

Town of Onoway

REQUEST FOR DECISION

June 13, 2024 – Regular Meeting of Council

Report to: His Worship Mayor and Council

Originated By: Tony Sonnleitner, Development Officer, Town of Onoway.

Application: 193193-24-D0067

Location: N.W. 27-54-2-W5M – 2223 TWP 545 within LSAC (the "Lands").
Land Area: +/- 67 Acres.

Existing Development: Riding Arena (Existing Building)

Proposed Development: Riding Arena with Horse Boarding, Horse & Cattle related events (Penning & Sorting), and Seasonal feeding.

LUB The Lands are currently districted AGF – Agricultural Fringe under the LSAC Land Use Bylaw 22-2017.
The District, as Permitted Uses, allows for Extensive Agriculture, Farm Building, Farmstead and Garage. Discretionary Uses include Intensive Recreation, Kennel, Breeding & Boarding and Rural Industries.

REPORT:

History: Historically, the lands have been used for Agricultural purposes. In more recent times the Lands have been used for the purposed of operating a riding arena.

Comment:

The proposed development does constitute an intensification of use of the Lands. However, a change from the existing Use of a riding arena, to the continued Use of that riding arena with the addition of some Horse and Cattle Events (plus Seasonal feeding), would constitute a minor intensification of the Use of the Lands. The events, Penning & Sorting, are a popular spectator sport, where I would venture this activity would bring visitors to Onoway.

Recommendation: **It is the recommendation of the Development Officer that the referral from LSAC on this Development Permit Application receive a Council response of "No Concerns", and / or a vote of support for the development.**

250
20

Needs AT



Development Permit Application: Commercial/Industrial/Home-Based Business

FOR OFFICE USE ONLY
 Permit no.: 24-00067 Tax roll no.: 540 22 73001 Receipt no.: 351526

I hereby make application for a Development Permit in accordance with the plans and supporting information submitted herewith.

Incomplete Applications will not be processed until complete. You will be contacted if further information is required.

APPLICANT/AGENT INFORMATION

Full name of Applicant: Christal Wastle / Shawn Melanson

This information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Please note: By providing your email address above, you are hereby consenting to receiving correspondence (including decision) solely by email in relation to this application.

Full name of Landowner: _____
 Mailing address: _____
 City: _____ Province: _____ Postal code: _____
 Tel: _____ Cel: _____ Email: _____

LAND INFORMATION

Lot: _____ Block: _____ Plan: _____ Subdivision/Hamlet: _____
 Rural address: 2823 TWP 545 Division: 1 2 3 4 5 6 7
 Quarter: NW Section: 27 Township: 54 Range: 2 West of 5th meridian
 Existing use of land: Riding Arena Parcel size: 67 Acres/Ha
SEBS / Horse Boarding

PROPOSED DEVELOPMENT

Commercial Industrial Intensive Livestock Operation
 (Major) Home Business (Minor) Home Business Other (Specify) NRCB
 Existing building and present use: Riding Arena Seasonal Feeding & Bedding site.
AS-BUILT STRUCTURE

Estimated cost of project: _____
 Start date: _____ Estimated completion date: _____

Box 219, Sanguo AB T0E 2A0
 T 780.785.3411 TF 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca

RECEIVED
MAY 06 2024
 Planning & Development

DESCRIBE THE PROPOSED DEVELOPMENT

Please note that a separate Development Permit Application is required for garages and shops.

Building Description <i>(i.e.: house, garage, shed, deck, basement)</i>	<i>Existing Arena.</i>	Building size <i>(m / ft. x m / ft.)</i>	Area <i>(sq. m / sq. ft.)</i>	Wall height <i>(m / ft)</i>
Main floor				
2nd floor				
Basement				
Deck				
<i>Garage/shop (note: detached requires separate permit)</i>				
Variance Request Description <i>(i.e.: front yard)</i>		Required 25.0 m	Requested 20.0 m	Variance of 5.0 m

