



June 06, 2022

File No.: PLDP20220234

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Kennel, Commercial and Dwelling, Single Detached with Attached Accessory Building - Kennel

Landowner: Circle E Farms Ltd
Applicant: Joy Unleashed Ltd.
Legal: SW 20-30-3-5 Plan 1014218 Block 2 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 June 27, 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

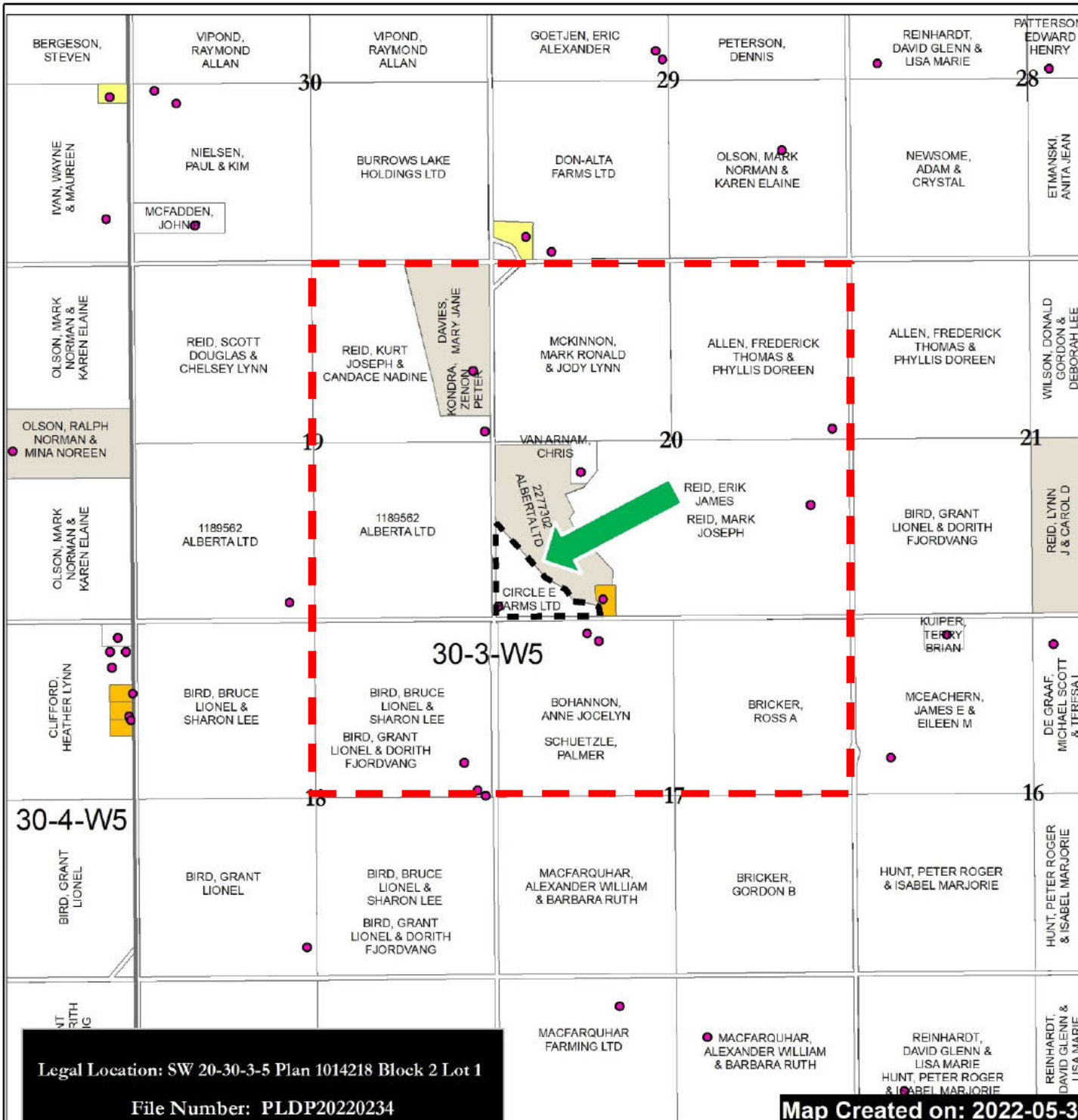
Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 20-30-3-5 Plan 1014218 Block 2 Lot 1

File Number: PLDP20220234

Map Created on: 2022-05-30



**Mountain View
COUNTY**

DEVELOPMENT PERMIT APPLICATION

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

Application Date: May 24, 2022

PLDP 20220234
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 Dwellings or Business Uses (if required)

Contact Details

NAME OF APPLICANT(S): Joy Unleashed Ltd.

