

**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**

Clarke, Bren

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Tuesday, March 24, 2026

Roll: 07227003

**RE: Development Permit #PRDP20260380**

**Lot 1, Block 1, Plan 1512025, NW-27-27-27-04; (274256 RANGE ROAD 273)**

The Development Permit application for Kennel, for dog daycare and overnight boarding of dogs, installation of one (1) non-illuminated freestanding sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a Kennel, for dog daycare and overnight boarding of dogs, may commence and operate on the subject lands, in accordance with the approved application, site plan, and drawings, as amended, and conditions of approval including:
  - i. Indoor business area within the existing Dwelling, Single Detached basement area, approximately  $\pm 76.58$  sq. m. ( $\pm 824.00$  sq. ft.) in area;
  - ii. Fenced outdoor play areas, approximately  $\pm 2,652.23$  sq. m. ( $\pm 28,554.00$  sq. ft.) in area;
  - iii. Installation of one (1) non-illuminated freestanding sign, approximately  $\pm 0.65$  sq. m. (7.00 sq. ft.) in area; and
  - iv. Installation of fencing, consisting of metal mesh with wooden posts approximately up to 2.00 m. (6.56 ft.) in height.

**Prior to Release:**

2. That prior to the release of this permit, the Applicant/Owner shall submit a revised site plan showing the proposed landscaping along the property line, to the satisfaction of the Development Authority.

**Permanent:**

3. That if this Development Permit is not issued by **October 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance. *Note that the County will take into consideration any enforcement action of the business prior to considering subsequent renewal applications.*
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition, including the accepted Waste Management Plan, and Noise Management Plan, shall be implemented and adhered to in perpetuity.



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- i. That the Applicant/Owner shall install the approved landscaping, in accordance with the approved site plan and application, within one (1) year of date of permit issuance and/or submission of development permit renewal application.
6. That a maximum of 14 clientele dogs shall be allowed on the subject lands, at any one time. *That this does not include any private resident-owned dogs.*
7. 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.
8. That all outside business activities shall be limited to the outdoor areas labelled as "Play Area 1" and "Play Area 2" as per the approved Site Plan.
9. That all business hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 10:00 p.m., seven (7) days a week, in accordance with the approved Noise Management Plan.
  - i. After 7:00 p.m., dogs may only be permitted outdoors for short-duration, supervised animal welfare purposes, and not for general outdoor play or activity, with all outdoor access concluding no later than 10:00 p.m., in accordance with the approved Noise Management Plan.
10. That all outdoor business areas shall be enclosed by fencing and shall be maintained at all times, to the satisfaction of the Development Authority.
11. That no off-leash animals may be permitted in any unfenced areas at any time.
12. 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.
  - i. That garbage and recycling bins shall be located on-site at all times during business operations and shall be visually screened from all adjacent lands and roadways;
  - ii. That all animal waste shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour; and
  - iii. That any build-up of animal waste shall be removed immediately from the subject lands to the satisfaction of the County.
13. That there shall be no non-resident employee for the Kennel at any time, unless otherwise approved through a Development Permit.
  - i. That an employee in this Kennel is a person who attends the property more than once in a seven-day period for employment purposes.
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 the design, character, and appearance of all buildings/structures in relation to the Kennel use shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
17. 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.

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18. That the business operation shall be limited to the Basement area of the Dwelling, Single Detached, and fenced outdoor play areas as per the approved site plan.
19. That this approval does not include the use of *Animal Health (Inclusive)* or *Special Function Business*, as defined in Part 8 of the *County's Land Use Bylaw C-8000-2020* (LUB).
20. That any future expansion/intensification of the business shall require a new Development Permit.
21. That there shall be a minimum of two (2) dedicated on-site parking stall for the Kennel building at all times.
  - i. That there shall be a minimum of one (1) dedicated on-site barrier-free parking stall for the Kennel building at all times, in accordance with the *National Building Code - 2023 Alberta Edition*; and
  - ii. That there shall be no overnight parking for guest/patron motor vehicles, as part of this business.
22. That the sign shall be kept in safe, clean, and tidy conditions at all times.
  - i. That the sign shall be maintained in accordance with the approved design drawings and site plan, as submitted with the application.
  - ii. That no off-site advertisement signage associated with the subject business shall be permitted.
23. That wayfinding or "no-trespassing" signs shall be maintained at all times at the perimeters of the subject parcel, to ensure guests/clientele of the business do not trespass onto adjacent lands.
  - i. That any onsite wayfinding or directional signage is permitted and does not require separate Development Permit approval.
24. 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 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.
25. 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.

**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 or signage on the County's Road Right-of-Way at any time.
- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.

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- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall comply with the *Canadian Veterinary Medical Association "Code of Practice of Canadian Kennel Operations"* at all times.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 14, 2026**, 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 County's Subdivision and Development Appeal Board.

Regards,



Development Authority  
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