



August 14, 2025

File No.: PLDP20250216

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Kennel, Commercial - Boarding and Training (Lone Pine Sporting Dogs), Accessory Building - Kennel, and Sign, On-Site Commercial

Landowner: MCINALL, WILLIAM LANDON & ZEMLAK, PIERA TYNE

Applicant: MCINALL, WILLIAM LANDON & ZEMLAK, PIERA TYNE

Legal: SE 12-31-4-5 Plan 2210397 Block 1 Lot 1

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. The applicants are requesting consideration for a Kennel, Commercial for the boarding and training of up to 12 sporting dogs, as well as six personal dogs. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to **September 4, 2025**. Comments may be sent to:

Email: bhutchings@mvcountry.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

.../2

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 211 or via email at bhutchings@mvcountry.com.

Sincerely,



Becky Hutchings, Development Officer
Planning and Development Services

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

Subject Land



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





**Mountain View
COUNTY**

DEVELOPMENT PERMIT APPLICATION

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Application Date:

PLDP 20250216

Discretionary

~~Permitted~~

Submission Requirements

Application form

Development Permit fees

Certificate of Title - current within 30 days

Site Plan

Abandoned Oil/Gas Well Information from AER

Applicant's signature

Registered Landowner's signature(s) (if required)

Supplemental Forms - for Secondary Suites or
Business Uses (if required)

Contact Details

NAME OF APPLICANT(s): William McInall, Piera Zemlake

Address:

Phone:

Email:

LANDOWNER(s) (if applicant is not the landowner): WILLIAM MCINALL AND PIERA ZEMLAKE

Address:

Phone #:

Email:

Site Information & Development Details

RURAL ADDRESS: 31106 RANGE ROAD 40

LEGAL: SE Section: 12 Township: 31 Range: 4 West of 5th Meridian

Plan: 2210397 Block: 1 Lot: 1 Parcel Size: 40.2 Acres

Is property adjacent to a developed County or Provincial Road? Yes

Existing BUILDINGS: 2

Number of Existing DWELLINGS: 1

PROPOSED DEVELOPMENT: KENNEL, COMMERCIAL
(what are you applying for)

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: East 111

Rear: West 293

Side: South 55

Side: North 446

Proposed Construction Details

Type of STRUCTURE: Other (identify)

If Dwelling, what type: Other

If Other, describe: DOG KENNEL

Foundation/Basement: Slab

Square Footage: 1855

Building Height: 14

*If Mobile Home: Year:

Size:

Model:

Serial Number:

Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling

Year Built:

Name of Mover:

Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well? Yes

- Is there an abandoned oil/gas well on the property? No
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines No Distance:
- Confined Feeding Operations: No Distance:

Sewage System: Existing

Type: Septic Field

If other:

Water Supply: Existing

Type: Well

If other:

Has proposed development started? Yes

Estimated start date: Mar 1, 2025

Estimated completion date: Jul 1, 2025

Estimated cost of project: [REDACTED]

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: Yes

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.



Mountain View
COUNTY

DEVELOPMENT PERMIT APPLICATION BUSINESS USES

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Date:

Contact Details

NAME OF APPLICANT(s): WILLIAM MCINALL, PIERA ZEMLAKE

Address:

Phone:

Email:

LANDOWNER(s) (if applicant is not the landowner): WILLIAM MCINALL, PIERA ZEMLAKE

Address:

Phone #:

Email:

Site Information

RURAL ADDRESS: 31106 RANGE ROAD 40

LEGAL: SE Section: 12 Township: 31 Range: 4 West of 5th Meridian

Plan: 2210397 Block: 1 Lot: 1 Parcel Size: 40.2 Acres

Nature of the Business

Name of Business: LONEPINE SPORTING DOGS

Nature of Business - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

DOG BOARDING AND TRAINING

Complete the following checklist:

- | | |
|---|-----|
| 1. Will any clients visit the home or property? | Yes |
| 2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? | Yes |
| 3. Will there be any outside signage related to the business? | Yes |
| 4. How many employees in addition to the permanent residents? | 2 |
| 5. How many business related vehicles will be on the property? | 1 1 |

