

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
**DIVISION:** 6  
**SUBJECT:** Development Item: Kennel  
**USE:** Discretionary use

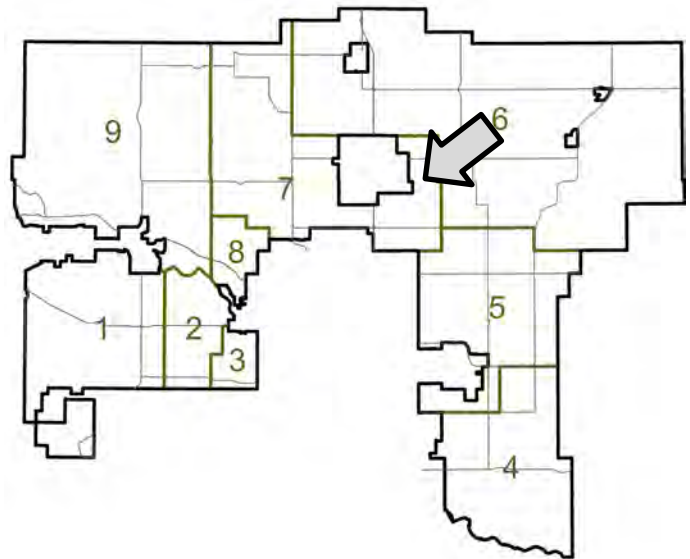
**DATE:** November 26, 2020  
**APPLICATION:** PRDP20203291

**APPLICATION:** Kennel, and dog park.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 262 and 1.61 km (1 mile) east of Rge. Rd. 284.

**LAND USE DESIGNATION:** Residential Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

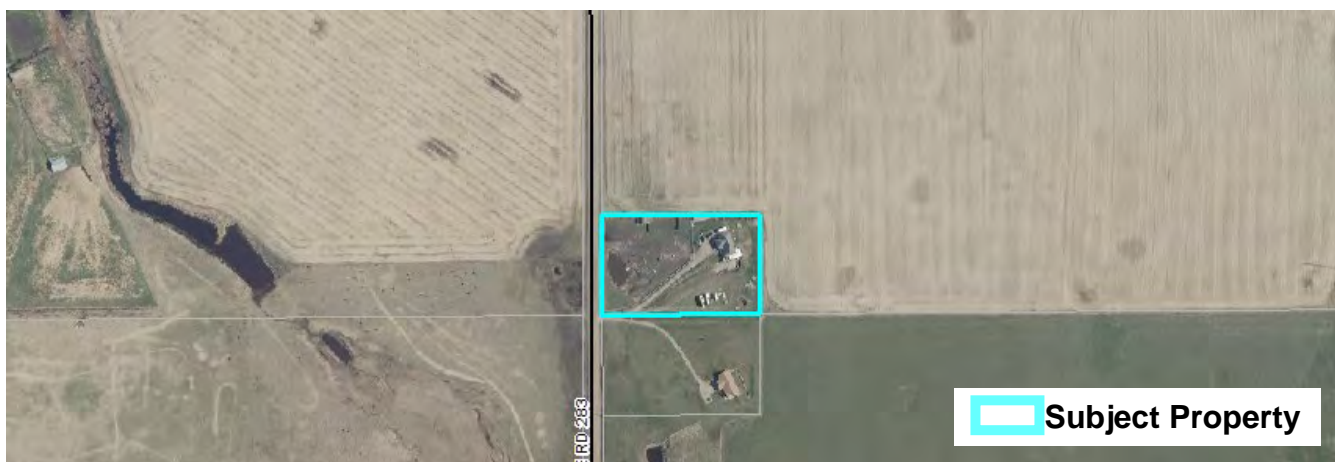
**ADMINISTRATION RECOMMENDATION:** Administration recommends Approval in accordance with Option #1.



### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203291 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203291 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEX





## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> October 15,2020	<b>File:</b> 06315005
<b>Application:</b> PRDP20203291	<b>Applicant/Owner:</b> Victoria Thiessen
<b>Legal Description:</b> NW-15-26-28 W4M	<b>General Location:</b> Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 262 and 1.61 km (1 mile) east of Rge. Rd. 284.
<b>Land Use Designation:</b> Residential Rural District (R-RUR) under Land Use Bylaw C-8000-2020.	<b>Gross Area:</b> ± 1.62 hectares (± 4.00 acres)
<b>File Manager:</b> Scott Thompson	<b>Division:</b> 6

### PROPOSAL:

This application is for a commercial kennel for a dog walking park and grooming.

