

APPENDIX A



BACKGROUND REPORT

August 27, 2024

DEVELOPMENT PERMIT #2024-D-200

Applicant: Marjorie Bouchard
Owner: Marjorie Bouchard
Land Location: Plan 132 4000 Block 1 Lot 1 – SE-23-62-6-W4M – 62302 Rge Rd 421
Roll: 6202233002
Zoning: Agriculture “A” **Size:** 9.86 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a variance to Section 49 Keeping of Animals from 2 livestock to 6 horses on a parcel less than 10 acres.

ADJACENT PROPERTY:

The property is located northwest of the highway 55 and range road 421 intersection, 1 mile east of the highway 28 intersection. Adjacent properties are a residential lot and quarter section remnants, one of which has a multi-lot area structure plan which was adopted in 2015.

CONSIDERATIONS:

The applicant would like to have up to 6 livestock on their lands. They have kept 2 horses on their land in the past, which is fenced and crossed fenced. They have a barn and tack room and water pumps at 3 different locations on the lot. They purchase bales of hay as needed and have 2 different spots for different ages of manure. They distribute aged manure to neighbours for their fields and gardens. This lot is 0.14 acres less than 10 acres which does not have a limit on livestock as per section 49.4 of the Land Use Bylaw No. 1667.

Adjacent landowner letters were sent out on July 31, 2024, and we have not received any concerns at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2024-D-200 is **refuse** the request for a variance of Section 49 Keeping of Animals from 2 livestock to 6 horses as it does not comply to Section 49 – Keeping of Animals.

ALTERNATIVELY:

As per section 49.5 of the Land Use Bylaw, the Development Authority may **approve** the request for a variance of Section 49 Keeping of Animals from 2 livestock to 6 horses if, in the opinion of the Development Authority, the site is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties, with the following conditions:

1. Shall comply with the consolidated Public Safety Bylaw No. 1812.
2. Shall ensure adequate weed control.
3. The maximum number of horses shall be 6.