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

CONVERT A SHOP INSIDE OF THE RIDING ARENA TO THE DOG KENNEL, AND INSTALL NEW FENCES

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

2 ACRES

How many people will be employed, including yourself: MAX OF 2

Number of customers during an Average Day: 6

Average Week: 30

Hours of Operation: 7 AM TO 7 PM

Days of Operation: MONDAY/SATURDAY

Months of Operation: ALL

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

1 1 TON TRUCK AND HORSE TRAILER

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

YES PARKING ON EXSITING YARDSITE

What outdoor/indoor storage will be on the property related to the Business:

NO OUTDOOR STORAGE, INDOOR STORAGE ONLY INSIDE THE EXSITING BUILDING TO STORE DOG FOOD AND CLEANING SUPPLIES

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

YES ONE METAL SIGN ON THE END OF THE DRIVEWAY 54' WIDE X 46" TALL

Please note: If your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

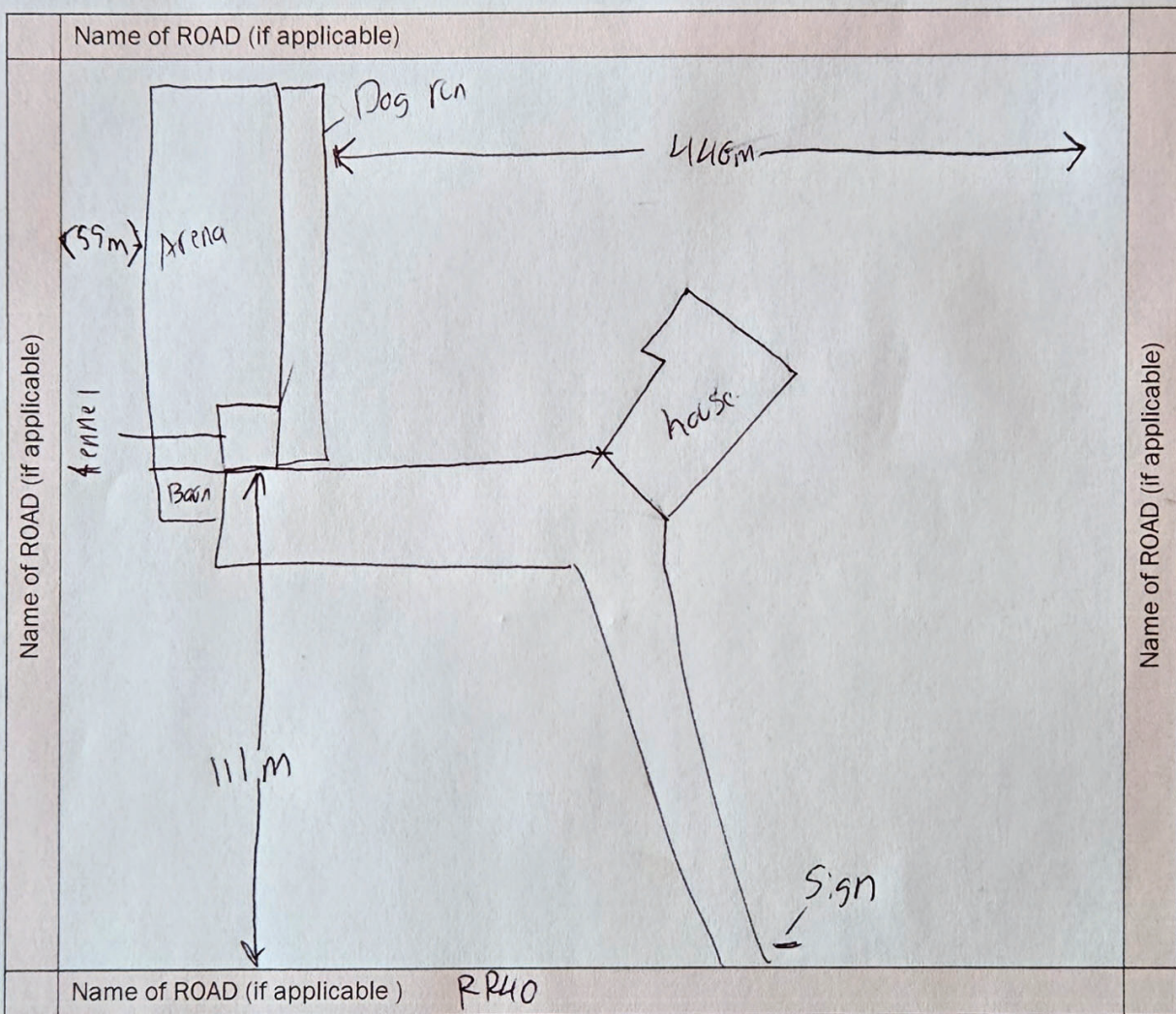
Site Plan of Proposed Development

The Site Plan shall include:

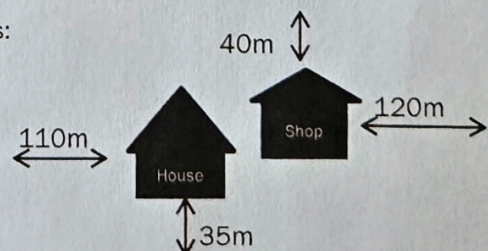
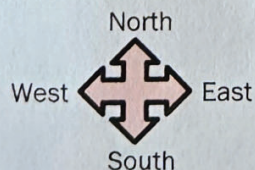
- ☐ Property dimensions (all sides)
- ☐ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ☐ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ☐ Identify roadways and indicate existing and/or proposed access to the site
- ☐ Identify the location of oil & gas wells, pipelines & facilities - if applicable
- ☐ Indicate the location of water wells and septic tank/sewage disposal systems
- ☐ Location of all easements such as utility right of way, caveat, etc. - if applicable

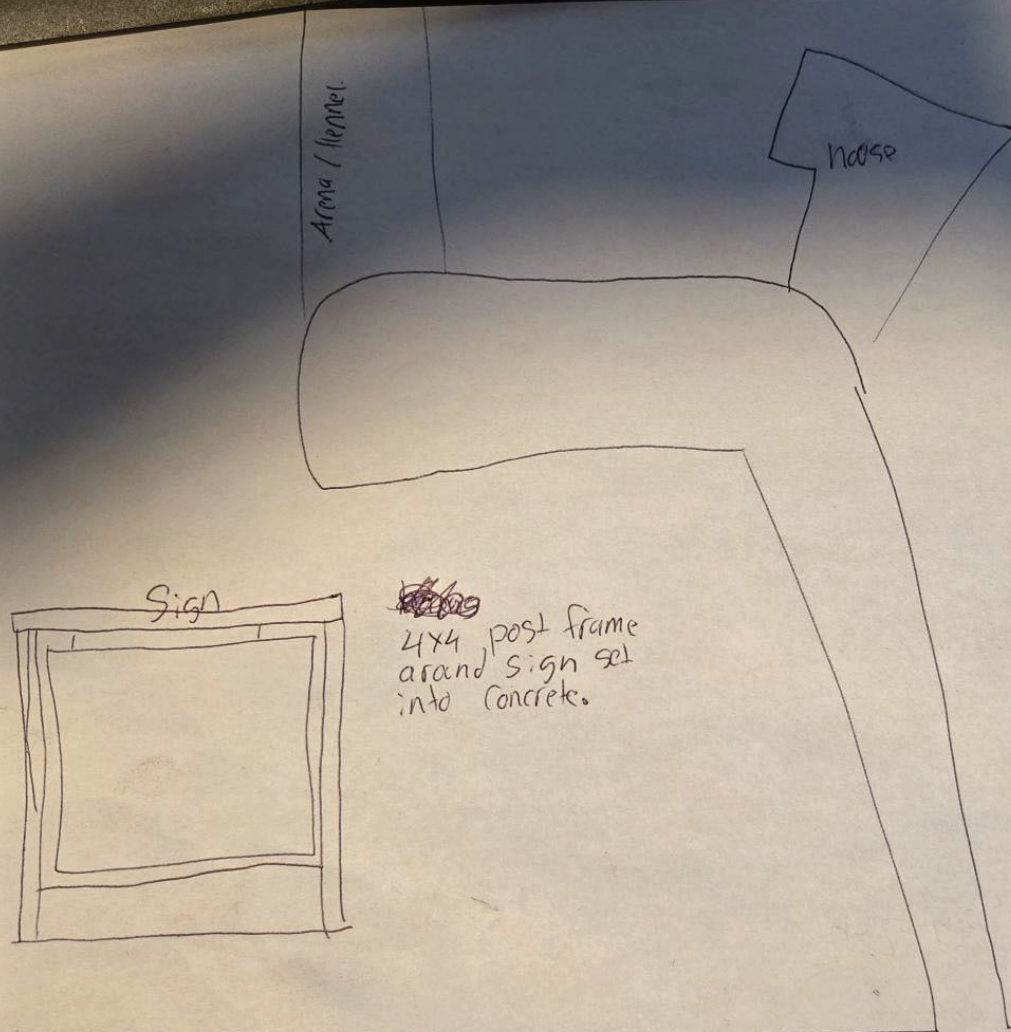
The below square represents the subject parcel

