



August 11, 2022

File No.: PLDP20220353

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit – Kennel, Commercial

Landowner: MILLER, Gregory & Karen

Applicant: MILLER, Gregory & Karen

Legal: NE 19-30-2-5 Plan 9610169 Lot 1

You are receiving this notification letter because there is a proposal for a discretionary use Development Permit within the vicinity of your property (see attached map) and you are invited to provide comment.

Mountain View County has received an application for a Development Permit approval on the above noted property. You are an adjacent landowner to this property and, as such, we are required to notify you of this application. A copy of the application's information can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Development Officer to request a copy of the information to 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 us with comments with respect to this proposal, written submission can be submitted any time prior to September 1, 2022. Comments may be sent to the Development Officer by:

Email: jreimer@mvcountry.com; or

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

Mail: Postal Bag 100, Didsbury AB T0M 0W0

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

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, please contact me at 403-335-3311 ext. 171 or via email at jreimer@mvcountry.com.

Sincerely,

Jaydan Reimer, Development Officer
Planning and Development Services

/jgr

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) 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** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





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

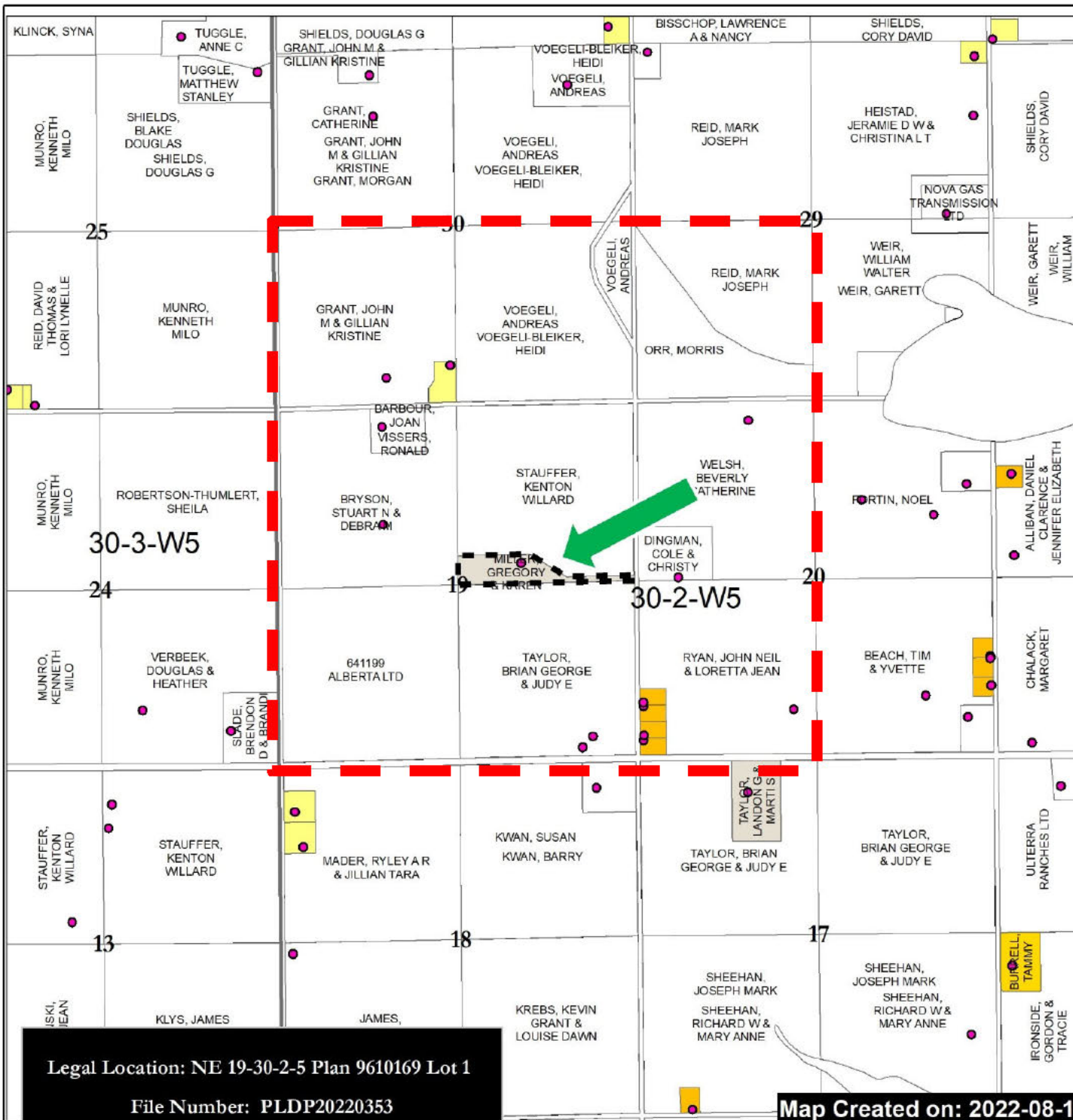
→ Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