- Commercial kennel: a private dog walking park and dog grooming.
- No dogs will be boarded overnight.
- Hours of Operation: Monday to Saturday from 9:00am to 3:00pm.
- Owners would be able to make appointments to take dogs on private walks. The run areas will be enclosed by a heavy duty chain link fence measuring 1.52 metres (5.00 ft.) in height.
- Total of seven employees, with a total of one employee being a permanent resident.
- All business vehicle parking will be located in the existing gravel parking area for the Dwelling.
- Dogs will be shuttled in three times a day (9:00am, 10:30am and 1:00pm) and the space will not be accessible to the general public.
- Waste will be kept in garbage cans located in the park area and disposed of in a landfill weekly.
- No new buildings constructed on site.
- Grooming would be conducted in the garage of the Dwelling.
- One groomer would be employed, with the capacity to groom four dogs a day.
- Four public visits a day, with parking provided in front of the garage.

### Land Use Bylaw Requirements:

#### *Part 8 Definitions*

*KENNEL* means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock

#### *Section 317 R-RUR Residential, Rural District*

##### *318 Discretionary Uses*

##### *Kennel*

**STATUTORY PLANS:**

The property does not fall within an Area Structure Plans or Intermunicipal Development Plan. Therefore, the application was evaluated in accordance with the Land Use Bylaw.

**INSPECTOR'S COMMENTS:**Inspection Date:

- To date, no inspection has not been completed.

**CIRCULATIONS:**Development Compliance (October 20, 2020):

- Development Compliance has no comments or concerns related to the attached application.

Utility Services:

- No Response

Planning and Development Services Engineering Review (November 10, 2020)

- Engineering has no concerns at this time

Alberta Transportation (November 06, 2020)

- In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will not require a roadside development permit from Alberta Transportation.

**OPTIONS:**Option # 1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

**Description:**

1. That a Kennel (private dog park and signage) may operate on the subject property in accordance with the approved site plan submitted with the application and the following details:

**Permanent:**

2. That a maximum of 20 dogs may be allowed on the subject site at any one time.
3. That all dogs will be removed from the property by 9:00pm to 8:00am on the weekdays and 9:00pm to 9:00am on weekends.
4. That the kennel area shall be enclosed with fencing, which shall be maintained at all times.
5. That all outside runs or fencing shall be a minimum of 1.20 m (5.00 ft.) in height.
6. 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 uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
7. That all waste shall be stored in a dry state in metal or plastic containers, and shall be disposed of off-site in a manner satisfactory to the County.



8. That any future business shall require separate development permit approval before placement on site.

**Advisory:**

9. That the Applicant/Owner shall adhere to the County's Animal Control Bylaw [C-5758-2003] and the Noise Bylaw [C-5772-2003] at all times.
10. That any personally-owned dogs of the Applicant/Owner, shall be registered and licensed annually with the County, as per the Master Rates Bylaw.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
12. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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.