Address: [redacted] Town/City: [redacted] Postal Code: [redacted]

Phone #: [redacted] Alternate Phone #: [redacted]

Email: [redacted]

LANDOWNER(s) (if applicant is not the landowner): Circle E Farms / Cornelius Wittenboeyer

Address: [redacted] Town/City: [redacted] Postal Code: [redacted]

Phone #: [redacted] Alternate Phone #: [redacted]

Email: [redacted]

Site Information & Development Details

RURAL ADDRESS: 30303 Range Road 35, Carstairs, AB T0M0A0

LEGAL: SW Section: 20 Township: 30 Range: 3 West of 5 Meridian

Plan: 1014218 Block: 2 Lot: 1 Parcel Size: 22.59 Acres

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

Existing BUILDINGS: None

Number of Existing DWELLINGS: None

PROPOSED DEVELOPMENT:
(what are you applying for) Commercial kennel with primary dwelling

Proposed and Existing Setbacks

Indicate distance from Property Lines: Metres Feet

Front: <u>58</u> meters	Rear: <u>150</u> meters
Side: <u>72</u> meters	Side: <u>217</u> meter

Proposed Construction Details

Type of STRUCTURE: steel frame/wood wall If Dwelling, what type: Future wood

If Other, describe: _____ Foundation/Basement: Concrete

Square Footage: 4800 main / 1500 sec. floor Building Height: 26'-0"

*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: Yes Type: Wells If other: _____

Water Supply: Yes Type: Wells If other: _____

Has proposed development started? No

Estimated start date: Fall 2022 Estimated completion date: Fall 2024

Estimated cost of project: \$850,000 + land cost

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.

PROPOSED: KENNEL/PERSONAL RESIDENCE building
 30303- RR 35
 (Township Road 303 and Range Road 35)

