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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b>	7
<b>DATE:</b>	July 28, 2021	<b>APPLICATION:</b>	PRDP20212285
<b>FILE:</b>	06305005		
<b>SUBJECT:</b>	Equestrian Centre / Discretionary use, with no Variances		

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**APPLICATION:** Construction of an Equestrian Centre (addition to an existing hay shed)

**GENERAL LOCATION:** Located at the northeast junction of Range Road 285 and Township Road 260

**LAND USE DESIGNATION:** Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** The proposal is for the construction of an addition to an existing hay shed, to be used as an Equestrian Centre. The total building area is approximately 2,493.51 sq. m (26,840.00 sq. ft.) in size. The Equestrian Centre would be used primarily for equine domestic and international quarantine, rehabilitation, training, and breeding. There would be no events such as rodeos or overnight camping on the parcel, however, the equestrian centre would be a public facility. Commercial activity is related to equine rehabilitation and maintenance. The Applicant is proposing to convert an existing accessory building (hay shed) approximately 487.55 sq. m (5,248.00 sq. ft.) in building area and construct a barn addition that would cumulatively act as part of the equestrian centre. There would be a maximum of 48 horses on-site. There are no variances requested and the application appears to comply with the A-GEN requirements and the Land Use Bylaw.

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

**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20212285 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212285 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.

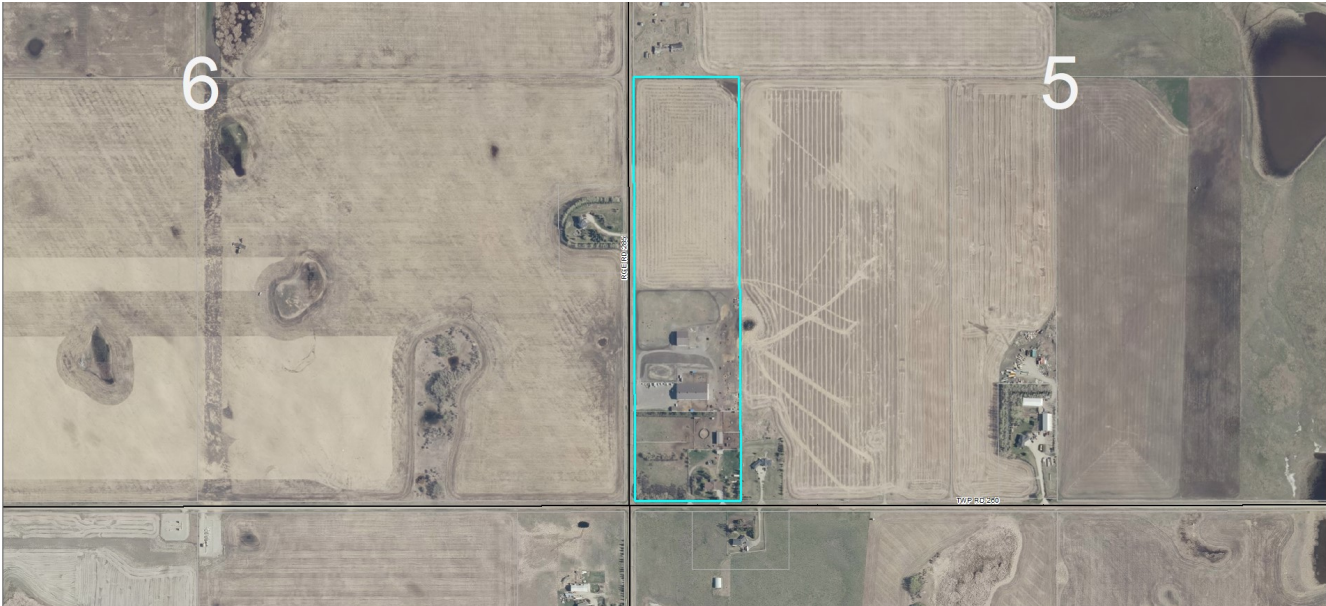
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**Administration Resources**

Bronwyn Culham, 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020 (LUB).</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Manure &amp; Runoff Management Plan</li> <li>• Grazing and Freezing Strategies</li> <li>• Pest and Weed Control</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Equestrian Centre is a discretionary use in the A-GEN district</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

### Additional Review Considerations

The application was assessed in accordance with Sections 136 to 138 of the LUB.

