckers girdle the bark off of Lodgepole pines and beetles are snacking on spruce trees. Bees buzz, dragonflies dart and flies bite. The wildlife has no qualms about sharing your garden any more than nabbing a cat. And while you sip your tea and gaze at the breathtaking view, a stag or two are nibbling your rhubarb.

Caring for the flora and fauna of our ecosystem presents certain privileges. This environmental milieu offers a delectable array of plants and fungus ripe for the gathering alongside of the edibles that — if planted carelessly — will surely be shared by the local fauna. Maintaining the gardens, pathways, meadow and lawns has become a natural process with recycled water and manure. Every day, manure is raked and piled for compost where it is turned with diatomaceous earth, or crushed and spread thinly over soil and dusted with diatoms. Whenever possible water is also recycled. Our water-well produces only three to five litres per minute, so watering is most often done with creek and pond water. Keeping wild water "wild" means that we keep it pure, free of chemicals and unobstructed as it passes from land to pond and onward.

Insects are a rather integral to country living, and also a universal problem. The birds love them, plants thrive with them and mammals must deal with them. For us, who live in a forested acreage with horses and dogs, there are a few types of flies in particular whose disruptive personalities award them the label of "pest." For those who live in the country, one might say that with horses come flies. Well, to be fair, with deer, humans and good weather come flies. They also propagate in and around ponds, marshland, log homes, carbon dioxide and shiny surfaces. Our focus is on what kind, where they reside, and how to mitigate their feeding grounds and diminish their population.

The name horsefly and deerfly are fairly interchangeable. These big, black flies have razors for lips, eat flesh and rip-and-go before you can reach over to swat. These zooming menaces feed off on flower nectar and plant exude, while blood sucking is actually done to cultivate their species. Also called gadflies, they live and lay eggs in marshy soil or in shallow standing water, thrive in hot weather and hang out in vegetation. While wetland areas nearby our property harbour their insidious young in mossy bogs, it is more likely that the prevalent deer population is the attractant. Out come the vials of peppermint, eucalyptus and lavender oils that we strategically place around the home and paddock. Dragonfly nymphs are nurtured in our pond, and a bat box attached to a very high pole stands like a sentinel near the horse paddock. The spicy scent of Tansy and marigolds, sprouting strategically around the yards also work to repel various “swatables.” While we don’t actually experience much by way of horseflies where we live, the cluster fly is another matter entirely.

Within a year of moving to this forest, we changed the vinyl siding on our home and outbuildings to a more natural hardy-board. It was disturbing to note what we found living inside the old siding once it was removed; flies crammed so tightly in between each strip of vinyl that their wee carcasses were reduced to a crush of wings and abdomens (and a very bad smell). Cluster flies are very similar to the housefly or bottlefly, with the exception that they arrive in droves, live in clusters and smell sickly sweet when they perish. Any home with tiny warm cracks to hide in will harbour these parasitic flies all through fall and winter, where they will stay dormant until a warm day arouses them. It’s almost diabolical that the species can freeze, enter diapause and spring back to life when they thaw. They start their lives in the dirt, live parasitically in an unsuspecting earthworm until adulthood and then seek out a nice, comforting home. Keeping the worms happy isn’t too hard, either. Earths own formula - diatoms - will inevitably kill flies while earthworms thrive in it, more info on this magical powder later on.

Interestingly enough, almost all kinds of flies detest the smell of cinnamon as well as eucalyptus; both of which make wonderful air fresheners. A vacuum with a long extension is an excellent way to deal with an indoor cluster of flies, all of which have an exoskeleton that is fatally damaged when in contact with diatomaceous earth. Spreading the powdery, white diatoms over gardens, walkways and in any area where flies might propagate is a method for controlling this species. Of interest, “Cluster flies are not related to livestock production. They do not develop in manure or manure pits. They are not interested in food, do not develop in garbage and are not a sign of unsanitary conditions” (Johnson, 2016). Further, “cluster flies do not breed, feed or lay eggs inside

homes, as do some other common flies” (Government of Canada, 2013).

Diatomaceous earth is a white powder that is made up of microscopic, fossilized diatom remains that, while talcum-powder soft to the skin, will pierce and dehydrate the exoskeleton of insects and parasites. It is used as a natural fly repellant and pest control (Leech, 2019), and a natural deodorizer for livestock manure (DiatomaceousEarth.com, n.d.) Do use it sensitively around the flowers in your gardens though, as diatomaceous earth will kill bees as quickly as flies.