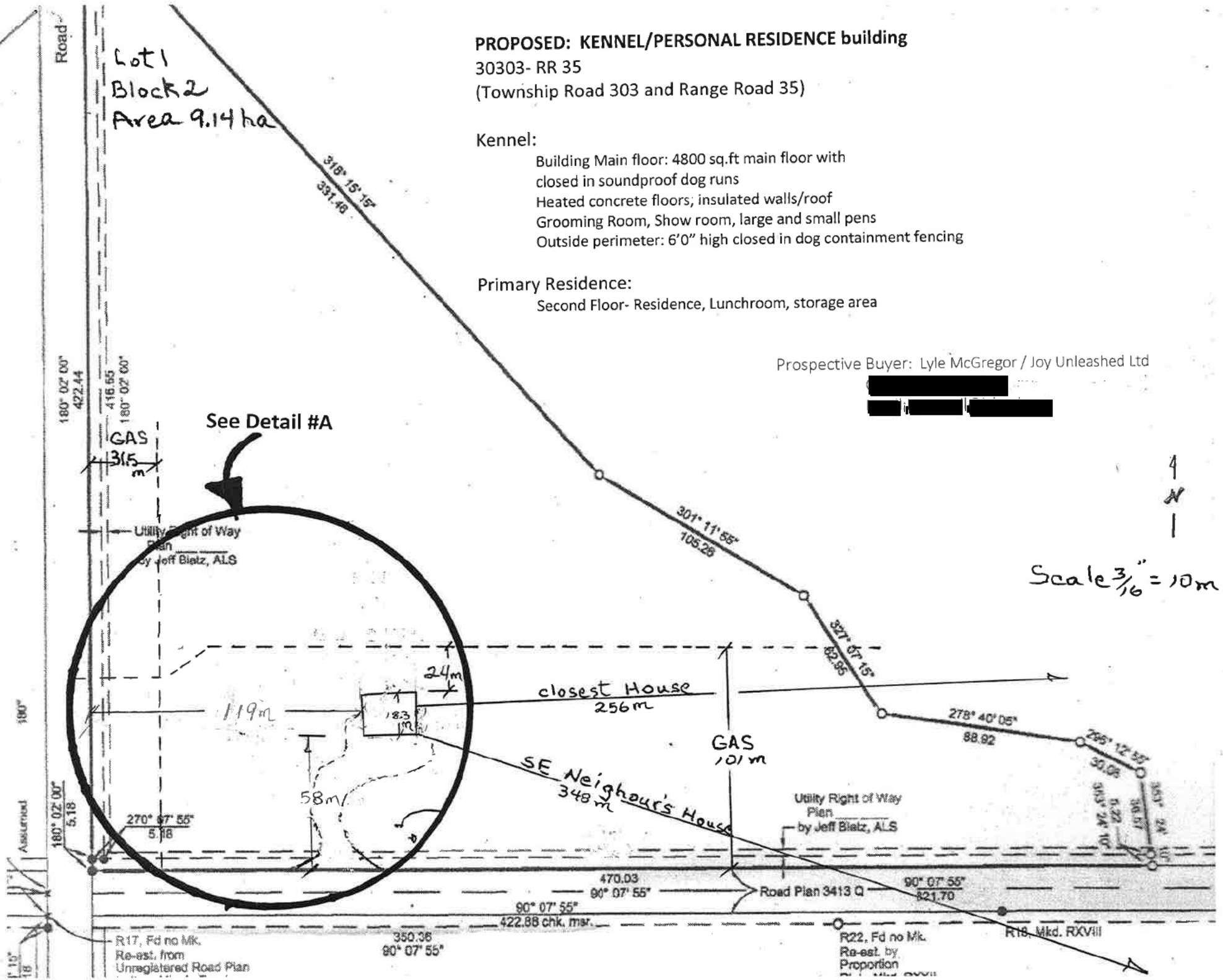
Kennel:

Building Main floor: 4800 sq.ft main floor with closed in soundproof dog runs
 Heated concrete floors; insulated walls/roof
 Grooming Room, Show room, large and small pens
 Outside perimeter: 6'0" high closed in dog containment fencing

Primary Residence:

Second Floor- Residence, Lunchroom, storage area

Prospective Buyer: Lyle McGregor / Joy Unleashed Ltd



Lot 1
 Block 2
 Area 9.14 ha

See Detail #A

Scale 3/16" = 10m

R17, Fd no Mk.
 Re-est. from
 Unregistered Road Plan

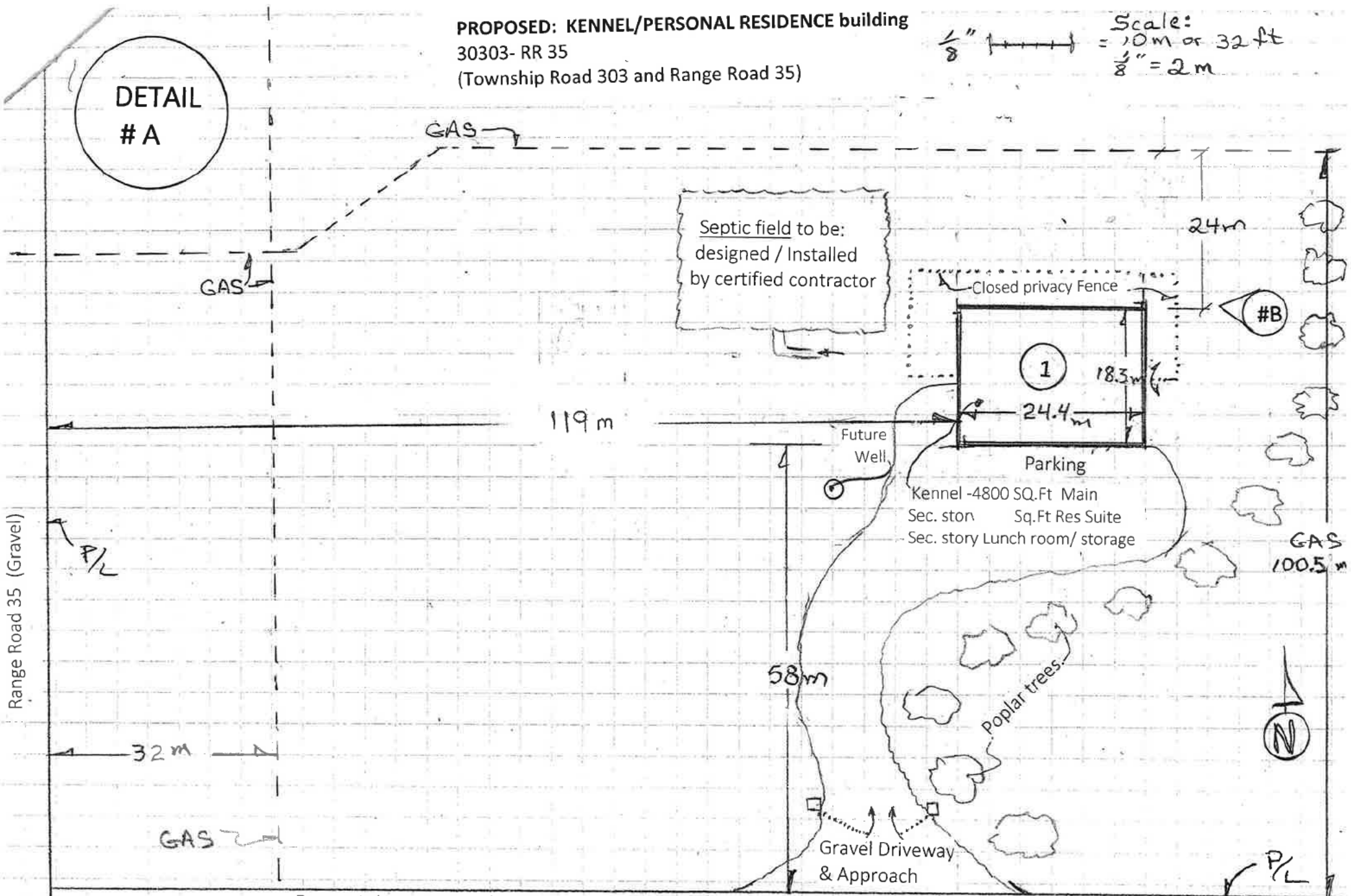
R22, Fd no Mk.
 Re-est. by
 Proportion

R18, Mkd. RXVIII

PROPOSED: KENNEL/PERSONAL RESIDENCE building
30303- RR 35
(Township Road 303 and Range Road 35)

Scale:
 $\frac{1}{8}'' = 10\text{m or } 32\text{ft}$
 $\frac{1}{8}'' = 2\text{m}$

