



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

Warren Flemming

Tuesday, September 5, 2023

Page 1 of 3

Roll: 02320004

RE: Development Permit #PRDP20232385

NE-20-22-28-04; (223169 RGE RD 284)

The Development Permit application for Kennel, (daycare [up to 50 dogs] and boarding [up to 8 dogs]) and Signage has been **conditionally approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a *Kennel* may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and including the following:
 - i. Two (2) existing accessory buildings (Quonset and Garage), and the existing dwelling may be used in the kennel operations;
 - ii. A maximum of fifty (50) dogs may be allowed on the subject site at any one time; and
 - iii. Outside Dog Runs/fenced areas (as identified on the Site Plan submitted).
2. That one (1) non-illuminated freestanding sign may be installed on the subject parcel in general accordance with the submitted site plan and signage details, and conditions of this permit, as follows:
 - i. That the maximum freestanding sign size shall be 0.91 m (3.00 ft.) in height by 1.83 m (6.00 ft.) in width.

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy (TOL) in accordance with Bylaw C-8007-2020 for the area of the site used for the Kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal for calculation of the TOL.

Permanent:

4. That if this Development Permit is not issued by **January 5, 2024**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



Warren Flemming #PRDP20232385

Page 2 of 3

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 all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
7. That all waste shall be stored in solid metal or plastic containers, and shall be disposed of off-site.
8. That all water used for cleaning of pens and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
9. That all waste shall be stored in metal or plastic containers and shall be disposed of offsite.
10. That the kennel area containing outside runs shall be enclosed with fencing (permanent wire containment fence/chain link), to ensure the dogs are contained and shall be maintained at all times.
11. That the on-site signage shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
12. That no sign or any part of a sign is allowed in road allowances or County rights-of-way, and no sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines.
13. That the Applicant/Owner shall obtain any necessary Special Event Permit(s) prior to hosting events associated with the operation exceeding 50 dogs on site in accordance with the Special Events Bylaw C-7990-2020. Special Event application may include but is not limited to client appreciation BBQs, Animal Rescue or Adoption events etc.
14. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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 if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from *Alberta Environment and Protected Areas*.
- That Dog Licenses shall be obtained yearly from the County Finance Department.
- That the current County's *Animal Control Bylaw* shall be adhered to at all times.
- That the Applicant/Owner shall comply with the Canadian Veterinary Medical Association "Code of Practice for Canadian Kennel Operations" at all times while housing rescue dogs.
- That a Building Permit must be obtained for the accessory buildings on site and for a change of occupancy through Building Services.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



Warren Flemming #PRDP20232385

Page 3 of 3

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **September 26, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to issuance. 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

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