



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

Paw County Dog Parks (Shayna Nackoney Skauge)

Page 1 of 3

Tuesday, June 30, 2026

Roll: 07525003

RE: Development Permit #PRDP20262533

Lot 2, Block 1, Plan 211152; NW-25-27-01-05; (10203 TOWNSHIP ROAD 275)

The Development Permit application for the renewal of a Kennel, for a private dog park and one (1) existing non-illuminated freestanding sign; existing Accessory Building (gazebo), and relaxation to the minimum front yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Kennel, for a private dog park, may continue to operate on the subject lands in general accordance with the approved application and site plan, as amended, including:
 - i. One (1) existing non-illuminated freestanding sign, approximately 3.72 sq. m (40.00 sq. ft.) in area;
 - ii. Black-vinyl galvanized chain-link fencing, with a maximum height of 2.00 m (6.56 ft.);
 - a. Black mesh screening between each outdoor dog park.
 - iii. Eight (8) outdoor dog parks, approximately 69,723.00 sq. m (750,492.10 sq. ft.) in total area, in accordance with the approved site plan;
 - i. Eight (8) existing Accessory Building (Gazebo), approximately 15.61 sq. m (168.00 sq. ft.) in footprint, with one (1) Accessory Building (Gazebo) within each outdoor dog park; and
 - ii. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.64 ft.)** to **42.67 m (140.00 ft.)**.
 - iv. One (1) Shipping Container (existing); and
 - v. Tenancy for *Paw County Parks*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall remove the portable trailer and portable sign located on the northeast corner of the subject site, to the satisfaction of the County.
 - i. That the portable trailer and portable sign shall be fully removed from the subject site; and
 - ii. That once complete, the Applicant/Owner shall request a site inspection or dated/time photos shall be submitted to the County.

Permanent:

3. That if the prior to release conditions have not been met by **JANUARY 31, 2027**, or though an approved extension date, then this approval is null and void and the Development permit shall not be issued.



Paw County Dog Parks (Shayna Nackoney Skauge) #PRDP20262533

Page 2 of 3

4. That the Development Permit shall be valid for **five (5) years** 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, Occupancy condition or as approved under Development Permit PRDP20247858, shall be implemented and adhered to in perpetuity, including:
 - i. Erosion and Sediment Control prepare by Stormwater Solutions (Project No.: 0459-001), dated June 18, 2025.
6. That the proposed landscape plantings shall be installed within 24 months of permit issuance in accordance with the approved site plan.
7. That the development of the outside dog park shall be in accordance with the approved phasing plan.
8. That a maximum of 60 dogs may be allowed on the subject site at any one time.
9. That the Kennel operations may utilize the fenced outdoor area as identified on the submitted Site Plan.
10. That the outdoor areas used for the Kennel operation shall remain enclosed with adequate fencing, including screening, 2.00 m (6.56 ft.) in height or less, which shall be maintained at all times.
11. That the hours of operations for the Kennel shall be:
 - i. From 6:00 a.m. – 10:00 p.m. during the months of May – August;
 - ii. From 7:00 a.m. – 8:00 p.m. during the months of September – October;
 - iii. From 8:00 a.m. – 6:00 p.m. during the months of November – February; and
 - iv. From 6:00 a.m. – 9:00 p.m. during the months of March – April.
12. That the Kennel shall adhere to the approved noise mitigation plan and manure management plan at all times.
13. That all waste shall be stored in solid metal or plastic containers and shall be disposed of off-site on a regular basis.
14. That all parking shall be located within the subject parcel as identified on the submitted Site Plan.
15. 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.
16. That no native topsoil shall be removed from the site.
17. That no tree clearing shall occur within any part of the riparian setback area, and no vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.
18. That the sign shall be kept in a safe, clean, and tidy condition at all times.
19. That the Shipping Container shall not display any logos, brand names, signage or graffiti, and shall be maintained in good order for the period that the Shipping Container is placed on site.
20. That the Shipping Container shall be cohesive and similar to the surrounding site and adjacent properties in color and appearance.



Paw County Dog Parks (Shayna Nackoney Skauge) #PRDP20262533

Page 3 of 3

21. That the Shipping Container shall not be stacked or have any material stored on top at any time.
22. That the Shipping Container shall not be attached, in any way, to a building.
23. That Shipping Container shall be placed a minimum of 50.00 m (164.04 ft.) away from a parcel holding an Agricultural or Residential District designation, and comply with the required setback from County roads, Highways and Service Roads in any District, whichever is greater.
24. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
25. 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 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.
26. 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.

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 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], as amended.
- 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 21, 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,

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

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

THIS IS NOT A DEVELOPMENT PERMIT