On that topic, one may find it of interest to note that skunk like to eat bees. They scratch at the hive door to incite a riot and swallow as many bees as will rush out to investigate the attack. There are various methods that folks use to stop skunk from attacking beehives, from boards embedded with nails (seemed nasty) to mothballs or vinegar (which bugged the bees, too). Common sense had us raise up the hive an extra foot and cover it with styrofoam. This way we could see scratch marks if Pepe was snacking, and it dulled the sound so much that the bees entirely refused to be baited. Another narrow-lipped vessel of peppermint oil resides near the apiary entrance, and everyone is happy. With little to attract them, our skunk friends moved on.

Living among the wild means to keep a soft footprint on the land, a balance between cultural control and respectful caretaking of the local flora and fauna. Yes, flies and fowl will seek to invade and wildlife will visit at perhaps the most inopportune times. That is, after all, the way the wild should be.

Go ahead and find nature’s sanctum by visiting an exquisite Alberta Park. Hike, ride, ski, and breathe in the scent of a pine tree. Listen to the wind in the trees, and the clatter of water over rocks, identify a bird or a footprint and notice the presence of the wild around you. Be gently reminded that to reside in or to visit the countryside is to move in harmony with a biome rich in flora, fauna and natural habitats. Where ever you call home, be it rural or urban, remember that for every mouse, midge, fly or mammal that humans try to control, the words of Michael Crichton often rings true: “Life finds a way.”

References

DiatomaceousEarth.com. (n.d). Diatomaceous earth: Natural fly repellant. Retrieved February 27, 2021, from <https://www.diatomaceousearth.com/blogs/learning-center/diatomaceous-earth-natural-fly-repellent#:~:text=Diatomaceous%20earth%20makes%20a%20great,moisture%20and%20deodorizes%20an%20area.>

Government of Canada. (2013). Clustering flies. Retrieved February 27, 2021, from <https://www.canada.ca/en/health-canada/services/pest-control-tips/clustering-flies.html>

Johnson, S. (2016). Pest spotlight: Cluster flies. Retrieved February 27, 2021, from <https://poulins.ca/blog/pest-spotlight-cluster-flies/>

Leech, J. (2019). What are the benefits of diatomaceous earth? Retrieved February 26, 2021, from <https://www.healthline.com/nutrition/what-is-diatomaceous-earth#what-it-is>

TWP RD 232



17

R-RUR

R-CRD

HAWKEYE RD

A-SML

p8.1

TWP RD 232

KANANASKIS
IMPROVEMENT
DISTRICT

R-RUR

A-SML
p8.1

FORESTRY WAY

A-S
p8

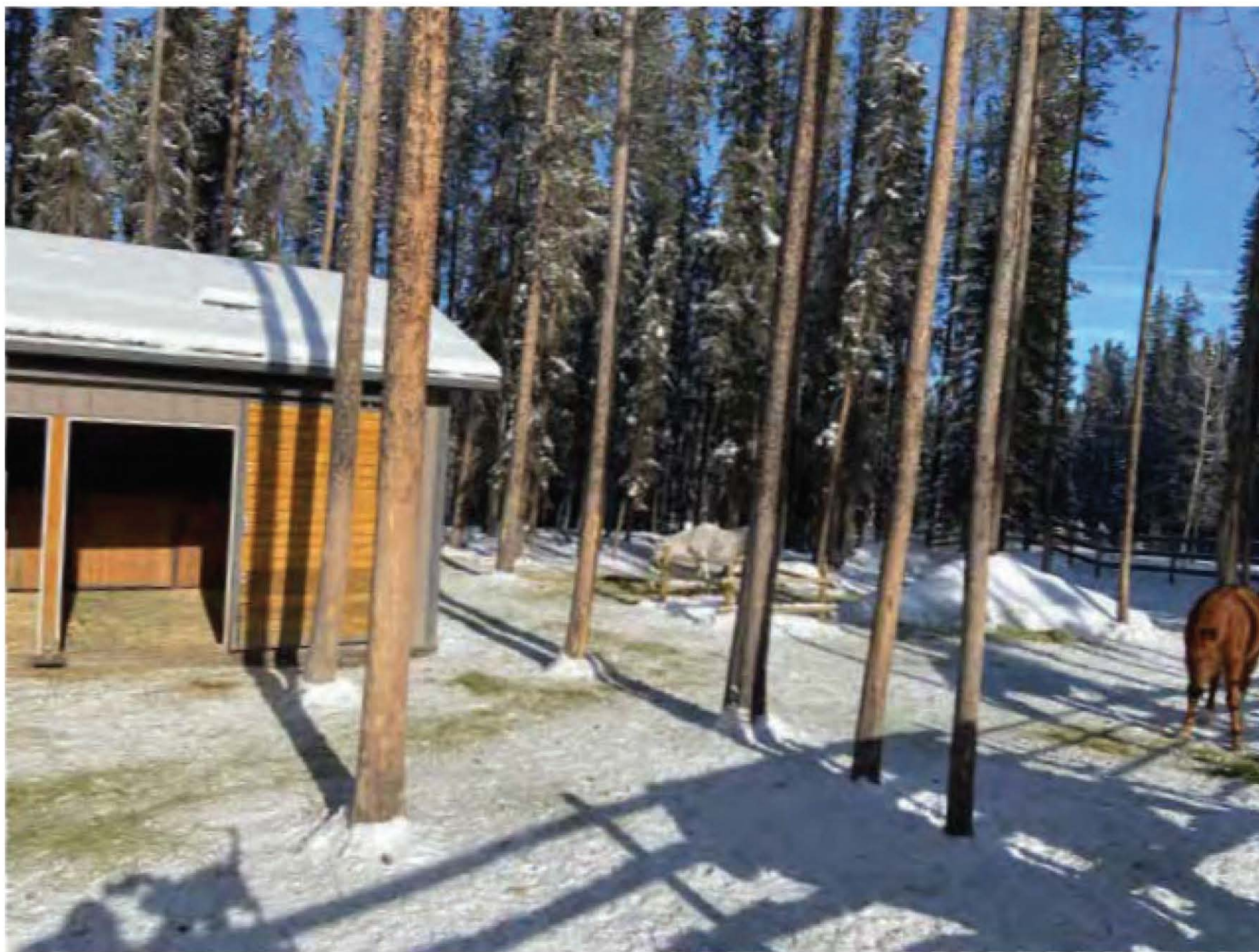
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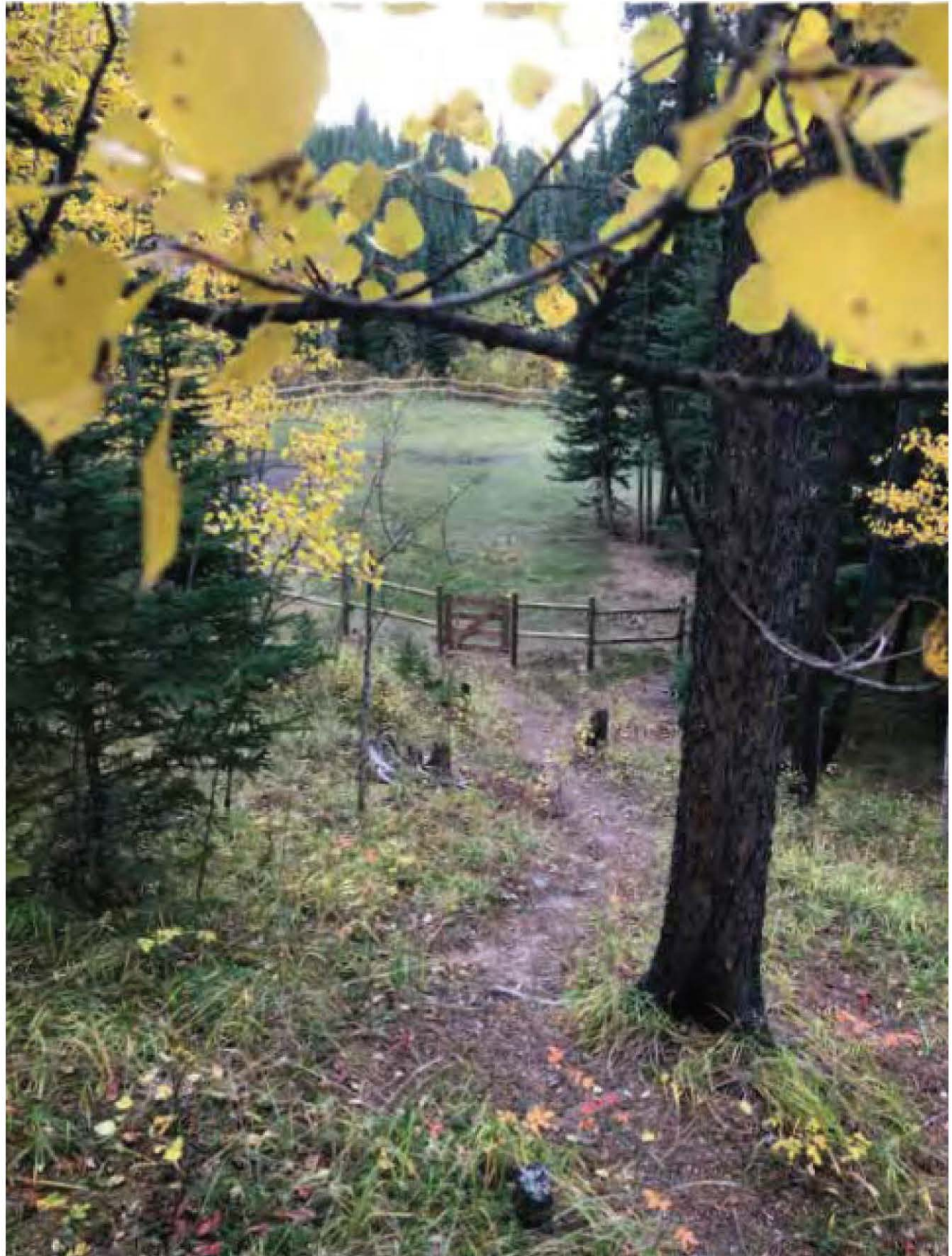
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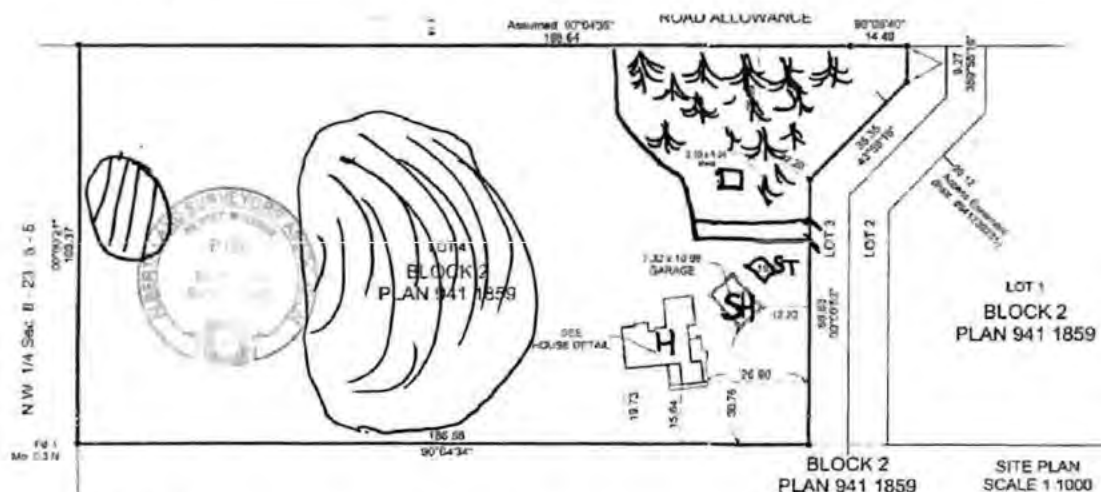







