

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 Release conditions (if listed) *must* be completed.

NOTICE OF DECISION

Cluff, Murray

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Tuesday, August 12, 2025

Roll: 06815013**RE: Development Permit #PRDP20254234****Block 2, Plan 7810793, SW-15-26-04-05 (262108 RANGE ROAD 43)**

The Development Permit application for Kennel, day care and overnight boarding of dogs; relaxation to the minimum separation distance of the outdoor area from adjacent dwelling units not located on the subject parcel requirement and relaxation to maximum number of freestanding signs requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Kennel, for day care and overnight boarding of dogs, may continue to operate on the subject lands in general accordance with the approved application and site plan, as amended, including:
 - i. That the total outdoor kennel area shall not exceed 49.42 sq. m. (532.00 sq. ft.) for kennel operations;
 - ii. That the maximum number of freestanding signs shall be relaxed from **one (1)** to **four (4)**; and
 - a. Installation of two (2) non-illuminated freestanding signs (*LITTLE TREETOPS PET RESORT*), approximately 2.23 sq. m. (24.00 sq. ft.) in area; and
 - b. Installation of two (2) non-illuminated flag signs, (*LITTLE TREETOPS PET RESORT*), approximately 0.65 sq. m. (7.00 sq. ft.) in area.
 - iii. That the minimum distance between any building or outdoor area(s) associated with the Kennel use and the adjacent dwelling units not located on the subject parcel shall be relaxed from **76.20 m. (250.00 ft.)** to **58.00 m. (190.29 ft.)**.

Permanent:

2. That the Development Permit shall be valid for **five (5) years** from the date of issuance.
3. That a maximum of 26 dogs shall be allowed on the subject site or overnight at any one time.
 - i. That there shall be no more than one (1) non-residential employees at any time. That an employee is a person who attends to the property more than once in a seven-day period for business purposes.
4. That all dogs shall be kept indoors between the hours of 7:00 p.m. to 7:15 a.m. during the week at the time of Kennel operations.

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5. That the Kennel shall adhere to the approved noise mitigation plan and manure management plan at all times.
6. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
7. That dogs residing on-site in the kennel operation shall not run outside at large at any time.
8. That the Kennel operations shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
9. That any plan, technical submission, agreement, matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
10. That upon request from the County, the Applicant/Operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property. Any recommendations from that report shall be implemented by the Applicant/ Operator, to the satisfaction of the County.
11. That the Kennel operations shall not change the residential character and external appearance of the land and buildings.
12. That the Kennel operations shall be limited to the approved accessory buildings and outside fenced area, as identified on the site plan submitted with the application.
13. That the Kennel operations may utilize the fenced outdoor exercise area of 41.81 sq. m. (450.00 sq. ft.) as identified on the submitted Site Plan, as amended.
14. That the outdoor areas used for the Kennel operation shall remain enclosed with adequate fencing, 2.00 m (6.56 ft.) in height, which shall be maintained at all times.
15. That all parking shall be located within the subject parcel as identified on the submitted Site Plan.
16. That there shall be no business parking on the County Road Allowance at any time.
17. That all waste associated with the Kennel shall be:
 - i. Stored in a dry state in metal or plastic animal proof containers;
 - ii. Located within a building or adjacent to a building, adequately screened from adjacent properties; and
 - iii. Disposed of off-site, or by a commercial service in a manner satisfactory to the County.
18. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any road right-of-way;
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
19. That any additional business-related signage shall require a separate Development Permit application prior to installation, unless otherwise approved under this Development Permit.

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20. That the sign shall be kept in a safe, clean, and tidy condition at all times.
21. 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 the County's *Land Use Bylaw C-8000-2020*. 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.
22. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023].
- 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 of Canadian Kennel Operations" at all times.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

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,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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