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 T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Application Date: Aug 8, 2022

PLDP 20220353
Discretionary Permitted

Submission Requirements

- | | |
|--|--|
| ☐ Application form | ☐ Abandoned Oil/Gas Well Information from AER |
| ☐ Development Permit fees | ☐ Applicant's signature |
| ☐ Certificate of Title - current within 30 days | ☐ Registered Landowner's signature(s) (if required) |
| ☐ Site Plan | ☐ Supplemental Forms - for Secondary Dwellings or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): <u>Karen Miller</u>		
Address: <u>[REDACTED]</u>	Town/City: <u>[REDACTED]</u>	Postal Code: <u>[REDACTED]</u>
Phone #: <u>[REDACTED]</u>	Alternate Phone #: <u>[REDACTED]</u>	
Email: <u>[REDACTED]</u>		
LANDOWNER(s) (if applicant is not the landowner): <u>Greg + Karen Miller</u>		
Address: <u>Same as above</u>	Town/City: <u>[REDACTED]</u>	Postal Code: <u>[REDACTED]</u>
Phone #: <u>[REDACTED]</u>	Alternate Phone #: <u>[REDACTED]</u>	
Email: <u>[REDACTED]</u>		

Site Information & Development Details

RURAL ADDRESS: <u>[REDACTED]</u>					
LEGAL: <u>NE</u>	Section: <u>19</u>	Township: <u>30</u>	Range: <u>2</u>	West of <u>5th</u>	Meridian
Plan: <u>9610169</u>	Block: <u>[REDACTED]</u>	Lot: <u>1</u>	Parcel Size: <u>15.8</u>	Acres	
Is property adjacent to a developed County or Provincial Road? <u>Yes</u>					
Existing BUILDINGS: <u>kennel/shop, house, detached garage/horse shelter.</u>					
Number of Existing DWELLINGS: <u>1</u>					
PROPOSED DEVELOPMENT: <u>Ethically managed and care-based commercial breeding kennel</u> (what are you applying for)					

Proposed and Existing Setbacks

Indicate distance from Property Lines:		☒ Metres	☐ Feet
Front: <u>East</u>	<u>524</u>	Rear: <u>West</u>	<u>256</u>
Side: <u>South</u>	<u>70</u>	Side: <u>North</u>	<u>31</u>

Proposed Construction Details

Type of STRUCTURE: If Dwelling, what type:

If Other, describe: Foundation/Basement:

Square Footage: Building Height:

*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?

- Is there an abandoned oil/gas well on the property?
- 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 Distance:
- Confined Feeding Operations: Distance:

Sewage System: Type: If other:

Water Supply: Type: If other:

Has proposed development started?

