



REPORT TO THE MUNICIPAL PLANNING COMMISSION

October 14, 2021

Application No.	159/21
Proposed Development	riding and boarding facility <i>*known as "Flying Cross Ranch"</i>
Legal Description	Pt. NW 10-41-26-W4M (Milton Area)
Titled Area	11.7 ha (28.9 acres)
Zoning	Agricultural "A" District
Applicant	Roy and Christina Sturgeon
Landowners	Roy and Christina Sturgeon

BACKGROUND

Roy and Christina Sturgeon are seeking development approval for their existing riding and boarding facility known as Flying Cross Ranch on Pt. NW 10-41-26-W4M in the Milton area. This business came to the attention of staff after the applicant began hosting farm market events. These events have been put on hold and the applicant has indicated that they will likely come forward with a special events permit sometime next year.

Activities on site include horseback riding lessons, summer day camps, riding clinics & workshops. A number of paddocks and an outdoor arena are used in the summer months, and an indoor riding arena is used in the winter months or during inclement weather. Horse boarding to the general public is not part of their business.

There is a 60m x 35m parking lot provided for clients. Traffic is roughly twenty (20) vehicle trips per day. The primary access to the facility is from Milton road to township road 41-2 and then south to range road 26-3, a majority of this route is paved. The hours of operation are Monday-Friday 3pm-8pm, Saturday 10am-4pm, and Sunday 10am-4pm. There are four (4) on-site resident employees.

There is also an existing façade sign on the riding area building, which is part of the application as well.

POLICY CONSIDERATIONS

The business is considered a “riding and boarding facility”, which is a discretionary use within the Agricultural “A” District of the County’s Land Use Bylaw requiring the approval of the Municipal Planning Commission. A “riding and boarding facility” is defined in the Land Use Bylaw as “...a commercial facility used for feeding, grooming, housing, exercising and training of domestic animals for which the occupant of the premises receives remuneration.”

CIRCULATION RESPONSE

The County’s Operations Department have no issues with the proposal; however, they have asked that a stop sign be installed for the benefit of vehicles exiting the property.

Alberta Transportation indicated that they have no issues with the development; however, a roadside development permit would be required.

Staff have not invited neighbouring property owners to comment on the application. Neighbours will be informed if the MPC approves this application, and advised of their right to appeal the decision.

ANALYSIS

The property is located in the Milton area and although most of the adjacent properties are zoned Country Residential “R-CR” District, this parcel remains zoned Agricultural “A” District. The business falls within the criteria for a “riding and boarding facility”, a discretionary use within the Agricultural “A” District.

The proposed business is an agricultural operation in nature, which is compatible with surrounding land uses and will generate minimal traffic. It has been in operation since 2013 and no complaints have arisen. For these reasons, staff believe the facility to be a suitable use of the lands.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of Development Permit to be for five (5) years
2. business activities at the site shall adhere to the description of the business and site plan provided with the Development Permit Application. A further Development

Permit Application is required for any changes to the business, including additional employees, new buildings or additions to existing structures

3. the applicants shall install a STOP sign for traffic leaving the site. The sign is to be placed on private property and not within the County right-of-way
4. the owner/operator shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, dust or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion
5. site is to be kept at all times in a neat and tidy condition
6. sign to be maintained in proper state of repair; if not kept in acceptable condition, sign must be removed or repaired by applicant within seven (7) days of receiving notice of deficiency. Otherwise sign will be removed by county at applicant's expense

It is the responsibility of the applicant to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

It is important to note that a roadside development permit is also be required from Alberta Transportation please contact their department at (403) 340-5166.

MPC DECISION

PREPARED BY: Peter Duke, Planner/Development Officer



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

