



## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any  
Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Animal Behaviour Conservatory (Williams, Aubrey)

Page 1 of 2

Tuesday, August 12, 2025

Roll: 05828002

**RE: Development Permit #PRDP20252035**  
**NE-28-25-04-05; (254253 TOWERS TRAIL)**

The Development Permit application for renewal of Kennel, for boarding, daycare and training (up to 15 dogs) has been **conditionally-approved** by the Development Officer subject to the conditions listed below  
**(PLEASE READ ALL CONDITIONS):**

### Description:

1. That a Kennel, for boarding, daycare and training (up to 15 dogs), may continue to operate on the subject parcel in general accordance with the approved application and site plan, excluding signage, as submitted by the Applicant/Owner, as amended, and conditions of this permit.

### Permanent:

2. That this Development Permit shall be valid for **five (5) years** from the date of issuance.
3. That a maximum of 15 dogs, over three (3) months of age, shall be allowed on the subject parcel as shown on the approved site plan, at any one time.
4. That the kennel operation may utilize the existing dwelling unit and outdoor dog run/training area as identified on the submitted Site Plan.
5. That staff and clientele parking shall be restricted to onsite only. No parking is permitted within the County's road right-of-way.
6. That the hours of operation of the subject business shall be limited to 8:00 a.m. – 7:59 p.m., 7 days a week. All dogs shall be kept indoors between the hours of 8:00 p.m. – 7:59 a.m.
7. That the outdoor areas used for the kennel operation shall continue to be enclosed with adequate fencing, 2.00 m (6.56 ft.) in height or less, which shall be maintained at all times.
8. That no off-leash dogs may be permitted in any unfenced areas at any time.
9. That the Kennel shall adhere to the approved noise mitigation plan and manure management plan at all times.
10. That the subject business shall not generate noise, odour, dust, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved.
11. That the subject business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
12. That all waste shall be stored/placed in weather-proof garbage bins, shall be removed from the site regularly and be disposed of at an approved disposal facility on a regular basis.



Animal Behaviour Conservatory (Williams, Aubrey) #PRDP20252035

Page 2 of 2

13. That any future expansion of the approved business shall require a new Development Permit.
14. That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
15. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
16. That no onsite or off-site advertisement signage associated with the subject business shall be permitted. A separate development permit would be required for any future signages proposed in association with the kennel.
17. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 – 227 of *Land Use Bylaw C-8000-2020 (LUB)*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

#### Advisory:

- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That no business-related signage or parking is permitted on the County's road right-of-way.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly Property Bylaw C-7690-2017*, and *Animal Control Bylaw C-5758-2003*, as amended, in perpetuity.
- That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with the County, as per the County's *Master Rates Bylaw*.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That the Applicant/Owner shall comply with the Canadian Veterinary Medical Association "Code of Practice for Canadian Kennel Operations" at all times.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 2, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Thompson".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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