



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

County Permits Ltd. (Kristy Vanderzwaag)

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Tuesday, October 21, 2025

Roll: 02323009

RE: Development Permit #PRDP20255380

Lot 2, Block 2, Plan 0112010, SW-23-22-28-04 223018 (RANGE ROAD 282)

The Development Permit application for a Kennel, for a private dog park has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Kennel, for a private dog park, may operate on the subject lands in general accordance with the approved application and site plan, as amended, including:
 - i. Two (2) outdoor dog parks approximately 1.33 ha (3.28 ac) in area, in accordance with the approved site plan;
 - ii. Installation of Paige Wire Fencing, with a minimum height of 6.00 ft. (1.82 m.); and
 - iii. Construction of gravel parking lot.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/HeavyHaul/ Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

3. That prior to site occupancy the Applicant/Owner shall install the required site fencing for business-related purposes, as outlined in the approved application, to the satisfaction of the Development Authority.



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- i. That upon installation of the fencing, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, in accordance with Section 147.2 c) of the *Land Use Bylaw C-8000-2000* (LUB).

Permanent:

4. That the Development Permit shall be valid for **one (1) year** from the date of permit issuance.
5. 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.
6. That the hours of operations for the Kennel shall be 9:30 am to 3.00 pm Monday to Friday only.
7. That the Kennel shall adhere to the approved noise mitigation plan and waste management plan at all times.
8. That a maximum of 24 clientele dogs, may be allowed on the subject site at any one time.
 - i. That the use of the Kennel shall be limited to the Kennel operator as per the approved application; and
 - ii. That this approval does not include public walk-ins, unless otherwise approved through a Development Permit.
9. That should business-related concerns become evident, revising practices may need to be implemented on-site or the number of dogs may need to be decreased, to the satisfaction of the Development Authority.
10. That the Kennel operations may utilize the fenced outdoor area as identified on the submitted Site Plan.
11. That the outdoor areas used for the Kennel operation shall remain enclosed with adequate fencing, with a minimum height of 6.00 ft. (1.82 m.), which shall be maintained at all times.
12. That all waste shall be stored in solid metal or plastic containers and shall be disposed of off-site on a regular basis.
13. That all parking shall be located within the subject parcel as identified on the submitted Site Plan.
14. That the Kennel shall be ancillary to the agricultural and residential use of the parcel.
15. That the Kennel shall not change the residential character and external appearance of the land and buildings.
16. That any site landscaping or screening elements approved with the application, to mitigate any visual impacts of the development upon adjacent lands and/or roadways, shall be maintained on-site at all times, to the satisfaction of the County
17. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
18. 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. The subject business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.



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19. 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; and
 - 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.
20. That no native topsoil shall be removed from the site.
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 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 there shall be no parking within the County's road right-of-way.
- 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.



ROCKY VIEW COUNTY

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questions@rockyview.ca
www.rockyview.ca

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 11, 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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