



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION:	1
DATE:	July 14, 2021	APPLICATION:	PRDP20212162
FILE:	03908057		
SUBJECT:	Equestrian Centre / Discretionary use, with no Variances		

APPLICATION: Equestrian Centre operation on the subject parcel.

GENERAL LOCATION: Located approximately 1.0 kilometre (2/3 mile) west of Range Road 54 and on the south side of Township Road 232.

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

EXECUTIVE SUMMARY: The Applicant is proposing to operate an equestrian centre on the subject parcel. There are no events or arena-type structures required or proposed. The Applicant has three (3) horses on the parcel. The Applicant states that the intent of the equestrian center is for special needs children to visit the centre, for an hour duration, with one (1) to three (3) people (parents, siblings, aids) and for the child can spend time and ride the horses either as a therapy and/or teaching purposes.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20212162 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212162 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:****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; and • Greater Bragg Creek Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • Equestrian Centre 	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 3 animal units on the parcel.

The Applicant states that there are no events or overnight camping on the parcel.

The Applicant states they have been providing riding lessons and therapy for special needs children for approximately eight (8) years. A Development Permit (PRDP20210935) was obtained for the increase of permitted animal units from two (2) to three (3) was recently approved and expires on May 25, 2026.

CONCLUSION:

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



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting 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 an Equestrian Centre (existing building), including riding lessons may commence on the subject parcel in general accordance with the submitted application and conditions of this permit.
2. 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:

3. 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.
4. 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.
 - 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.
5. That the maximum livestock animal units kept onsite overnight shall not exceed three (3) unless otherwise approved by the County.
6. 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.
7. That if there is an excessive build-up of manure, the manure must be removed immediately.
8. 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).

Advisory:

9. 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]*.
10. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



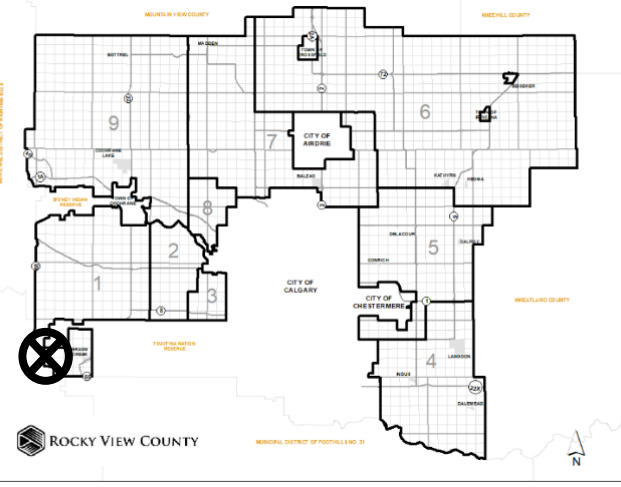
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Christianne Klaudt	OWNER: Gary and Christianne Klaudt
DATE APPLICATION RECEIVED: May 14, 2021	DATE DEEMED COMPLETE: May 20, 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"> • PRDP20210935: keeping of animal units no greater than three (3) • 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: <p>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.</p>	

Location & Context

Development Proposal

Equestrian Centre
 (existing building) riding
 lessons



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 Printed: May 20, 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.



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Site Plan

Development Proposal

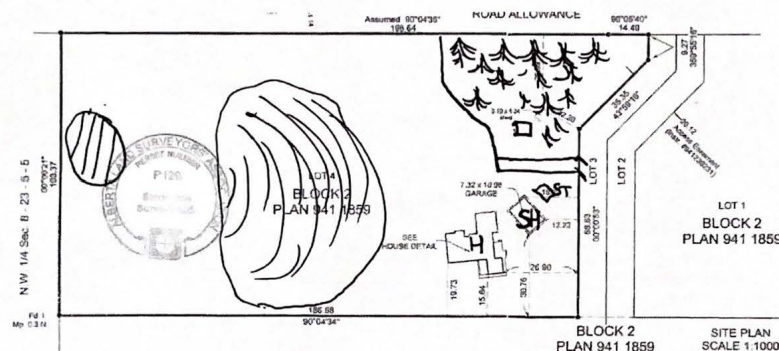
Equestrian Centre
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 lessons

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-)

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Cover letter

Development Proposal

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Box 733,
54161 TWP. Rd. 232 West
Bragg Creek, AB
T0L0K0

www.contemplative.ca

May 14, 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 an application for Equestrian Centre on our property.

Attached are forms, as required. In our application of March, 2021, we requested a variance on bringing in a third horse, which application was approved, however, there is a notice of Notice of Hearing for appeal by a neighbour (03908057 PRDP20210935) set for May 27th at 2:30 pm. At the time of making the application for variance of animal units, I had also attached the required form for Equestrian Centre, which is a copy of what I have submitted again, now.

As stated in our original letter, on our acreage (4.89 acres) we currently have two horses that were approved by Rocky View County in 2014. 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.

At present, I have only one to two vehicles that come per day to bring a child who will take riding lessons. I would like to register our property properly as an Equestrian Centre, and pay the appropriate fees.

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

Christianne and Gary Klaudt.

Site Photos

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