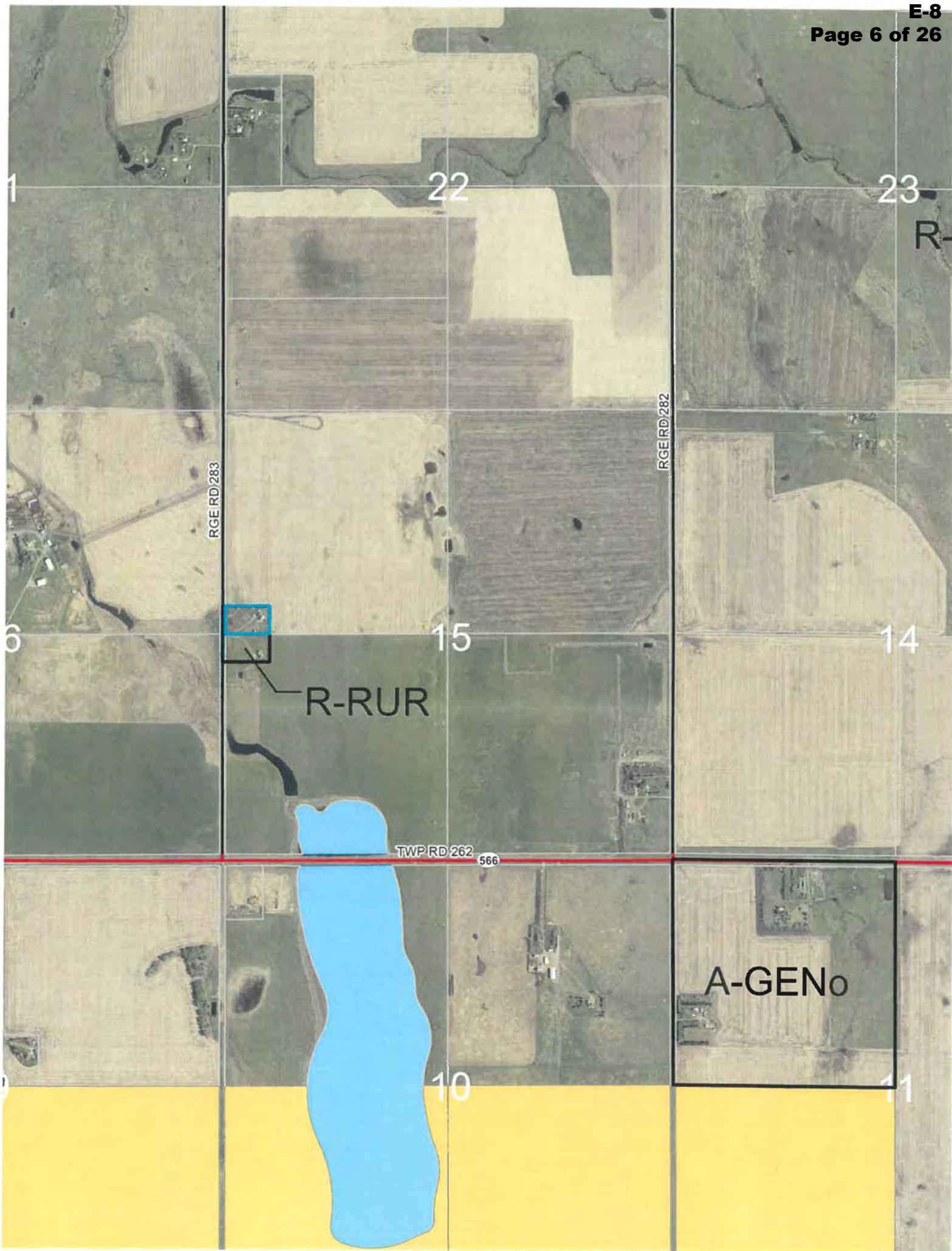
Option #2 (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.











ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

## FOR OFFICE USE ONLY

APPLICATION NO.

ROLL NO.

RENEWAL OF

FEES PAID

DATE OF RECEIPT

## APPLICANT/OWNER

Applicant Name: Victoria Thiessen

Email: [REDACTED]

Business/Organization Name (if applicable): Yes, Dog1. Inc

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

Mailing Address:

Postal Code:

Telephone (Primary):

Email:

## LEGAL LAND DESCRIPTION - Subject site

All/part of: NW ¼ Section: 15 Township: 26 Range: 28 West of: 4 Meridian Division: 6  
 All parts of Lot(s)/Unit(s): 1 Block: 1 Plan: 0312870 Parcel Size (ac/ha): 4ac  
 Municipal Address: 262140 Range Road 283 Land Use District: R-RUR

## APPLICATION FOR - List use and scope of work

Kennel licence for dog walking, training &amp; grooming

Variance Rationale included: ☐ YES ☐ NO ☐ N/ADP Checklist Included: ☐ YES ☐ NO

## SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO  
 b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO  
 c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO  
 (Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)  
 d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☐ YES ☒ NO

## AUTHORIZATION

I, VICTORIA THIESSEN (Full name in Block Capitals), hereby certify (initial below):

UT That I am the registered owner OR That I am authorized to act on the owner's behalf.

UT That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

UT That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act.

UT Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature

V Thiessen

Date Oct 14<sup>th</sup> 2020

Landowner Signature

V Thiessen

Date Oct 14<sup>th</sup> 2020



ROCKY VIEW COUNTY

**KENNEL****INFORMATION SHEET****FOR OFFICE USE ONLY**

APPLICATION NO.

ROLL NO.