SITE PLAN.

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 (shop) 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.)



DEVELOPMENT PERMIT

Inspection Report

| APPLICATION DETAILS | |
|---------------------|----------------|
| APPLICATION NO. | PRDP20210935 |
| ROLL NO. | 03908057 |
| QUADRANT | SW |
| FILE MANAGER | Wayne Van Dijk |
| DATE REQUIRED | March 22, 2021 |

PARCEL/APPLICANT INFORMATION

Applicant/Owner Name: Klaudt, Gary & Christianne

Municipal Address/Legal Description: 54161 TWP RD 232, Rocky View County AB / NW-08-23-05-05

Land Use: R-RUR

Permission for Entrance Granted: yes (Yes or No)

INSPECTION INFORMATION

Reason for Inspection: increase number of animal units (horses) from 2 to 3 animal units

Specific Concerns:

- general condition of parcel, screening and number of animals on site.
-
-

Inspector: Andy Wiebe

Date of Inspection: March 23, 2021, 1300 hrs.

INFORMATION INCLUDED (indicate with "x")

☐ Satellite Aerials – Zoomed In ☐ Satellite Aerials – Zoomed Out ☐ Site Plan ☐ Application-Specific Information

Observations:

1. Parcel is tidy and well kept
2. 2 horses on site
3. Parcel is well screened from the road

Andy Wiebe

Signature of Inspector







