



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

Steph's Furever Friends (Stephanie Marsh)

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Tuesday, November 25, 2025

Roll: 03909005

RE: Development Permit #PRDP20251333

Lot 1, Plan 9510624, NE-09-23-05-05; (115 MEADOW VIEW ROAD)

The Development Permit application for Kennel, boarding 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, boarding of dogs, may operate on the subject lands, in accordance with the approved application, site plan, and drawings, as submitted by the Applicant/Owner, as amended.
 - i. That hours of operation occurring outside of an enclosed building shall be varied from
8:00 a.m. – 7:00 p.m. to 7:00 a.m. – 9:00 p.m.

Permanent:

2. That this Development Permit shall be valid for **one (1) year** from the date of issuance.
3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, including the noise mitigation plan and manure management plan, shall be implemented and adhered to in perpetuity.
4. That a maximum of **ten (10) dogs** shall be allowed within the fenced outside area and within the dwelling, single detached, as shown on the approved site plan, at any one time.
5. That the hours of operation of the subject business shall be limited to 7:00 a.m. – 9:00 p.m. on weekdays, and 7:00 a.m. – 9:00 p.m. on weekends.
6. That all dog park/run areas shall be enclosed by 1.83 m (6.00 ft.) fencing and shall be maintained at all times.
7. That no off-leash dogs may be permitted in any unfenced areas at any time.
8. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
9. 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.
10. That the Kennel operations shall not change the residential character and external appearance of the land and buildings.
11. That the Kennel operations shall be limited to the primary dwelling and approved outside fenced area, as identified on the site plan submitted with the application.
12. 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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13. That all waste/refuse/animal droppings shall be removed from the site regularly and shall be stored/placed in weather-proof garbage bins and disposed of at an approved disposal facility.
14. That any future expansion of the approved business shall require a new Development Permit.
15. That this approval does not include the installation/placement of any new Signage.
16. That any required onsite wayfinding or directional signage is permitted and does not require separate Development Permit approval.
17. That no signage shall be attached to a stationary vehicle, truck trailer, or a shipping container at any time.
18. That no off-site advertisement signage associated with the subject business shall be permitted.
19. 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 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*, in perpetuity.
- That there shall be no parking in the County's Road Right-of-Way at any time.
- 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, November 16, 2022]*.
- 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **December 16, 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 a representative of the Development Authority.

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