Estimated cost of project: _____

Start date: _____ Estimated completion date: _____

MANUFACTURED (MOBILE) HOME INFORMATION

Model: _____ Year: _____ Serial number: _____

Length: _____ Width: _____ Height: _____ Width of eaves: _____

IS THE DEVELOPMENT WITHIN 1/2 MILE OF ANY OF THE FOLLOWING

1. Is the subject property near a steep slope (exceeding 15%)? YES NO
2. Is the subject property within 0.5 mile (0.8km) or bounded by a body of water (river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch)? YES NO
 If YES, state its name _____
3. Is the subject property within 0.5 mile (0.8km) of the right-of-way of a highway? YES NO
 If YES, the highway no. is Hwy 43 & Twp 545
4. Is the subject property within 0.5 mile (0.8km) of a sour gas facility? YES NO
5. Is the subject property within 0.5 mile (0.8km) of a pipeline? YES NO
6. Is the subject property within 0.5 mile (0.8km) of an oil facility? YES NO
7. Is the subject property within 0.5 mile (0.8km) of land that is or has been used as a municipal landfill for the disposal of garbage or refuse? YES NO
8. Is the subject property within 0.5 mile (0.8km) of land that is or has been used as a municipal sewage treatment facility or sewage lagoon? YES NO
9. Has the land had a history of flooding? YES NO
10. Is the subject property immediately adjacent to the municipal boundary? YES NO
 If YES, the adjoining municipality is Onoway

REGULATORY REQUIREMENTS FOR SURFACE DEVELOPMENT IN PROXIMITY TO ABANDONED WELLS

New subdivision applications, except for lot line adjustments, must include documentation from the Energy Resources Conservation Board (ERCB) identifying the presence or absence of abandoned wells.

1. Obtain the information from ERCB's Abandoned Well Viewer available on the ERCB Website www.aer.ca

2. Abandoned well Information Included: YES NO

If NO, why not: N/A

If an abandoned gas or oil well is identified on the land that is subject (the quarter section) of the subdivision application, the applicant must include a map that shows the actual well location, as identified in the field, and the setback established in ERCB Directive 079 in relation to existing or proposed building sites.

To obtain clarification about the information provided by the Abandoned Well Viewer, or if you do not have internet access, contact ERCB Customer Contact Centre by Telephone at 1-855-297-8311 or by email at inquires@aer.ca or contact Information Services by mail at ERCB, Suite 1000, 250 – 5 Street SW, Calgary, AB T2P 0R4.

BUSINESS DETAILS

1. Describe the nature of the business.

Horse Boarding
Horse & cattle related events (penning/sorting).
Hosting of Events.

2. What building(s) will the business be operated from?

Existing Arena.

3. Number of people employed: 0

4. Hours of operation: 9am - 9pm

Days of operation: S M T W T F S

5. What vehicles will be associated with the business (include type and size)?

none.

6. Describe advertising details (e.g.: signs).

Inside Building only.

7. Indicate the number of expected customers/clients (day/week/month/year): 50/month

8. Indicate where materials associated with the business will be stored.

Hay storage / Tractor Storage West side of Arena.

9. Lac Ste. Anne County may post my business name, category and contact information on the County website (LSAC.ca) and/or its local business directory (lappt@lacounty.ca)

YES NO

10. Provide any additional information/comments

This information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)