DISTRICT

**ANIMAL DETAILS**Number and type of animals: Varies on dog walking  
10-20, grooming is 4Breed (if breeding): ØSize of animals (small, medium etc.): AllAre the animals 3 months of age or more: ☒ YES ☐ NO**LOCATION**

Located within:

☐ Dwelling OR ☐ Accessory Building☐ Existing Building OR ☐ New Building**BUSINESS OPERATIONS (if applicable)**Name of kennel (if applicable): Yes, Dog! IncType of kennel (i.e. boarding, breeding, training, etc.): Dog walking, training, grooming  
No boarding or overnight care.Detail number of play areas/runs and their location(s): 2 acre fully fenced area for  
dog walking / training / play area. Grooming in garageDays of operation: Walking M-F / Grooming Tue-Sat Hours of operation: 9-3Total number of employees (including residents/applicant): 7 Part-time: Full-time:Number of non-resident employees: 6 Part-time: 5 Full-time: 1Number of vehicle trips for pick-up/drop-off of animals (per day): 3 - dog park / 4 - groomingNumber of parking stalls on site: 4Location of client and business vehicle parking on site: Vans pull up to gate of dog park.  
Grooming client parks up by the garage bay door**ADDITIONAL INFORMATION:**Describe how the kennel building(s) are soundproofed: Ø Grooming dog is in garage.  
Dog walking is for 1 hour - outdoorsDescribe method of solid waste disposal: All solid waste is collected and kept in  
garbage cans. Garbage bags are in secure plastic container -overDescribe method water waste disposal: No waste water in park. Upgraded  
septic system for grooming. - 4 baths daily**SCREENING AND SIGNAGE**Specify material/height of any screening provided on site: ØKennel signage proposed on site? ☐ YES - attach Signage - Information Sheet and documents ☒ NO**ADDITIONAL SITE PLAN REQUIREMENTS**

- ☐ Indicate location of kennel, building dimensions, and setbacks from property lines
- ☐ Indicate location and dimensions of proposed runs/play areas
- ☐ Indicate parking area with number of stalls accommodated
- ☐ Indicate type of existing/proposed screening/fencing/soundproofing (landscaping, berms) around site/play areas
- ☐ Identify location for any proposed signage on or off-site

Applicant Signature U. WassenDate Oct 14th 2020





ROCKY VIEW COUNTY  
Cultivating Communities

20203291

# APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted	File Number 06315005
Date of Receipt 10/15/2020	Receipt #

Name of Applicant Victoria Thiessen

Email [REDACTED]

For Agents please supply Business/Agency/ Organization Name Yes, Doal Inc

Registered Owner (if not applicant) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Telephone (B) \_\_\_\_\_

(H) \_\_\_\_\_

Fax \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW  $\frac{1}{4}$  Section 15 Township 26 Range 28 West of 4 Meridian
- b) Being all / parts of Lot 1 Block 1 Registered Plan Number 0312870
- c) Municipal Address 262140 Ronce Road 283 RVC
- d) Existing Land Use Designation R2 R-Rv Parcel Size 4.6 Division 6

## 2. APPLICATION FOR

Kennel licence for dog walking and grooming

## 3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ No ☒
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility?  
(Sour Gas facility means well, pipeline or plant) Yes \_\_\_\_\_ No ☒
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No ☒
- d) Does the site have direct access to a developed Municipal Road? Yes \_\_\_\_\_ No ☒

## 4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

Victoria Thiessen  
(Full Name in Block Capitals)

hereby certify that ☒

I am the registered owner

☐ I am authorized to act on the owner's behalf

and that the information given on this form  
is full and complete and is, to the best of my knowledge, a true statement  
of the facts relating to this application.

Affix Corporate Seal  
here if owner is listed  
as a named or  
numbered company

Applicant's Signature Thiessen

Date Oct 14th 2020

Owner's Signature Thiessen

Date Oct 14th 2020

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Adhossen

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A. 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

Obtussen

Oct 14<sup>th</sup> 2020

Date \_\_\_\_\_



ROCKY VIEW COUNTY  
Cultivating Communities

APPLICATION FOR  
**KENNELS (COMMERCIAL AND HOBBY)**

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Business Yes, Dog! Inc  
 Address of Business 262140 Range Road 283 Rocky View County AB  
 Postal Code T4A 1S7  
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. KENNEL DETAILS

- a. Name of kennel? Yes, Dog! Inc  
 b. Type of kennel (e.g. boarding, breeding, training, hobby) - Dog walking only, Grooming  
 c. Number of dogs to be boarded 0  
 d. Breed? (only if breeding kennel) 0  
 e. Size of animals? Small/Medium/Large - All

2. OPERATION

What are your days of operation? Monday - Friday - Dog walking  
Tuesday - Saturday - Grooming. What are your hours of operation? 9am - 3pm

3. EMPLOYEES

Total number of employees 6 Number of residential employees 1 Number of non-residential employees 5

4. SIGNAGE

Will a sign be required? Yes/No No If yes - Please provide detailed sketches of the proposed sign on a separate sheet

5. ADDITIONAL INFORMATION REQUIRED

How will you soundproof the kennel building(s)? There is no building, for dog walking in open fenced yard only. Grooming in garage.