Equestrian Centre is defined in the LUB as follows:

*“Equestrian Centre” means public facilities (buildings, shelters, or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.*

The parcel is 40.00 acres therefore there is no maximum for the number of animal units permitted on-site. There would be a maximum of 48 horses on-site which is compliant with Section 137 of the LUB.

The site is developed with a dwelling, single-detached, riding arena and multiple accessory buildings including a barn, horse shelters, and covered stalls. Structures are located in accordance with the setback requirements of the A-GEN district.



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There were no concerns from Agricultural Services regarding the operations of the facility including manure and runoff management and pest and weed control plans submitted with the application.

Parking is located on the west end of the subject lands adjacent to Range Road 285 with forty parking stalls available. There would be four (4) full-time staff and approximately 10-15 clients. There is sufficient parking for the expected number of visitors and staff.

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

BC/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Description:

1. That construction of an Equestrian Centre, approximately 2,493.51 sq. m (26,840.00 sq. ft.) in building area, including equine domestic and international quarantine, rehabilitation, training, and breeding, may take place on the subject site in accordance with the submitted application and conditions of this permit.
  - i. That for purposes of this permit, an equestrian event is an activity that involves domestic and international quarantine, rehabilitation, training, and breeding of horses.

### Prior to Release:

2. That Prior to Release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements would be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
3. That the applicant/owner will be required to submit a Stormwater Memo that includes stormwater drawings, grading drawings, and an erosion and sedimentation control plan conducted and stamped by a professional engineer in accordance with the County Servicing Standards. The Stormwater Memo will also demonstrate that the proposed development will not cause direct impacts to the onsite wetland.

### Permanent:

4. That the County supports the use of holding tanks with trucked service for commercial purposes.
5. That the County supports the use of cisterns with trucked service for commercial purposes.
6. That the applicant/owner will be required to adhere to the Stormwater Memo accepted by the County.
7. 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.
8. 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.
9. That the maximum of 48 livestock animal units shall be allowed on the subject site at any one time for any events.



## ROCKY VIEW COUNTY

10. 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.
11. That the existing Riding Arena shall not be used for the Equestrian Centre
12. 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).
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
14. That if this Development Permit is not issued by **February 28, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

### Advisory:

15. That the applicant/owner will be required to obtain a commercial water license from AEP if the applicant proposes to service the proposed development with a groundwater well.
16. That it is the applicant/owner's responsibility to obtain any required *APEA and Water Act* approvals from AEP for the construction of any stormwater infrastructure.
17. That it is the responsibility of the landowner to obtain the necessary *AEP Water Act* approvals for any impacts to the onsite wetland prior to construction of the development.
18. 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]*.
19. That it is recommended that the Applicant/Owner obtain a Premises Identification number, through the Province of Alberta, if not already obtained.
20. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Nika Fried	<b>OWNER:</b> Handel, Salvin A
<b>DATE APPLICATION RECEIVED:</b> May 19, 2021	<b>DATE DEEMED COMPLETE:</b> June 18, 2021
<b>GROSS AREA:</b> ± 16.18 hectares (± 40.00 acres)	<b>LEGAL DESCRIPTION:</b> SW-05-26-28-04; (284230 TWP RD 260)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <p><b>March 28, 2018:</b> Development Permit PRDP20175328: Private Riding Arena, (located within an existing barn) – Closed Approved</p> <p><b>Oct 11, 2016:</b> Building Permit PRBD20163813: Farm building for Hay Storage (5,381 sq. ft. (500 sq. m))</p> <p><b>Jun 21, 2016:</b> Building Permit PRBD20162188: Farm building for livestock (5,389 sq. ft.)</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <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>	

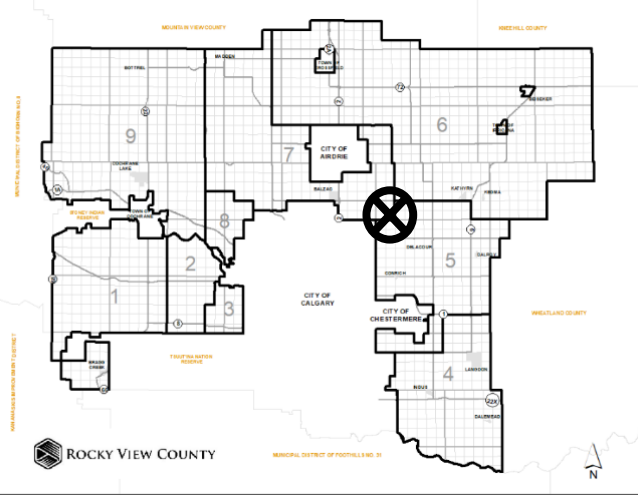




## Location & Context

### Development Proposal

Construction of an  
Equestrian Centre  
(addition to an existing hay  
shed)