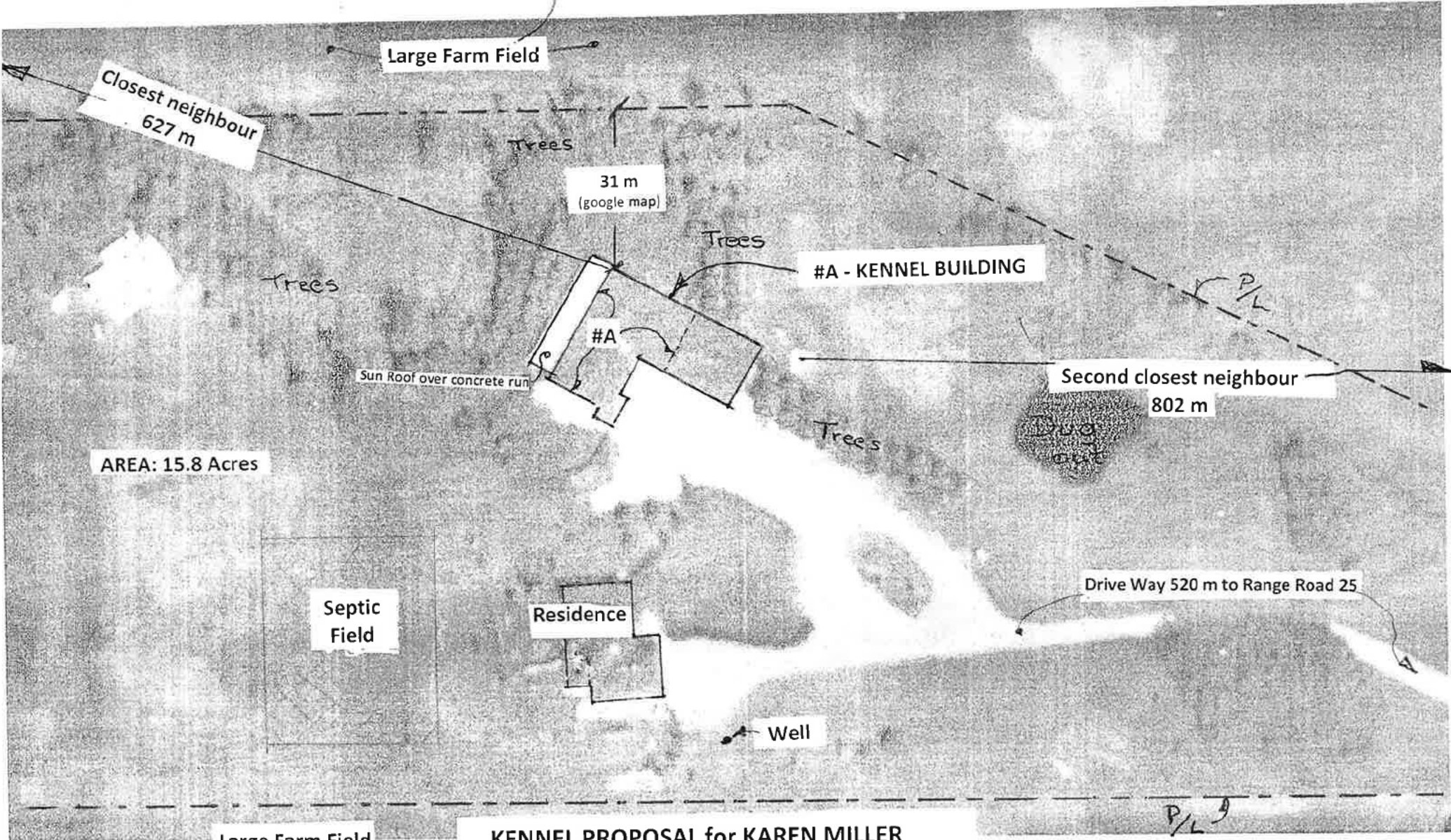
Estimated start date: Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

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

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.



KENNEL PROPOSAL for KAREN MILLER

Location: [REDACTED]



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

20220353

Date: Aug 8, 2022

Contact Details

NAME OF APPLICANT(s): Karen Miller

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Greg + Karen Miller

Address:

Same as above

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

Site Information

RURAL ADDRESS:

LEGAL: NE

Section: 19

Township: 30

Range: 2

West of 5th

Meridian

Plan: 9610169

Block:

Lot: 1

Parcel Size: 15.8

Acres

Nature of the Business

Name of Business: Baby Barks Kennel

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:

We specialize in the ethical and care-based breeding and adoption of non-shedding companion dogs under 20lbs. These dogs are sought after by families who have mobility issues and cannot manage a larger or more energetic breed or families who struggle with allergies. They are the ultimate therapy pet. We focus solely on Bichon Shih Tzus descended from one single retired breeder (Pooch Palace Kennels) who honed her genetics over a 35 year breeding history and has a wide and passionate customer base throughout North America. As a result, our dogs have the reputation of being extremely healthy, hardy, well tempered and possessing exceptional coloring and conformation. Families that try a Bichon Shih Tzu from this carefully managed family tree rarely want anything else for the rest of their lives which has created an amazing, dedicated, wide spread and multigenerational adopter base for our dogs.

See attached for continuation.

Complete the following checklist:

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

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.

There is an existing building in use for the business

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

3800 sq ft kennel and spacious outdoor yards.

How many people will be employed, including yourself:

4

Number of customers during an Average Day:

3

Average Week:

21

Hours of Operation:

11am - 7pm customer hours, 8am - 9:30pm active dog care, caregiver present 24/7.

Days of Operation:

365

Months of Operation:

12

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

2

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

Parking is in ample gravel lot at the front door of the kennel. Additional maintenance vehicle parking in attached garage.

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

Indoor storage in attached garage.

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

No business signs.

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.

BabyBarks Kennel
Karen Miller

[REDACTED]

[REDACTED]

1. To the best of our knowledge, we are not next to any areas labelled as multi-parcel residential subdivisions.
2. To the best of our knowledge, we are not next to any areas labelled as multi-parcel residential subdivisions.
3. Our kennel building is insulated with R20 insulation to create a comfortable environment of 20-24 degrees C (additionally maintained by forced air heating and in-floor heating). The construction and insulation also provides excellent sound buffering. Keeping a quiet environment is important to us as it helps the dogs to feel peaceful and calm. Dogs will be supervised when they have outdoor access which is via doggie doors for their convenience and enjoyment. They have ample space inside, in a custom custom designed, comfortable environment.
4. Everything will be clean, sterile, and well managed to match the expectations and exceed the standards of Health Authority and SPCA. Our dogs will have ample space, an engaging environment, supervision and companionship paramount to promoting a dog's mental and physical health. Our facility and management practices have been veterinarian assessed and approved on a regular basis by Didsbury Vet Clinic since 2017. See attached letter.
5. The majority of our exercise yards are well back from the 30 m required spacing from the property line. Those that are within the boundary will be discontinued. They are spacious, full of the natural elements that dogs enjoy, and pooper scooped daily. If the weather is poor and the dogs choose not to go out in the rain to use the grass yards, they can access the covered cement run for their convenience and comfort. The grass areas are always available to them. Our property is fully fenced by a 10ft predator fence and this additionally allows us to take the dogs on secure off leash adventures throughout the 15 acre property, under supervision and without the risk of a dog getting lost.
6. Our kennel building and exercise yards are well back from the required 90m from any neighbouring dwellings (see included diagram). We have been in operation from 2017 to present without neighbour complaints of any sort to date.
7. We have used 6 foot fencing that has buried elements to prevent any digging out or escaping. Areas with road, parking lot and public views will be opaque fencing to further encourage a quiet environment and give added security to the dogs.

8. All waste is disposed of on a bimonthly basis by local garbage disposal company.
9. A) See site sketch.
 - B) This is ethically managed and vet assessed commercial breeding facility for non shedding, companion dogs under 20lbs of the Bichon Shih Tzu breed.
 - C) Adult dogs in the kennel will be limited to 39. Momma dogs will start having litters around the age of a year and a half (second heat cycle) and do one litter a year. All dogs will mature under 20lbs and be Bichon Shih Tzu, non shedding, companion dogs. Our population will be a mix of female dogs (70-80%), male dogs and adolescents that are being considered as future parents as females retire after doing a few litters. We also will be retaining space for returned dogs which only happens in about 2% of cases as we offer a full and unconditional return policy on our puppies and adult dogs.
 - We will have 4 litters on average a month, which may result in 20 puppies. General interest in these dogs over our 10 year history results in families being on a waitlist for 3-9 months for a puppy, so there is more than adequate interest from appropriate families to adopt all of these puppies. Only families with a fully fenced yard, children over 5 years of age, time to invest in training, willingness to sign a spay and neuter contract, and an understanding of the grooming requirements these dogs require are considered to be adopters. Again, our numbers put NO pressure on shelters as our adopters are financially compensated (get a refund) if they bring their dog back to us if it isn't working out for any reason. We are committed to our dogs for their entire lifetime. We have a ten year history of managing our adoptions in this manner, with NO known cases of any of our puppies/adults ending up in the shelter system.
 - Our maximum kennel numbers between adults, adolescents and puppies will be 59 as this allows us to maintain the genetic diversity required to work solely with dogs descended from Pooch Palace bloodlines. Maintaining this group allows us to avoid inbreeding and maintain the highest standards of tracking and genetic management. It also allows us space for returning puppies and dogs.
 - D) Kennel is thoroughly insulated for temperature and sound proofing. We have multiple doggie doors for our dogs' convenience and all of these are double flap on the interior and exterior of a wall for added insulating factor.

- E) Our kennel building is thoroughly insulated. Exercise yards have opaque fencing where they face public roadways, parking lot, and active areas to limit noise potential and increase security. The dogs can enjoy their social groups, natural spaces and many engaging elements. There will be supervision as the dogs enjoy their outdoor time and if anyone gets noisy, staff will resolve the issue. All dogs will be maintained inside after 9:30 pm to keep them safe from predators and further limit any noise. If an urgent potty break is needed after these hours, the dog will have direct supervision and then be brought directly back inside.
-
- F) We will have 1-2 employees/staff members on site with the dogs at a time. They will also have a live-in supervisor even overnight to ensure everything is going well and care is being maintained.
- G) See site diagram for ample parking lot of average of 3 customers per day plus two staff.
- H) There will be a supervisor present at all times. Active dog care will take place from 8am - 9:30pm. Dogs will be maintained inside with an on site supervisor over the night time hours.
-
- I) Dogs are supervised, socialized and enjoyed 24/7 365 days a year. Active dog care hours (barring emergencies) will be 8 am - 9:30 pm. Customer visiting hours (by appointment only) will be 11am - 7pm.
- J). Minimal to moderate traffic generated given that it will only be an average of 5 cars a day at the building between staff and visitors. Access is via gravel road, range road 25.
- K) Access to kennel is paved Township Road 303 to gravel Range Road 25 for a quarter mile.
-
- L) An existing building on the property was modified to be an exceptional kennel space. Surrounding outdoor areas with natural tree cover were fenced into spacious exercise and play areas for the dogs.
-
- M) Our visitors will create some dust on the range road. We are happy to cover the cost of the calcium application from the 303 to our property, down Range Road 25, if our neighbours deem that beneficial.
- N) No signage

10. We look forward to meeting each of our neighbours and discussing our proposal. We will commence these meetings on Aug. 8, 2022.

11. All waste will be disposed of in a dumpster to be emptied by a local garbage disposal twice per month. Waste will be appropriately bagged and tied and the lid of the disposal unit secured.

12. The people occupying the principal residence own, oversee and actively work with kennel operations, including dog care, vet visits, adopter communication, whelping, grooming, dog walks and a whole lot of cleaning.

Thank you for considering our proposal. We are truly passionate about these dogs and the families who love them. We have been honoured to manage this special group of pooches and we very much hope to continue working with them for years to come. We look forward to answering any and all questions and being exemplarily neighbours.

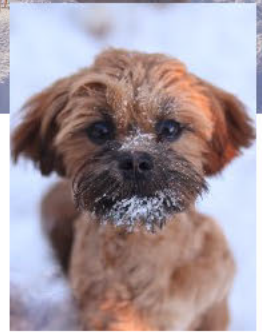
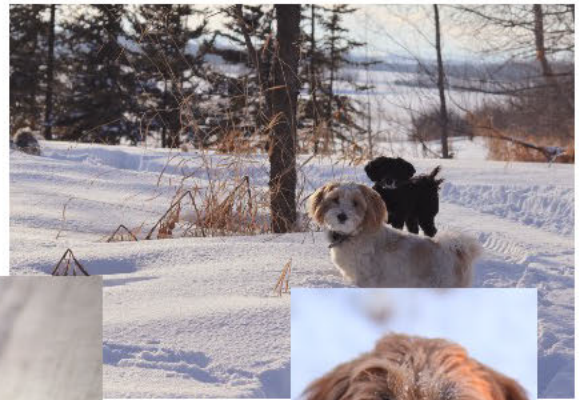
Karen Miller



Hello Neighbour!

We are located just down the road from you on [REDACTED] and we are thrilled with this community and are glad to be your neighbour and in our current location since 2017.

