



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
 Development Authority **DIVISION:** 7
DATE: March 24, 2021 **APPLICATION:** PRDP20210589
FILE: 07624012
SUBJECT: Kennel / Discretionary use, with no Variances

APPLICATION: Kennel (within an existing building), including daycare, training, grooming, and a private off-leash park [for up to 100 dogs], boarding [for up to 50 dogs and cats], and signage

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) south of Twp. Rd. 274 and 0.41 km (1/4 mile) west of Rge. Rd. 20

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML)

EXECUTIVE SUMMARY: The intent of this application is to move an existing Kennel, Love Your Pet K9 Lodge, from the town of Crossfield to the subject property. The facility operations include dog and cat boarding for up to 50 animals, training, daycare, grooming, and a private off-leash dog park for up to 100 dogs. The Kennel will operate within the existing Quonset on the subject property, approximately 1,403.00 sq. m (15,101.77 sq. ft.) in size, and contain three (3) fenced outdoor dog runs each approximately one acre in size. Additional details are as follows:

- Hours of operation are 6:30 am to 8:30 pm, 365 days a year;
- Up to 11 employees;
- Approximately 29 daily vehicle visits anticipated, including 4 company vans offering pickup service; and
- The Kennel building will tie into the existing septic field and the existing well will be used for potable water.

The Applicant has sent letters to the adjacent landowners explaining the proposal in an effort to answer any questions or concerns. At the time this report was written, no written submissions were received.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20210589 be approved with the conditions noted in Attachment 'A'.

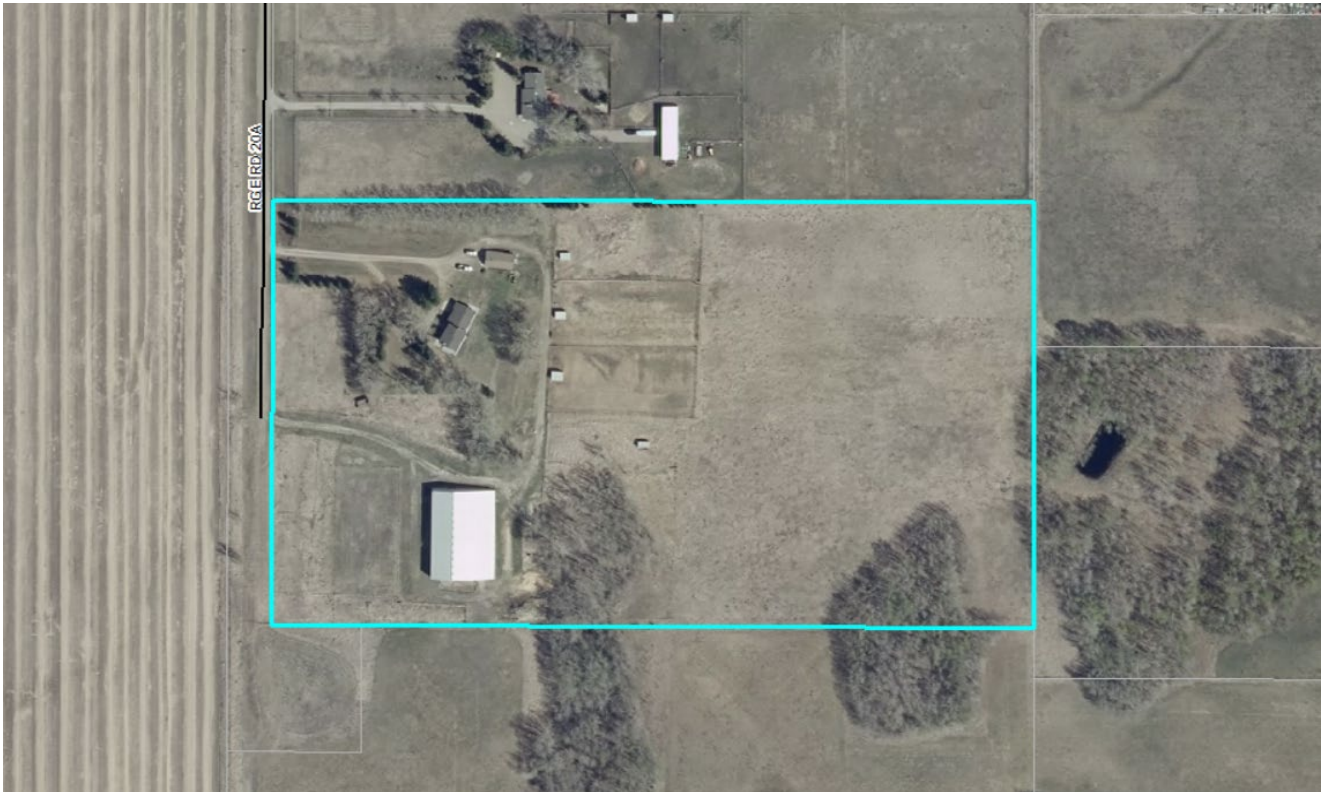
Option #2: THAT Development Permit Application PRDP20210589 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • N/A
<p>PERMITTED USE: Kennel is a discretionary use in the A-SML district</p>	<p>DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission</p>

