

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

Marshall, Lawrence & Cheryl

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Tuesday, April 7, 2026

Roll: 02326003

RE: Development Permit #PRDP20260793

NW-26-22-28-W04M

The Development Permit application for the renewal of a Kennel (existing private dog park), increase to the outside kennel area and relaxation to the minimum outside area separation distance requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the renewal of a Kennel (existing private dog park), may continue to operate on the subject lands, in accordance with the approved application, site plan, and drawings, as submitted by the Applicant/Owner and as amended to meet conditions of this permit, including:
 - i. That the outside kennel area shall be increased from approximately ± 15.60 hectares (± 38.55 acres) to approximately ± 50.01 hectares (± 123.57 acres);
 - ii. The construction/regrading of an internal driveway(s)/access for the expanded park areas; and
 - iii. That the minimum separation distance from the outside kennel area to an adjacent dwelling not located on the subject lands shall be relaxed from **76.20 m (250.00 ft.) to 47.00 m (154.20 ft.)**.

Prior to Release:

2. That prior to release of this development permit, the Applicant/Owner shall submit a revised site plan and/or ancillary details that includes:
 - i. Confirmation of internal drive route dimensions, access/approach details off Range Road 282 (for both entry points) and final surface requirements;
 - ii. All parking areas, with dimensions for the expanded park area(s), as proposed;
 - iii. Relocation of the proposed access and internal drive route outside of the Cable Survey Plan #881 1211, with only drive-over access proposed;
 - iv. Phasing Plan for the individual fence construction, including timelines;
 - v. Waste Receptacle location(s) for the expanded park area(s); and
 - vi. Identify all classified water bodies within the expanded park area(s) and a buffer area of avoidance around each one.



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Approach Construction:

3. That the Applicant/Owner shall request a pre-inspection of the approach(es) off Range Road 272 from County Road Operations, prior to construction commencement.
 - i. Upon completion of the approach(es) off Range Road 272, the Applicant/Owner shall request a final post inspection from County Road Operations, with final acceptance obtained.

Permanent:

4. That if this Development Permit is not issued by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That this Development Permit shall be valid, once the prior to release conditions have been completed, for **five (5) years** from the date of issuance.
6. That all conditions of Development Permits PRDP20200978, PRDP20225294, and PRDP20242539 shall remain valid and in effect, unless otherwise noted in this condition set and shall be adhered to in perpetuity.
7. That a maximum of 10 dogs shall be allowed within Parks 1-4; a maximum of 20 dogs shall be allowed within Parks 5-12; and a maximum of 48 dogs shall be allowed within Parks 13-26, as shown on the final approved site plan, at any one time. *That the maximum number of dogs permitted onsite, for the Kennel use, at one time, shall not exceed 78 dogs.*
8. That the hours of operation of the subject business shall be limited to 8:00 a.m. – 9:00 p.m. on weekdays, and 9:00 a.m. – 9:00 p.m. on weekends.
9. That all dog park/run areas shall be enclosed by 1.83 m (6.00 ft.) fencing and shall be maintained at all times.
 - i. That no proposed expanded park areas shall be used for the Kennel use, until the individual enclosure fencing is constructed and in place.
10. That the only development authorized within the Restrictive Covenant area, under Plan #941 181 810 includes the creation of the approach off Range Road 272 and internal drive route in accordance with the final approved site plan.
11. That no off-leash dogs may be permitted in any unfenced areas at any time.
12. That the Kennel shall adhere to the approved onsite noise mitigation plan and waste management plan at all times. *That if required, the plans shall be amended and updated accordingly, if any issues arise onsite, during the Kennel operation, on an ongoing basis.*
 - i. That all waste shall be stored in solid metal or plastic containers, which are animal and weather proof, located throughout the final approved site plan area(s), shall be removed from the site regularly, 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 final Site Plan.
14. 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.
15. That all business-related portable washrooms located on-site shall be visually screened from adjacent lands and roadways at all times, to the satisfaction of the Development Authority.
16. That any future expansion of the approved business or business intensification, shall require a new Development Permit.



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17. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
 - i. That any onsite wayfinding, directional or individual park area identification signage is permitted and does not require development permit approval; and
 - ii. That any wayfinding / “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.
 - iii. That no signage shall be attached to a stationary vehicle, truck trailer, or a shipping container at any time.
 - iv. That no off-site advertisement signage associated with the subject business shall be permitted.
18. 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 any future approvals of the subject business may be subject to the payment of Transportation Off-site Levies by the Applicant/Owner, in accordance with the County’s *Regional Transportation Off-Site Levy Bylaw C-8549-2024*.
- That the subject development shall conform to the County’s *Noise Control Bylaw C-8067-2020*, *Nuisance and Unightly Property Bylaw C-7690-2017*, and *Animal Control Bylaw C-5758-2003*, in perpetuity.
- 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, December 7, 2024]*.
- 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 site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That the Applicant/Owner shall ensure that the development does not impact or impede the protected area under Restrictive Covenant #941 181 810 or Cable Plan #881 1211, at any time, except as noted within this approval.
- That there shall be no parking within the County’s road right-of-way or within any instrument areas, including the Restrictive Covenant #941 181 810 or Cable Right of Way, Survey Plan #881 1211.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors.
 - That it is the responsibility of the Applicant/Owner to obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of any on-site groundwater wells for business purposes.
 - That the Applicant/Owner shall comply with the Canadian Veterinary Medical Association “Code of Practice of Canadian Kennel Operations” at all times.



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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, April 28, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Koury".

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