Method of solid waste disposal? All solid waste from dogs is collected and kept in garbage can. Garbage are kept in secure plastic container to reduce odor and taken to the dump weekly.

Method of waste water disposal There is no waste water. Open field area

Signature of Applicant Othman Date Oct 14<sup>th</sup> 2020

PLEASE SEE REVERSE FOR ADDITIONAL INFORMATION





[REDACTED]

October 13, 2020

Attn: Permit Department

I am seeking both a kenneling permit and a development permit for the following property: 262140 Range Road 283.

With this license, I would operate a small 2 acre dog walking service as outlined on the site plan.

This dog walking service would operate as follows. We pick up the dogs in Airdrie in our van. We shuttle them to the 2 acre fully fenced area of my property and play with them for 1 hour. We then load them up and drive them back to their homes in Airdrie.

At no time will there be public use of this space. There is no building involved in this operation. We clean up the dogs' waste into provided garbage cans located in the park area and take waste to the dump weekly. All waste bags are housed in a contained garbage area at the side of our property. At no point are waste bags left unsightly. Please see attached photo.

The dogs in the park area are fully supervised at all times by myself and a staff member, and contained by a paige wire fence. We shuttle dogs at 3 times through the day at 9 am, 10:30 and 1pm, Monday through Friday. All dogs and staff members have left this property by 3pm latest.

Because at no time and under no circumstance is there public use of this area, there would be minimum traffic impact due to this part of my business.

The second part of the kenneling application is to operate a small scale grooming shop out of our attached garage. This would employ 1 groomer who works on her own, 9am to 4pm Tuesday through Saturday. She has the capability to service 4 dogs a day.

This part of the operation allows for the public to come onto the property, with 4 public visits, this will have minimal traffic impact.

This small scale grooming service, out of our garage, will have minimal effect on our septic system with 4 baths daily as last year we upgraded our septic system and do have a larger tank that has the capabilities to contain the extra water usage.

Both grooming and park dog walking service are closed all statutory holidays and will have minimal noise effect on our neighbors who are very supportive of my service. Please see attached 7 letters from neighbors.

Sincerely,

Victoria Thiessen

February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Glenda Morris and I reside and own 262120 Range Road 283.

My house is located 125 meters from The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in cursive script, appearing to read "Glenda Morris".

February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Harlen Jones and I reside at 262246 Range Road 282.

My house is located on the next Range Road East of The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harlen Jones', followed by a long, sweeping horizontal stroke.



February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Shanna Jones and I reside and own 283132 Township Road 262.

My house is located 750 meters from The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shanna Jones", written in dark ink.

February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Allen Jones and I reside and own 283132 Township Road 262.

My house is located 750 meters from The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in black ink, appearing to read "Allen Jones", written in a cursive style.

February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Mike St. Amour and I reside at 283140 Township Road 262.

My house is located 930 meters from The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike St. Amour", written in a cursive style.



February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Barret Jones and I reside at 262246 Range Road 282.

My house is located on the next Range Road East of The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in black ink that reads "Barret Jones". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

February 16, 2020

Attention: Planning Department + Municipal Planning Committee

My name is Gladys Jones and I reside and own 283128 Township Road 262.

My house is located 650 meters from The Thiessen's dog business and I have lived beside this business since 2014.

I am in full support of The Thiessen's request for a site-specific amendment and kenneling development permit.

The Thiessen's operate their business quietly. They keep their property clean and maintained and have caused no disturbance in the neighborhood. There have been no adverse effects to my quality of life, such as odor, noise or dogs running at large.

The Thiessen's are good neighbors and responsible business owners and I support their application to continue to run their business.

Sincerely,

A handwritten signature in cursive script that reads "Gladys Jones". The signature is written in dark ink and is positioned below the "Sincerely," text.