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	Total development area to be determined



Additional Review Considerations

Conditions were set based on the following items:

Traffic

- 29 daily vehicle visits are anticipated, including four company vehicles taking two trips a day for pickup service. Range Road 20A is a graveled roadway that provides access to an agricultural parcel and an additional residential parcel. Given the existing low volume of traffic on this roadway, further improvements are not warranted with this proposal. The transportation offsite levy is triggered by this proposal.

Parking

- **Required:** Kennel 1 stall per 100 sq. m = 14 stalls, including 2 accessible stalls
- **Proposed:** N/A
- Prior to Release: the Applicant shall provide a revised parking plan

Potable Water

- Existing well to be used
- Advisory Condition: AEP approval required to use a residential well for commercial purposes

Noise

- Existing mature trees on-site to help with screening and noise.
- A proposed fence to be erected around the Kennel facility:
 - “6 feet high, with 6 inch diameter wood posts. The fencing material is strong heavy-duty commercial wire. The fence will be identical to that installed at our current Crossfield location Doggy Daycare at 283211 TWP. Rd 284, Crossfield, Alberta under Rocky View County Application No. PRDP20182734. This fencing has been proven to limit barking when compared to solid wooden fencing and securely contain dogs. If required, internal building upgrades will include noise control measures.”

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/lt



ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions
ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That a *Kennel* for dog and cat boarding, dog training, dog daycare, dog grooming, a private off-leash park and minor ancillary uses may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and drawings (as amended) and includes the following:
 - i. A maximum of **50 animals** (dogs & cats) may be boarded overnight on the subject site at any time;
 - ii. A maximum of **100 dogs** may be permitted on site at any time, for training, daycare, and grooming purposes only;
 - iii. Three (3) outside dog runs each enclosed by a 1.83 m (6.00 ft.) high fence; and
 - iv. The placement of signage, in accordance with the final approved site plan, as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan identifying the following:
 - i. At minimum of two (2) barrier-free parking stalls, in accordance with the Alberta Building Code.
 - ii. A minimum of 14 parking stalls, with dimensions, in accordance with Section 235 and 238 of Land Use Bylaw C-8000-2020.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan identifying signage details, type, location, and dimensions, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Bylaw C-8007-2020, for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the total development area of the proposal.
 - i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access, all structures (buildings), the storage and display areas directly associated to the use, and the parking area.

Permanent:

5. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
6. That dogs residing on-site in the kennel operation shall not run outside at large, at any time.
7. That all dogs shall be kept indoors between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 9:00 a.m. on weekends, in order to adhere to the County's Noise Control Bylaw C-5772-2003.
8. That all waste shall be stored in solid metal or plastic containers and shall be disposed of off-site.
9. That all water used for cleaning of runs and washing of animals shall be collected and disposed of in accordance with Provincial regulations.
10. That the kennel area containing outside runs shall be enclosed with fencing (permanent wire containment fence/chain link) to ensure the dogs are contained, and shall be maintained at all times.



ROCKY VIEW COUNTY

11. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce upright. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
12. That upon request from the County, the Applicant/Owner shall submit a Noise Impact Assessment, prepared by a qualified professional, to understand the Sound Transmission Class (STC) of the existing space and address the noise generated from the business operations. The assessment should include noise control recommendations that will eliminate or reduce noise impacts to adjacent properties and the surrounding area, to the satisfaction of the County.
13. That a separate development permit application shall be obtained for any additional onsite or offsite identification or directional business signage.
14. That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.
15. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
16. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.

Advisory:

17. That the County's Animal Control Bylaw shall be adhered to at all times.
18. That any personally owned dogs of the Applicant/Owner, shall be registered and licensed with the County, as per the Animal Control Bylaw.
19. That a Building Permit and applicable sub-trade permits, for a change of use of the kennel building, shall be obtained through Building Services, prior to construction commencement.
20. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall be responsible for obtaining approvals from Alberta Environment and Parks, for using groundwater from the existing water well for business/commercial purposes, prior to commencement of the business.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
22. That if this Development Permit is not issued by **October 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

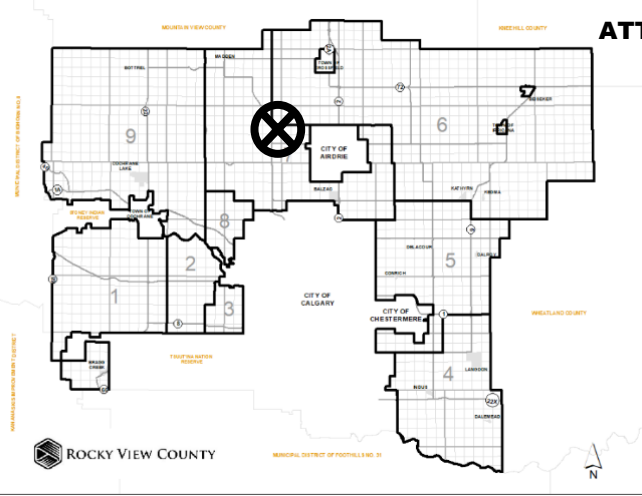
APPLICANT: Constance Burlock	OWNER: Dennis Tokar
DATE APPLICATION RECEIVED: February 18, 2021	DATE DEEMED COMPLETE: February 19, 2021
GROSS AREA: ± 7.19 hectares (± 17.77 acres)	LEGAL DESCRIPTION: Block 2, Plan 7410409; NE-24-27-02-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

Location & Context

Development Proposal

Kennel (within an existing building), including daycare, training, grooming, and a private off-leash park [for up to 150 dogs] and boarding [for up to 100 dogs and cats], and signage

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 07
Roll: 07624012
File: PRDP20210589
Printed: Mar 1, 2021
Legal: Block:2 Plan:7410409
within NE-24-27-02-W05M



P.O. Box 90001, 2002 Luxstone Blvd.
Airdrie, Alberta T4B 0A2
www.loveyourpet.ca

Site Plan

273188 Range Rd. 20 A, Plan 7410409, Block 2, Title 71 009 100

All Measurements are approx. Metres.

Buildings Annotaed as follow:

- 1- House dim. 12X20, setback 65.
- 2- Detached Garage dim. 9.2X18.3, setback 90
- 3- Kennel Dim. 30.5X46, setback 65

White circle = Signage 2.5m x 0.6m

Red circle = Signage 1.0 x 0.6m

Green rectangle = waste storage 16 yard



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