For the last ten years we have poured ourselves into the breeding and careful management of the sweetest group of Bichon Shih Tzu dogs. It has been our pleasure and honour to offer these carefully managed puppies to families struggling with allergies, mobility issues or the need of a new, furry, non shedding small breed pet in their lives! We are now applying for a kennel permit so we can continue to offer these sweet dogs to families from our acreage as we have for last 5 years. We can't begin to express how much your approval would mean to us. If you have ANY questions at all, it would be our delight and honour to go over them with you. We'd also love to have you for a kennel tour so you can see first hand just what we've been working on and building over the last few years! Please let us know when you are free to come over and we'd love to show you through. You can also enjoy an online kennel tour here using this web address [REDACTED]



We know it might be a little overwhelming to think of a kennel being near you, but if you haven't noticed us yet, then you likely aren't going to notice us in the future. Our commitment to you is that we will continue to keep the noise to a bare minimum. We'd LOVE to hear from you if you aren't a fan of anything you are hearing or seeing. If our road traffic bothers you, please let us know and we can either try to arrange our appointments differently or even do a calcium treatment from the 303 to our driveway. We don't want our existence to inconvenience you at all.

Would you like to know a little more about our dogs? We'd love to share and I hope you'll enjoy the following. Here is an overview of information, a recommendation letter from our vet and some of the numerous adopter references we have received over the years. We want you to feel secure in the knowledge that you are supporting something very ethically run as we do have our dogs and our adopters very best interest in mind.

Bichon Shih Tzus are the ultimate therapy pet. We focus solely on Bichon Shih Tzus descended from one single retired breeder (Pooch Palace Kennels) who honed her genetics over a 35 year breeding history and has a wide and passionate customer base throughout North America. As a result, our dogs have the reputation of being extremely healthy, hardy, well tempered and possessing exceptional coloring and conformation. Families that try a Bichon Shih Tzu from this carefully managed family tree rarely want anything else for the rest of their lives which has created an amazing, dedicated, wide spread and multigenerational adopter base for our dogs.

We maintain a pristine, vet checked and approved environment for our dogs with ample indoor and outdoor space, social interaction and stimulation in which our dogs thrive. We do have an excellent ongoing relationship with Didsbury Vet Clinic who oversee the care of our dogs, puppies and have completed multiple on site visits. We have included Dr. Andy Mercarelli DVM's recommendation letter with this proposal.



Do our dogs end up in the shelter system and contribute to a general overpopulation of dogs?

I'm so relieved to be able to share that the answer to this is NO. The vast majority of dogs in the shelter system are large breed dogs and almost always those of a shedding background. It is RARE for a small, non shedding breed to end up in a shelter, and if they do, they are the first to find a home. We avoid this completely by offering our adopters an **unrestricted return policy**. If someone takes a puppy home from us and don't find it's a good fit, we will take the puppy back and refund their payment without for any reason. We also offer a life time rehoming offer and happily find new homes for any of our previous puppies regardless of their age and stage. Of course, this rarely

happens because we have so carefully selected our adopters to begin with. We additionally offer a genetic health warrantee, training resources, follow up care and a lifetime rehoming option. We want to ensure that every problem or question is assisted with to ensure our family and their pets have the best success possible. It's our personal nightmare to think of a dog that we lovingly raised and cared for to end up in a situation that is anything less than ideal. We will do EVERYTHING we can to ensure every puppy produced by us goes on to live an incredible life.

We are selective about the families who take our dogs, having strict adoption requirements. Families must complete an application and go through a pre-adoption interview prior to being added to our waitlist/considered for adoption. We require that our adopters sign a spay/neuter clause, and show an understanding of the breed's potty training, grooming and social requirements. Adopters cannot be full time workers unless they have alternative day time care options in place. We require them to have a fenced yard or secondary spacious potty option. Families with children under 5 years of age are not considered and are encouraged to check back with us once their children are older.

Supporting ethical breeders is a huge deterrent to puppy mills. If families can find the dog they desire from someone is ethical, reputable and care-based, they will absolutely chose that option. If they can't find the dog they desire from a reputable, vet checked and approved breeder, they will turn to their only other option... the puppy mill. So in supporting a breeder who focuses on excellence, you are ensuring puppy mills are far less successful. We have spent the last 10 years promoting this breed and working to achieve the highest standard of care and professionalism. We hope our vet reference and adopter references will speak for themselves.

Our neighbours' happiness is one of our top concerns. Our endeavours can be managed in a thoughtful and careful manner to preserve your happiness and uninterrupted lives, and if there are ANY changes at all that you'd like us to make, we would love to know. Happy neighbours, fulfilled dogs and thrilled adopters is our goal and we are excited to achieve that under your watchful eye!

Karen and Greg Miller