~~293m~~ 293m to rear property line.



Indicate the distances from the closest structure(s) to all property lines:
For Example:





~~4x4~~
4x4 post frame
around sign set
into concrete.

Sign location
10 ft off Driveway
20 ft from post line
approx. 53 ft from edge of gravel road
— Sign is 54" wide x 46.25" tall

RP40



Becky Hutchings

From: Lynn Craven
Sent: June 19, 2025 8:18 AM
To: Becky Hutchings
Subject: FW: Dog training/boarding on ag land
Attachments: 20250618_162101.jpg; 20250618_162042.jpg; 20250618_162117.jpg; 20250618_162137.jpg

From: Peggy Grochmal <pgrochmal@mvcounty.com>
Sent: Thursday, June 19, 2025 8:09 AM
To: Lynn Craven <lcraven@mvcounty.com>
Subject: FW: Dog training/boarding on ag land

Peggy Grochmal | Development and Permitting Officer
403-335-3311 ext. 182 | pgrochmal@mvcounty.com

Mountain View County Office: 403-335-3311 | Fax: 403-335-9207
10-1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0
www.mountainviewcounty.com

From: landon m [REDACTED]
Sent: Wednesday, June 18, 2025 4:32 PM
To: Peggy Grochmal <pgrochmal@mvcounty.com>
Subject: Re: Dog training/boarding on ag land

External Sender - From: (landon m [REDACTED])

[Learn More](#)

This message came from outside your organization.

Good afternoon,

I have attached the complete development application, and below I have addressed each of the points in the 10.10 Kennel bylaw as you sent me.

For community consultation, I do not have any proof, as I talked to each one of my neighbors in person and they are okay with the kennel. The local hall is also okay with it and, I have a meeting with the board of directors (one of which is my closest neighbor) to ensure that we can work together to avoid any potential conflicts.

Development Permit Application for Lone Pine Sporting Dogs

Section 1: Location and Setbacks

"The proposed kennel is not located within or adjacent to any multi-parcel residential subdivision. The nearest such subdivision is over 400.0 m (1,312.3 ft) from the kennel site, ensuring full compliance with the bylaw's setback requirements."

- **Attachment:** Site plan illustrating setback distances.

Section 2: Existing Operations

"This is a new kennel operation, established after the bylaw's enactment. No multi-parcel residential subdivisions are within 400.0 m (1,312.3 ft) of the site, and no immediate expansion is planned beyond the proposed facility."

Section 3: Soundproofing and Screening

"The kennel will be housed in an existing structure insulated with spray foam and fiberglass batt in exterior walls, featuring interior metal tin and insulated metal doors. These materials are designed to minimize noise transmission, achieving an estimated noise reduction consistent with industry standards. Additionally, a landscaping plan includes planting native trees and shrubs around the exterior dog runs to further suppress noise and provide natural screening and shade."

Section 4: Health and Animal Welfare

"The kennel will comply with all SPCA and Alberta Health Authority guidelines through the following measures:

- Daily sanitation protocols to maintain a clean and hygienic environment.
- Regular veterinary check-ups and prompt care for any health concerns.
- Spacious, well-ventilated enclosures to ensure animal comfort and well-being.
- Staff training on animal care, handling, and emergency response procedures."

