



REPORT TO THE MUNICIPAL PLANNING COMMISSION

April 14, 2022

Application No.	27/22
Proposed Development	riding and boarding facility
Legal Description	NW 20-41-22-W4M
Titled Area	64.7 ha (160 acres)
Zoning	Agricultural "A" District
Applicant	Clifford Buelow
Landowners	Clifford Buelow

BACKGROUND

Clifford Buelow is seeking development approval for a horse boarding facility on NW 20-41-22-W4M, located north of the Hamlet of Mirror on Range Road 22-5. The business provides horse boarding and an indoor arena for riding.

The site contains a 70 ft x 140 ft. indoor arena, a 20 ft x 68 ft barn and a 42 ft x 60 ft barn and a 40 ft x 52 ft barn. There are twelve (12) stalls for horses in the barns, a tack room and hay storage. There are also nine (9) corrals with shelters and four (4) automatic waterers.

Care for the horses will occur 24 hours a day; however, pick up and drop off of horses would typically occur during normal business hours between 8:00 AM and 8:00 PM, seven (7) days a week. There are two (2) on-site resident employees.

The business expects to generate 2-4 vehicle trips per week. Some of the equipment used in the business includes a skid steer, tractors, manure spreader, hay rake bailer, mower, truck and ATV.

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. They have also noted that dust control would be the responsibility of the applicant should the traffic generated by this development warrant this measure.

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

This parcel is zoned Agricultural “A” District and this business falls within the criteria for a “riding and boarding facility”, which is a discretionary use within the district. The property is located north of the Hamlet of Mirror on Range Road 22-5. As mentioned by the Operations Department dust control could become an issue should the traffic generated by the business increase in the future. The applicant would be responsible for the application of dust control to parties impacted by their development. The proposed business is an agricultural operation in nature, which is compatible with surrounding land uses and is expected to generate minimal traffic. 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 three (3) 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. should the traffic generated by the business warrant dust control, it shall be provided by the applicant to those neighbours impacted by the traffic route, to the satisfaction of the County at its sole discretion
6. site is to be kept at all times in a neat and tidy condition

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.

MPC DECISION

PREPARED BY: Peter Duke, Planner/Development Officer
REVIEWED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager

