



REPORT TO THE MUNICIPAL PLANNING COMMISSION

March 11, 2021

Application No.	12/21
Proposed Development	riding and boarding facility <i>*known as Victory Acres</i>
Legal Description	NW 09-41-22-W4M
Titled Area	64.7 ha (160 acres)
Zoning	Agricultural "A" District
Applicant	Valerie Mcllwain
Landowners	Douglas and Twila Chitwood

BACKGROUND

Valerie Mcllwain is seeking development approval for an existing riding and boarding facility known as Victory Acres on a full quarter section (NW 09-41-22-W4M), north of the Hamlet of Mirror on the Milton/Gadsby Lake Road.

Activities on site include private lessons, horse training, horse boarding, and day camps in the summer (no overnight accommodation). The applicant plans to construct a 16,000 ft² indoor riding arena, which will also include the provision for horse boarding for approximately ten (10) horses. There will be additional parking provided at the arena once some dirt work is completed. Traffic is expected to be four vehicle trips per day on weekdays and ten (10) vehicle trips per day on the weekend. The hours of operation will be Tuesday through Sunday 7:00 AM -9:00 PM for care of animals and facility maintenance; however, lessons would primarily occur after school hours on weekdays. The employees would consist of two resident on site employees and one non-resident employee. Typical equipment needed for the business include a truck and trailer for hauling horses, Equipment for producing hay/feed, a tractor, post pounder, and harrow. The applicant is also requesting a 32 ft² freestanding sign at the entrance to their existing yard site, as 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 not provided comments at the time of writing of this report.

The County’s Fire Chief noted that the fire service to this area is from Bashaw. The building will have to comply with safety codes and access must be maintained while under construction and while occupied as always. An Emergency Response Plan (ERP) for this use is not required; however, if the applicant later wishes to include overnight accommodation for the summer camps or increase in size, an ERP will be necessary at that time.

Staff has 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 if they have any concerns about the accessory buildings.

ANALYSIS

The property is located north of the Hamlet of Mirror on the Milton/Gadsby Lake road. 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. 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 provision of overnight accommodation for the summer camp activities is not part of this approval and would require a further Development Permit Application, and the preparation of an Emergency Response Plan
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.

MPC DECISION

PREPARED BY: Peter Duke, Planner/Development Officer



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