Section 5: Exterior Exercise Areas

"The exterior exercise areas are situated over 50.0 m (164.0 ft) from the nearest property line, exceeding the required 30.0 m (98.4 ft) setback. The nearest dwelling on an adjacent parcel is 800.0 m (2,624.7 ft) away, well beyond the minimum 90.0 m (295.3 ft) requirement."

Section 6: Fencing

"The exercise areas will be enclosed with 5ft tall field fencing supported by 4.25 x 8ft posts. This fencing is selected for its durability and effectiveness in securely containing dogs, aligning with industry standards for kennel operations. We are prepared to confirm its acceptability with the Approving Authority if required."

Section 7: Environmental Management

"Lone Pine Sporting Dogs is committed to minimizing environmental impact through sustainable practices, including waste management and noise mitigation."

Subsection 7.1: Detailed Waste Management Plan

Lone Pine Sporting Dogs has developed a comprehensive waste management plan to ensure the safe, compliant, and environmentally responsible handling of waste generated by the kennel, which houses up to 12 boarding and training dogs plus 6 personal dogs. The plan prioritizes hygiene, odor control, and adherence to provincial regulations for kennel operations and zoning requirements for A(2) parcels.

- **Waste Collection:**
 - **Organic Waste (Dog Fecal Matter and Urine):** Collected twice daily from kennel areas and exercise yards using biodegradable plastic bags to minimize environmental impact. Staff will wear protective gloves and use dedicated scoops to prevent cross-contamination and maintain hygiene.

- **Recyclable Waste (Cardboard, Plastic):** Sorted at source and collected in clearly labeled bins located in the kennel office and supply areas.
- **General Waste (Non-recyclable):** Collected in lined trash bins throughout the facility and emptied daily.
- **Hazardous Waste (Cleaning Chemicals, Medical Waste):** Collected in specialized, labeled containers to ensure safe handling.
- **Waste Storage:**
 - **Organic Waste:** Stored in durable, sealed plastic bins with tight-fitting lids in a designated area at least 50 meters from kennels, exercise yards, and water sources to control odors and prevent contamination. Bins are equipped with odor-neutralizing liners to enhance odor management.
 - **Recyclable Waste:** Stored in covered bins near the paved Westcott Road parking area for convenient access by pickup services.
 - **General Waste:** Stored in a covered dumpster onsite, located in a secure area to prevent unauthorized access.
 - **Hazardous Waste:** Stored in a locked cabinet in the supply room, with restricted access to trained staff only.
- **Waste Treatment:**
 - **Organic Waste:** All dog waste is sealed in biodegradable plastic bags and prepared for offsite disposal, eliminating the need for onsite treatment. This approach ensures simplicity and compliance with provincial regulations.
 - **Recyclable Waste:** Sorted and prepared for weekly pickup by a local recycling service.
 - **Hazardous Waste:** Managed in accordance with provincial regulations, with minimal generation through the use of eco-friendly cleaning products where feasible.
- **Waste Disposal:**
 - **Organic Waste:** Sealed in biodegradable plastic bags and hauled away weekly by a licensed waste disposal service ([Local Waste Disposal Service], to be contracted). The use of biodegradable bags reduces environmental impact while ensuring safe disposal.
 - **Recyclable Waste:** Picked up weekly by [Local Recycling Service] (to be contracted).
 - **General Waste:** Disposed of weekly via the onsite dumpster, serviced by [Local Waste Disposal Service] (to be contracted).
 - **Hazardous Waste:** Disposed of through [Hazardous Waste Disposal Service] (to be contracted) on an as-needed basis.
- **Waste Volume Estimates:**
 - **Organic Waste:** With 18 dogs (12 boarding/training + 6 personal), the kennel is estimated to generate approximately 5-7 kg of organic waste per day, equating to 35-49 kg weekly. The weekly disposal schedule and appropriately sized storage bins are sufficient to handle this volume.