DETAIL #A



Buyer: Lyle McGregor / Joy Unleashed Ltd

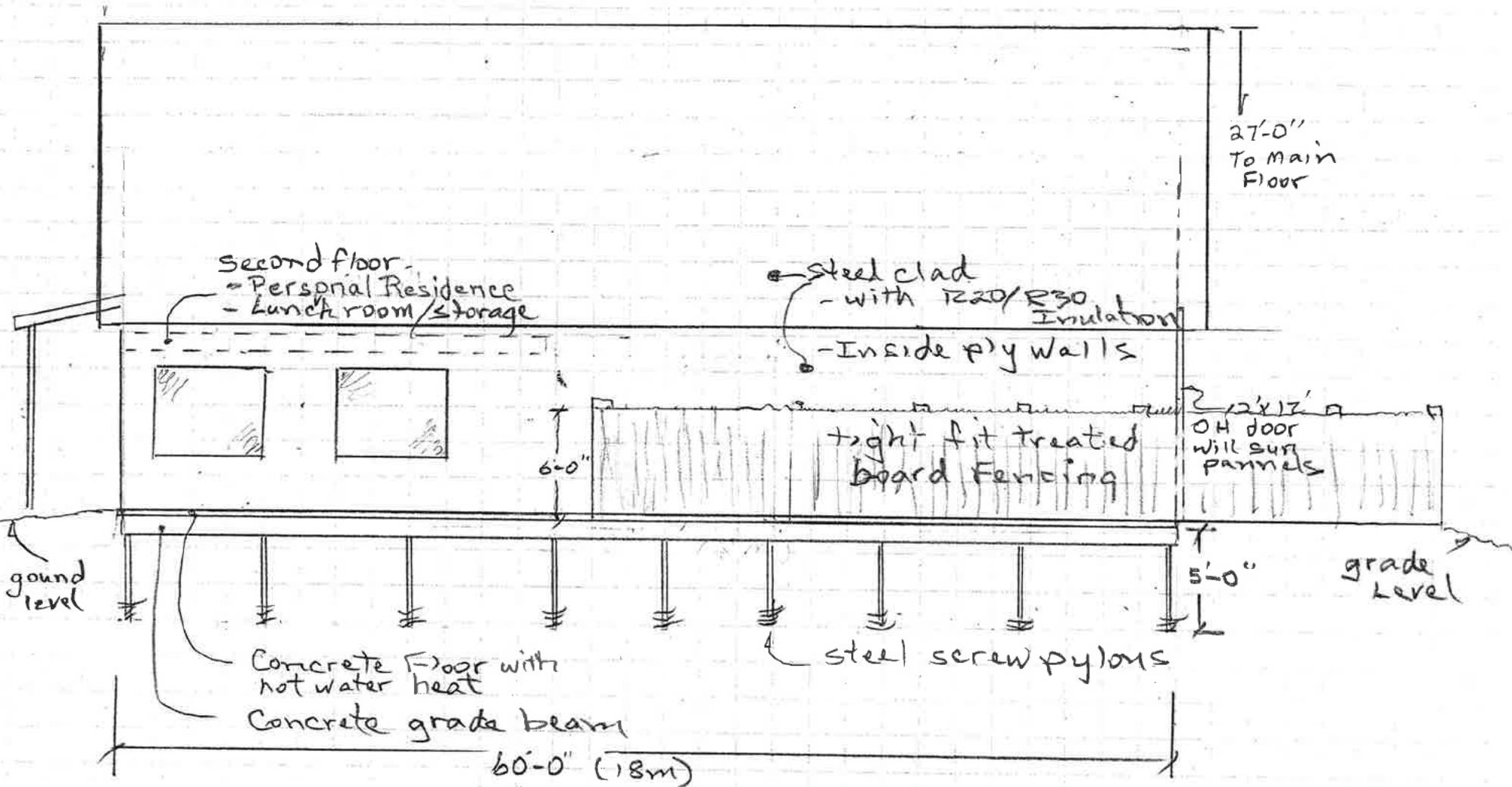


Highway 303.

Scale $\frac{1}{8}'' = 1'-0''$

#B

East Side of Kennel/Residence





**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: May 24, 2022

Contact Details

NAME OF APPLICANT(s): Joy Unleashed Ltd
Address: [redacted] Town/City: [redacted] Postal Code: [redacted]
Phone #: [redacted] Alternate Phone #: [redacted]
Email: [redacted]

LANDOWNER(s) (if applicant is not the landowner): Circle E Farms Ltd / Cornelius Vittenboger
Address: [redacted] Town/City: [redacted] Postal Code: [redacted]
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Site Information

RURAL ADDRESS: 30303 Range Rd 25 Carstairs AB T0M 0A0
LEGAL: SW Section: 20 Township: 30 Range: 3 West of 5 Meridian
Plan: 1014218 Block: 2 Lot: 1 Parcel Size: 22.59 Acres

Nature of the Business

Name of Business: Joy Unleashed, Ltd. Commercial 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:

Commercial kennel, specifically specializing in ethically breeding dogs under 20lbs. 35 dogs on premises. Constant staff supervision with customer visits during set hours. Our goal is an exceptional environment to live our dogs a great experience and keep our neighbours very happy and both are achievable

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? No
- 4. How many employees in addition to the permanent residents? 2
- 5. How many business related vehicles will be on the property? 2

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:

All new building. Designed specifically as a quality kennel and a primary dwelling for operator.