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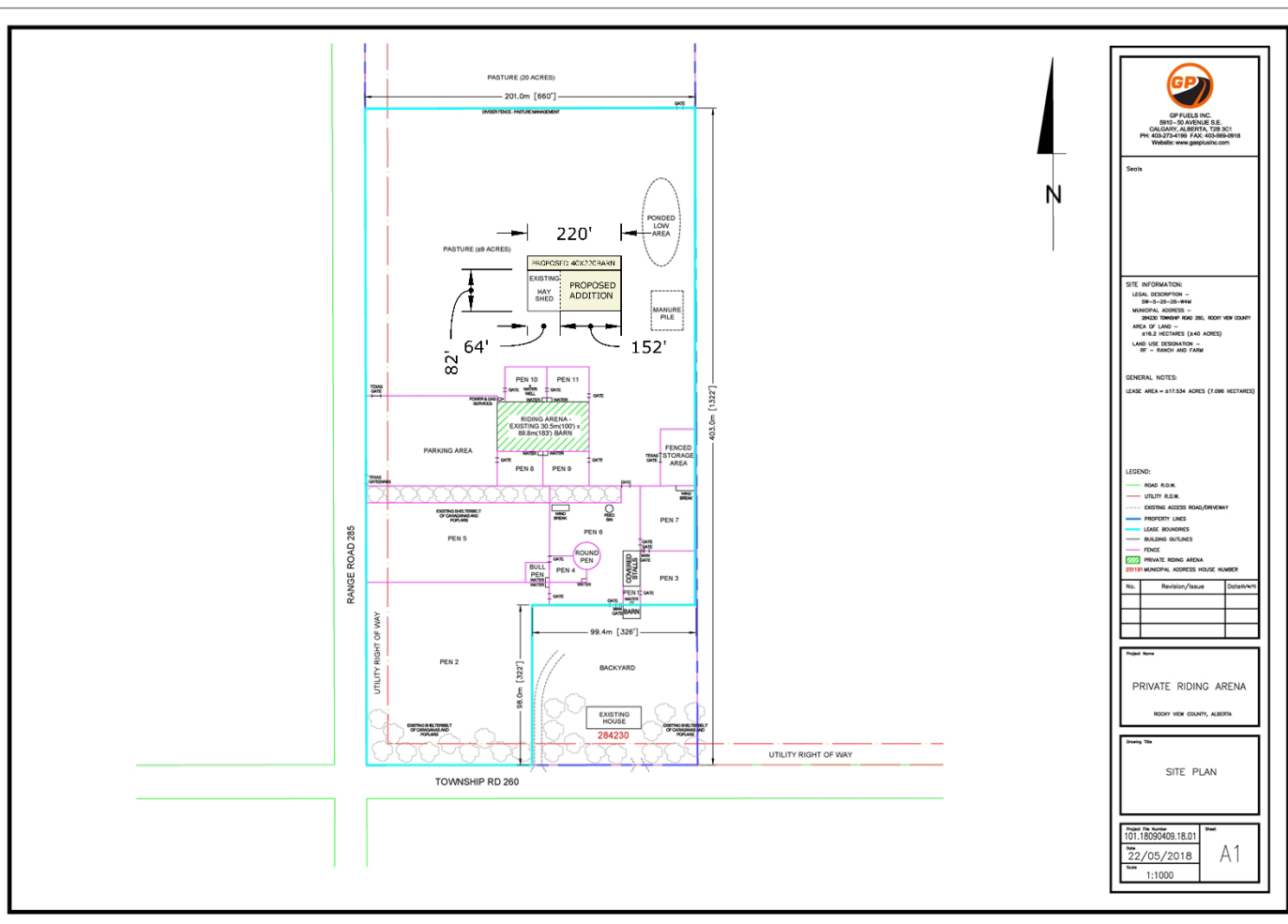


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**Inspection Photos**  
July 19, 2021

**E-2**  
**Page 11 of 13**