- **Other Waste:** Recyclable and general waste volumes are minimal, with weekly pickup sufficient to manage packaging from supplies and other materials.
- **Environmental Considerations:**
 - **Odor Control:** Sealed bins with odor-neutralizing liners and a designated storage area away from operational zones minimize odor impact. The kennel's spray foam and fiberglass batt insulation aids in maintaining a controlled environment, reducing odor-related issues.
 - **Sustainability:** Biodegradable bags are used to reduce plastic waste. Bulk purchasing of supplies minimizes packaging waste, and digital record-keeping reduces paper waste.
 - **Contamination Prevention:** The storage area is located away from water sources and designed to prevent leachate or runoff, with monthly inspections to ensure no environmental contamination.
- **Compliance with Regulations:**
 - The plan adheres to provincial waste management regulations for kennel operations and zoning A(2) requirements. No consultation with the local Health Authority was required, as the plan follows established provincial guidelines and best practices.
 - Detailed records of waste disposal will be maintained and made available for regulatory review upon request.
- **Best Practices:**
 - **Staff Training:** All staff will receive training on proper waste collection, storage, and disposal procedures, with refreshers provided annually or as operations scale.
 - **Inspections:** Monthly inspections of the storage area will ensure bins remain sealed, odor-free, and compliant with regulations.
 - **Waste Reduction:** The kennel will use bulk supplies and digital records to minimize packaging and paper waste. An annual waste audit will identify further reduction opportunities.
 - **Contingency Plan:** In case of disposal service delays, a backup waste removal service will be contracted, and temporary storage capacity will be expanded using additional sealed bins.
- **Implementation and Monitoring:**
 - **Implementation Steps:**
 1. Contract a licensed waste disposal service for weekly organic and general waste pickup.
 2. Contract a recycling service for weekly recyclable waste pickup.
 3. Install odor-neutralizing liners in storage bins and ensure adequate bin capacity.
 4. Conduct initial staff training on waste management protocols.
 5. Establish a record-keeping system for disposal documentation.
 - **Monitoring:**
 6. Monthly inspections of storage areas to verify compliance and odor control.

7. Quarterly reviews of hazardous waste generation to minimize use of harmful chemicals.
8. Annual plan review to incorporate new regulations or best practices.

This waste management plan ensures that Lone Pine Sporting Dogs operates sustainably, complies with all applicable regulations, and maintains a clean and odor-free environment for dogs, staff, and the surrounding community.

Section 8: Development Permit Application Details

- **a) Site Sketch:** "A detailed site sketch is attached, illustrating all existing buildings, proposed kennel facilities, setback distances, and the sign location."
- **b) Facility Type:** "The facility will provide dog boarding and training services."
- **c) Number of Pets:** "The kennel will accommodate up to 12 boarding and training dogs, plus 6 personal dogs owned by the operator."
- **d) Soundproofing:** "The kennel building features spray foam and fiberglass batt insulation, interior metal tin, and insulated doors to reduce noise transmission."
- **e) Noise Mitigation:** "Noise will be minimized by planting trees and shrubs around the dog runs and strategically locating the kennel between the residence and riding arena to contain sound."
- **f) Employees:** "Up to two staff members will be employed as operations grow."
- **g) Parking:** "A gravel parking pad in front of the kennel accommodates up to 10 vehicles for staff and clients."
- **h) Supervision:** "The owner/operator will supervise the kennel during all operational hours."
- **i) Hours of Operation:** "Monday to Saturday, 7:00 AM to 7:00 PM; Sunday by appointment only."
- **j) Traffic Generation:** "The kennel is projected to generate up to 12 additional vehicle trips per day."
- **k) Roadways:** "Access is provided via HWY 582 (paved) from the north, then south on RR40 (gravel), or from Westcott Road (paved) to the north on RR40."
- **l) Structures:** "The kennel will utilize an existing structure, with new field fencing installed for dog runs."
- **m) Dust Mitigation:** "Dust suppression will be achieved through regular watering or gravel treatment on roads in front of the kennel and adjacent properties, as requested."
- **n) Sign:** "A 54" wide x 46.25" tall metal sign with a wood frame, reading 'Lone Pine Sporting Dogs,' will be placed adjacent to the driveway and address sign."

Section 9: Community Consultation

"Community consultation has been completed, with written approvals from adjacent landowners and the local hall attached as required."

Section 10: Operator Residence

"The parcel is zoned A(2), and I, as the owner and operator, reside in the dwelling on the property."