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

4800 sq ft.

How many people will be employed, including yourself:

Number of customers during an Average Day: Average Week:

Hours of Operation:

Days of Operation: Months of Operation:

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

- Minivan for supplies, transit to the vet
- Enclosed storage trailer.
- Farm implements (snow removal, landscaping)

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

Parking in gravel lot at front door of kennel, small lot in front of garage for storage.

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

Storage located in kennel building (garage, general storage)
No out door storage or secondary storage buildings

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

No 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.

Section 10 Specific Use Regulations from the County's Land Use Bylaw

10.10. Kennel, Commercial

1. The development of a Kennel as defined in Subsection 2.5, may not be permitted within or adjacent to a multi-parcel residential subdivision or closer than 400.0 m (1,312.3 ft) from the boundary of a multi-parcel residential subdivision. Exceptions may be made by the Approving Authority when a physical or topographical feature serving as a natural buffer or a highway bisects the minimum separation distance.
2. Approved Kennels within 400.0 m (1,312.3 ft) of a multi-parcel residential subdivision that provides, to the satisfaction of the Approving Authority, evidence of its existence prior to passing of this Bylaw may be permitted to continue operating but will not be permitted to expand.
3. All Kennel buildings may be required to have soundproofing and screening to the satisfaction of the Approving Authority.
4. All kennels and associated facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty to Animals (SPCA).
5. No exterior exercise area used to accommodate dogs shall be located within 30.0 m (98.4 ft) of any property line of the parcel on which the kennel is located.
6. No exterior exercise area used to accommodate dogs shall be located within 90.0 m (295.3 ft) of any dwelling on an adjacent parcel.
7. All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Approving Authority.
8. Waste management of approved Kennels shall be in accordance with Provincial requirements regarding waste disposal.
9. An application for a Development Permit for a Kennel shall include:
 - a) detailed site sketch showing all existing buildings and proposed facilities, including setback distances from the property line;
 - b) type of facility (boarding, breeding or other);
 - c) the maximum number of household pets on site at any one time, including the number of personal household pets, number of kennel dogs/cats;
 - d) sound proofing of the kennel building and related facility;
 - e) how noise will be mitigated;
 - f) how many employees including the applicant;
 - g) how much onsite parking there is for employees and customers;
 - h) identification of supervision during active kennel operation;
 - i) days and hours of operation;
 - j) expected traffic generation;

- k) identification of roadways to and from the site and the type of roadway;
- l) identification of whether there will be new buildings or structures or usage of existing structures;
- m) dust mitigation methods on gravel roads to and from the site; and
- n) sign size, wording, and the location of the sign must be identified on the site sketch.

10. The Approving Authority shall require the applicant of an application for a Kennel to undertake community consultation prior to submission of the Development Permit application. Written confirmation of community consultation shall be submitted with submission of the development permit application.

11. In support of a Development Permit application for a Kennel, the applicant shall submit a Waste Management Plan detailing the control, management and disposal of animal waste associated with the operation. Information on whether or not there has been consultation with the local Health Authority will be required.

12. On parcels zoned A, A(2), CR, and R-F the Kennel must be operated on the property by the person who occupies the dwelling.

Commercial Kennel 10.10

Joy Unleashed Ltd.

Location: 30303 Range Road 35, Carstairs, AB, TOMONO

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 will be thoroughly insulated both to create a warm environment and for noise reduction. Keeping a quiet environment is important to us as it helps the dogs to feel peaceful and calm. Insulation will only be one component in a multifaceted plan to keep noise levels at an extreme low. Dogs will also wear barking collars when they have outdoor access and have indoor/outdoor day time options, which means a lot of their play, eating and sleeping actually happens inside.
4. I agree that everything should be clean, sterile, well manage and match the expectations and standards of Health Authority and SPCA. Our dogs will have ample space, an engaging environment, supervision and companionship paramount to healthy dogs physically and mentally.
5. Our exercise yards are well back from the 30 m required spacing from the property line. (See included diagram)
6. Our kennel building and exercise yards are well back from the required 90m from any neighbouring dwellings (see included diagram).
7. We will be using 6 foot fencing and 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 will be disposed of on a bimonthly basis by local garbage disposal company.
9. A) See site sketch.
 - B) This is a breeding facility
 - C) Dogs on the property will be limited to 35. 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 be under 20lbs. 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.
 - D) Kennel will be insulated for both heat and sound proofing.
 - E) Building will be insulated. Exercise yards will have opaque fencing where they face public roadways, parking lots, etc. to limit noise potential and increase security. All dogs accessing outside spaces will wear barking collars. All dogs will be maintained inside after nightfall to keep them safe from predators and this will further limit any noise.
 - F) We will have 1-2 employees/staff members on site with the dogs. 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 2 customers per day plus two staff.

H) There will be a supervisor present at all times. Active dog care will take place from 8am - 9pm. Dogs will be maintained inside with an insight supervisor over the night time hours.

I) Dogs will be supervised and have people present 24/7 365 days a year. Active dog care hours (barring emergencies) will be 8 am - 9 pm. Customer visiting hours (by appointment only) will be 11am - 7pm.

J). Minimal traffic generated given that it will only be 4 cars a day at the building between staff and visitors. Access is via paved road 303.

K) Access to kennel is paved Township Road 303.

L) Buildings are being built specifically for the purposes indicated. No current buildings on property.

M) No anticipated dust creation due to access being from a paved road.

N) No signage

10. We look forward to meeting each of our neighbours and discussing our proposal. We will commence these meetings on May 28, 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 person occupying the principal residence will also be assisting with kennel operations.

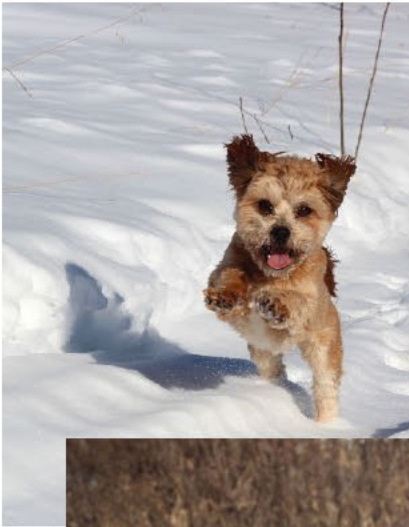
Thank you! We look forward to answering any questions and being a model neighbour.

Hello there!

We have recently purchased an acreage adjacent to you. We're looking forward to being your neighbour and joining your community! Our goal is raise quiet natured, small non-shedding dogs specifically for families who have allergies or mobility restrictions and need a small, loving companion for their lives.

At 6-15 lbs, our dogs are snack sized for coyotes and owls, so to keep them safe and secure on our property is one of our top priorities. This will be achieved through property perimeter fencing, an entrance gate, and tall, secure and even buried elements of fencing to ensure they both stay safe and exactly where we want them to be.

They are quiet dogs by nature which is a wonderful trait. We really value our neighbours happiness, so we'll be offering our dogs an indoor potty option as they will only have outdoor access between 8am and 9pm. Our dogs will also be wearing barking collars to ensure they can have fun outside without any added disturbance. Our commitment to you is that we will act and modify things if you are the least bit displeased with anything you can hear. The dogs will never be alone and will have constant companionship and supervision to ensure everything is running really well.



Our dogs and facility will be regularly vet checked to ensure that we achieve the highest standards of care. We will also be welcoming our adopters onto the property to meet with their future furry family member, so we want to ensure our property has an organized, well presented, and appealing exterior and interior, as well as meeting the best possible sterilization and cleanliness standard. All waste produced and garbage created will be emptied on a biweekly bases by the local garbage removal contractors. It will not be stored, burned or buried on property.

We know that you want your neighbourhood to be maintained to the standard you have achieved. We will endeavour to both match and impress you by landscaping much of our new acreage, planting trees and using architecture that will give both pleasant and welcoming vibes. We're excited to share some of our ideas with you below!



Please let us know if you have absolutely any questions or thoughts on our proposed project. We want to be a blessing to our community and we want to do anything possible to keep our neighbours happy with us, as their new addition.

Please feel free to email [REDACTED] if you'd like to chat about any aspect of our plan. We look forward to connecting you and being part of your community!