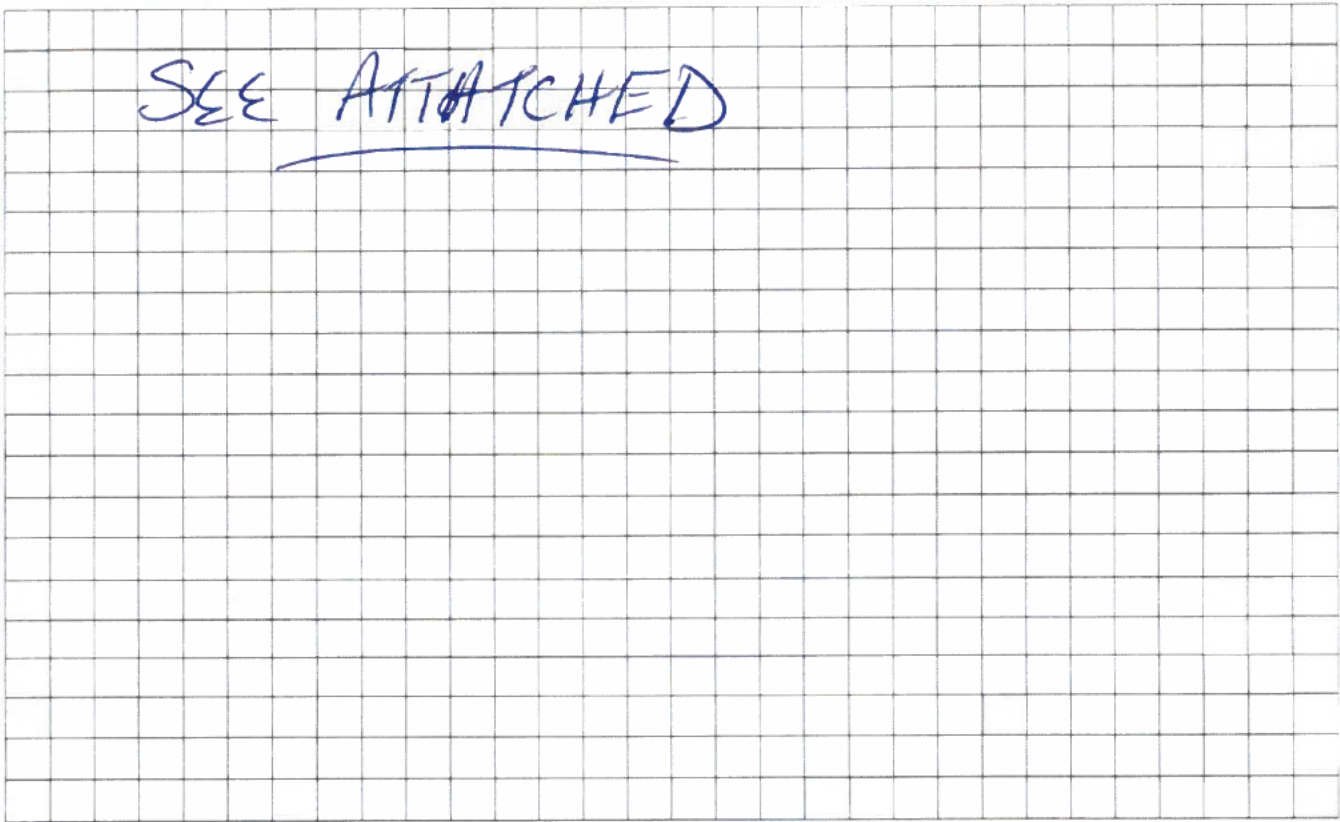
May 15 2024
Application date

SITE SKETCH

The following must be included on your sketch:

- North indicated on sketch
- Dimensions of proposed building(s)
- Location of all structures on property (existing and proposed)
- Proposed locations of power poles
- Show any pipeline crossing the property
- Public roads servicing the property
- Approach. Your frontyard setback is the location of entrance (driveway) from a local road
- Show the location of access to your property

Draw your site sketch in the grid below. All setback from proposed buildings to property lines must be included. Please include a legend.



Setbacks (indicate sq.m./sq.ft.) North: _____ South: _____ East: _____ West: _____

Quarter: _____ Section: _____ Township: _____ Range: _____ W of 5 Meridian





Brief description of the property, including any water bodies or steep embankments: _____

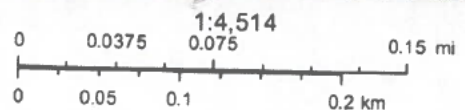
Lac Ste. Anne County



3/4/2024, 3:51:10 PM

- Rural Address
- Land Parcels
- Roads
- BuildingPocket

-  Waste Facility Well Boundary
-  Waste Facilities
-  Confined Feeding Operation Boundary
-  Proposed Overpass





APPLICANT DECLARATION

I hereby make application for a Commercial/Industrial/Home Based Business Development Permit in accordance with the plans and supporting information submitted herewith; I will meet all the following conditions and requirements listed below:

I hereby give my consent to allow any authorized person, pursuant to Section 542 of the *Municipal Government Act*, the right to enter the land and/or building(s) with respect to this application or potential verification of permit conditions arising from this application.

I hereby consent on my property.

This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

May 1 2024.
Application date

Please complete if there are multiple landowners:

- I, Christal Wastle AFFIRM THAT I AM THE REGISTERED OWNER _____
- I, Shawn Melanson AFFIRM THAT I AM THE REGISTERED OWNER _____
- I, _____ AFFIRM THAT I AM THE REGISTERED OWNER _____
- I, _____ AFFIRM THAT I AM THE REGISTERED OWNER _____

Please note: The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the *Municipal Government Act*. Personal information provided may be recorded in the minutes of the Municipal Planning Commission, or otherwise made public pursuant to the provisions of the *Freedom of Information and Protection of Privacy (FOIP) Act*, including Sections 39 through 42 therein.

Any documentation/information (including personal information) required for processing an application will become public once submitted to the Municipal Planning Commission or Development Authority for review and processing.

AUTHORIZATION FORM

Agent acting on behalf of a registered owner

I/We, Christal Wastle / Shawn Melanson, being the registered owner(s) of NW 21 TWP 54 R 2 W 5, do hereby

authorize _____ to make application for subdivision on the above mentioned property.

Registered landowner signature

Registered landowner signature

Application date

LOCATION SKETCH
LAC STE. ANNE COUNTY
DEVELOPMENT PERMIT APPLICATION 193193-24-D0067

