



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

Buckler, William

Page 1 of 2

Tuesday, July 15, 2025

Roll: 08824002

RE: Development Permit #PRDP20254045

Lot 3, Block 1, Plan 0210771, SW-24-28-04-05; (40186 TOWNSHIP ROAD 283)

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

Description:

1. That a Kennel (existing), for breeding and training of dogs, may continue to operate on the subject property in accordance with the submitted Site Plan and application, as amended.

Permanent:

2. That the Kennel permit shall be valid for **five (5) years** from the date of issuance of the Development Permit.
3. That a maximum of five (5) adult dogs may be allowed on the subject site at any one time.
4. That the kennel operation may utilize the existing dwelling unit and outdoor dog runs of approximately 2,717.00 sq. m. (29,245.54 sq. ft.) and 369.00 sq. m. (3,971.88 sq. ft.) in size, as identified on the approved Site Plan.
5. That the outdoor areas used for the kennel operation shall be enclosed with adequate fencing, 2.00 m (6.56 ft.) in height or less, which shall be maintained at all times.
6. That all waste shall be stored in a dry state in metal or plastic containers and shall be disposed off-site on a regular basis in a manner satisfactory to the County.
7. That no on-site or off-site advertisement signage associated with the kennel operation shall be permitted.
8. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
9. That the Kennel hours of operations occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
10. That the Kennel shall adhere to the approved noise mitigation plan and manure management plan at all times.



Buckler, William #PRDP20254045

Page 2 of 2

11. That all parking shall be located within the subject parcel as identified on the submitted Site Plan.
12. That all exterior lighting, including site security lighting shall be located and designed to conserve energy, reduce glare, and reduce uplift. All exterior lighting fixtures shall be required to conform with full cut-off (shielded) standards, which reduces the extent of spill-over glare, as viewed from nearby residential properties.
13. 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 Officer.

Advisory:

- That the Applicant/Owner shall adhere to the County's Animal Control Bylaw (C-5758-2003) and the Noise Bylaw (C-8067-2020) at all times.
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- 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 the Applicant/Owner shall comply with the Canadian Veterinary Medical Association "Code of Practice for Canadian Kennel Operations" at all times.
- That a Building Permit and any applicable sub-trade permits for any new development associated with the kennel operation shall be obtained through Building Services, prior to any construction taking place.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 5, 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, likely belonging to the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca