



STABLES — RA-1 DISTRICT

*Authority - Director of Planning
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Applicants for stables will be required to submit drawings and written statements to confirm that all of the following have been complied with.

Stables — RA-1 District

The following criteria will be referenced to process conditional development applications for stables in the RA-1 district:

- There shall be a minimum of one separate stall per horse;
- Each stall shall be 3.1 m x 3.1 m minimum inside;
- Aisles shall be a minimum of 2.1 m wide, with floors of concrete plus rubber mat, or concrete with exposed aggregate;
- All door openings in the stable which may be used by horses shall be clear 1.2 m wide x 2.1 m high minimum;
- If there is a door from a stall to the outside, it shall be a "Dutch door";
- Doors shall be latched top and bottom. To prevent injury to horses, latches should be non-projecting type;
- The walls of the stall shall be either 5 cm thickness of wood, or masonry sheathed in plywood or chipboard;
- The floor of the stall shall be concrete covered with rubber mat, or wood planking;
- Ceiling height throughout the stable shall be a minimum of 3.1 m;
- Cold water taps shall be readily accessible and close to all stalls to provide drinking water for the horses.
- All lighting shall be shielded. There shall be at least one individual fixture per stall in addition to aisle and general lighting;
- The building as a whole shall not be heated or insulated. Intake ventilation shall be achieved by outward opening windows and/or Dutch doors, or louvered vents on the outside walls. Outlet ventilation shall be by roof vents. There should be at least 0.2 m² per stall of permanently open ventilation area between inside and outside. Individual stalls shall not be air-tight;
- Although the stable as a whole shall not be heated or insulated, local heating may be provided in a designated wash stall, tack room or toilet, where these are being provided.

Optional Facilities in the Stable

- A tack room may be included in the stable, maximum 3.1 m x 3.1 m for 10 horses. A sink with hot and cold water should be provided.
- A wash basin and toilet for personnel may be provided in a separate room.

- A horse washing/grooming stall, (minimum 3.1 m x 3.1 m) may be provided, complete with hot and cold water and proper drainage.
- The above optional facilities may have local space heating.
- There shall be no shower or bathtub for personnel in the stable.
- There shall be no kitchen or cooking facilities in the stable.

Turn-out Area

- There shall be an enclosed exterior turn-out area of at least 27.9 m² per stall. This shall be “all-weather” area and grass pastures cannot be included in this calculation.

Barn Location and Access

- The stable shall be located at least 9.1 m from any residential building.
- There must be access for service and emergency vehicles - fire engines, hay and sawdust delivery, manure removal, etc. with adequate turning space for such vehicles.

Manure Storage

- Manure storage shall be provided, separated from the stable, and shall be constructed with concrete base and 1.2 m high concrete walls on three sides. The width should be minimum of 2.4 m to allow for a front-loader, and the storage facility shall be accessible from the driveway.
- The manure storage shall be so located or shielded so as not to cause offence to neighbours or to those on the street.

Hay Storage

Hay storage shall be provided in a dry location and shall be at least 1.7 m³ per stall. This shall be located so that it can be readily accessed by trucks from the driveway, and is enclosed and secure from loose horses.

It is not recommended that hay be stored on the 2nd storey of the stable. However, if this is being done, the following shall apply to that upper level:

- There shall be no windows or skylights.
- There shall be adequate cross-ventilation and roof vents.
- There shall be access for hay delivery through a door opening directly out to the driveway, which in turn is accessible to large trucks. Hay in bales is not to be manhandled up the stairway.
- There shall be no heating and no insulation in the loft.
- The average headroom throughout the hay loft shall not exceed 1.8 m and the maximum headroom at the centre shall not exceed 3.1 m.
- One or more chutes shall be provided to drop the hay to the floor below, preferably one opening over each stall.

Bedding Storage

Storage for bedding (chips, straw or other) shall be located in a dry and covered enclosure and be readily accessed by trucks from the driveway.

Grain Storage

Storage for grain shall be secure from loose horses, and be vermin proof. The size of the grain storage will depend on variable factors and is not defined here.