



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

Canine Development and Testing (Tamara Champagne)

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Tuesday, October 20, 2026

Roll: 04225010

RE: Development Permit #PRDP20264961

Block 7, Plan 7610221, SE-25-24-27-04; (270010 INVERLAKE ROAD)

The Development Permit application for renewal of a Kennel, for a dog training, boarding, and private off-leash parks, relaxation to the minimum outdoor area setback distance from a dwelling unit not located on the subject parcel requirement; Signs (existing) and installation of one (1) non-illuminated fence mounted freestanding sign, relaxation to the minimum freestanding sign separation distance requirement and relaxation to the maximum number of signs 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 dog training, boarding, and private off-leash park, may continue to 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 Accessory Building, approximately ± 185.81 sq. m ($\pm 2,000.00$ sq. ft.) in area;
 - ii. Outdoor fenced dog training area approximately ± 185.81 sq. m ($\pm 2,000.00$ sq. ft.) in area, located immediately adjacent to the existing Accessory Building;
 - iii. Two (2) outdoor private off-leash dog parks, approximately ± 4.05 ha (± 10.00 ac) in total area;
 - iv. Relaxation to the minimum Kennel outdoor area setback distance from a dwelling unit not located on the subject parcel from **76.20 m (250.00 ft.) to 54.33 m (178.25 ft.)**;
 - v. Installation of one (1) non-illuminated freestanding sign, mounted on the fence, for the private dog park location purposes, approximately ± 0.50 sq. m (± 5.38 sq. ft.) in area;
 - a. Two (2) existing freestanding signs and one (1) existing fascia sign, approximately ± 0.50 sq. m (± 5.38 sq. ft.) in area;
 - b. Relaxation to the maximum number of signs from **one (1) to four (4)**; and
 - c. Relaxation to the minimum freestanding sign separate distance from **300.00 m (984.25 ft.) to 50.00 m (164.04 ft.)**.
 - vi. Associated site fencing for business purposes, as noted within the application; and
 - vii. Tenancy for *Canine Development and Testing*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Engineering Services or Road Operations for a post construction inspection of the western approach located on Inverlake Road.



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- i. The approach shall have a minimum width of 7.00 m (22.97 ft.), turning radius of 3.00 m (9.84 ft.) and be constructed in accordance with Table 400-D of the County's Servicing Standards.
- ii. Written confirmation shall be received from County Engineering Services or Road Operations, passing the approach.

Permanent:

3. That if the prior to release conditions have not been met by **APRIL 30, 2027**, 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 **three (3) 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, Noise Management Plan or as approved under Development Permit PRDP20252516, shall be implemented and adhered to in perpetuity.
6. That a maximum of 16 clientele dogs shall be allowed on the subject lands, at any one time.
 - i. That the use of the off-leash dog park shall be limited to one (1) paying party, including a maximum of four (4) dogs, at any time, on an appointment-only basis.
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 any outdoor areas used for the Kennel operation shall remain enclosed with adequate fencing, 5.00 ft high horse fencing around outdoor areas for off leash park and 4.00 ft high Paige wire fencing for dog training area. All fencing shall be maintained at all times.
9. That all business hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. - 7:00 p.m., seven (7) days a week, in accordance with the approved Noise Management Plan.
 - ii. That during the months of May – August the outdoor Kennel operation may operate from 8:00 a.m. – 10:00 p.m., seven (7) days a week.
10. That all outside business activities shall be limited to the outdoor areas labelled as "Dog Yard" and "Private Off-leash Park" respectively, as per the approved Site Plan.
11. That all outdoor business areas shall be enclosed by fencing and shall be maintained at all times, to the satisfaction of the Development Authority.
12. That no off-leash animals may be permitted in any unfenced areas at any time.
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.
 - i. That garbage and recycling bins shall be located on-site at all times during business operation, 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.
14. That the maximum number of non-resident employees for the Kennel shall not exceed two (2) at any time.



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- 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.
15. That the Kennel shall be ancillary to the agricultural and residential use of the parcel and shall not change the residential character and external appearance of the land and buildings.
16. That this approval does not include the use of *Animal Health (Inclusive)* or *Special Function Business*, as defined in Part 8 of the *Land Use Bylaw C-8000-2020* (LUB).
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.
18. 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.
19. That the business operation shall be limited to the Accessory Building, and outdoor areas as per the approved site plan.
20. That the design, character, and appearance of all buildings 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.
21. That any future expansion/intensification of the business shall require a new Development Permit.
22. 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*;
 - ii. That all motor vehicle parking for the outdoor off-leash dog park shall be wholly contained within the subject parcel ; and
 - iii. That there shall be no overnight parking of guest/patron motor vehicles, as part of this business.
23. That no off-site advertisement signage associated with the subject business shall be permitted.
24. That 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.
 - i. That any onsite wayfinding or directional signage is permitted and does not require separate Development Permit approval.
25. That the business-related signage shall not be flashing, animated, digital, or illuminated at any time.
26. That a minimum 6.00 m (19.69 ft.) corner visibility triangle shall be maintained at the southeast corner of the subject parcel, at the intersection of Inverlake Road and Boundary Road, in accordance with Section 183 LUB.
27. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, 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.
28. 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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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 in 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.
- 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], as amended*.
- 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.
 - That the Applicant/Owner shall contact Wheatland County Transportation Services for any requirements or improvements that may be required for the existing road approaches off Boundary Road, prior to commencement of operations.
 - That the Applicant/Owner shall comply with the *Canadian Veterinary Medical Association "Code of Practice of Canadian Kennel Operations"* at all times.
 - That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas, for use of the existing on-site groundwater well for business purposes, prior to commencement of operation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 10, 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, likely belonging to the Development Authority.

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

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