



February 13, 2025

File No.: PLDP20250051

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit - Kennel, Commercial - Boarding and Grooming
(Tail Wag Inn)**

Landowner: FINLEY, MALCOLM A & KAREN LESLEY
Applicant: FINLEY, MALCOLM A & KAREN LESLEY
Legal: NE 16-30-5-5 Plan 9110586 Block 1

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. 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>.

This application is for a dog grooming and boarding facility. There is no new construction proposed as it will be an in-home dog grooming boutique and boarding service for up to a maximum of two dogs from the same household. It will be by appointment only from 10:00 a.m. to 4:00 p.m.

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 **March 6, 2025**. Comments may be sent to:

Email: bhutchings@mvcounty.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.

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 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

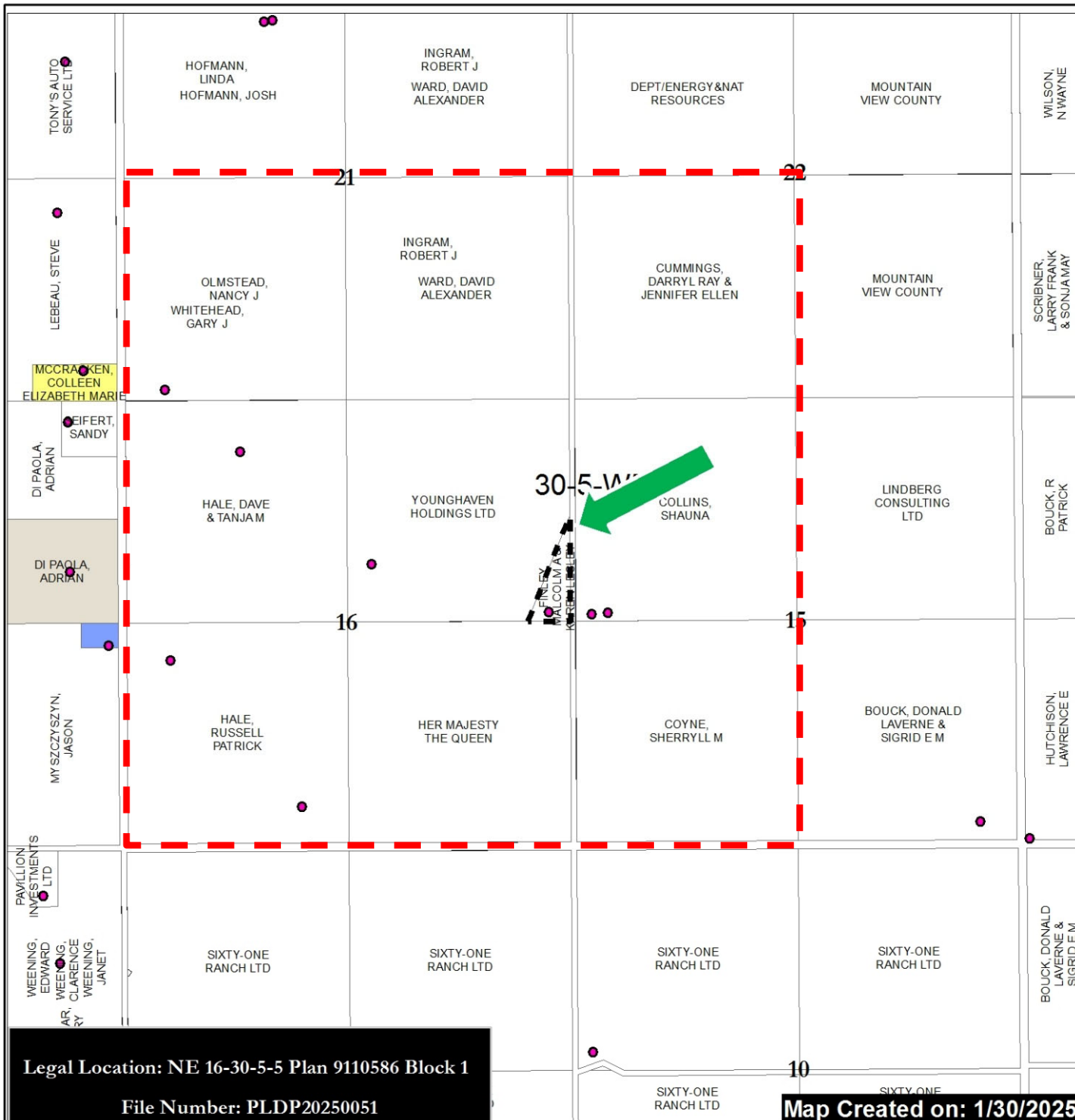
Subject Land



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 16-30-5-5 Plan 9110586 Block 1

File Number: PLDP20250051

Map Created on: 1/30/2025



Mountain View
C O U N T Y

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: January 30, 2025

PLDP 20250051

Discretionary

~~Permitted~~

Submission Requirements

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

Contact Details

NAME OF APPLICANT(s): KAREN & CAL FINLEY

Address:

Town/City:

Phone #:

Alternate P

Email:

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

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

Site Information & Development Details

RURAL ADDRESS: RR 53, TOWNSHIP RD. 302, AREA 10 302 40

LEGAL: NE 1/4 Section: 16 Township: 30 Range: 5 West of 5 Meridian

Plan: 9110586

Block: 1

Lot:

Parcel Size: 7.19

ACRES

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

Existing BUILDINGS: 3 SHEDS

Number of Existing DWELLINGS: 1

PROPOSED DEVELOPMENT: BOARDING AND GROOMING BUSINESS.
(what are you applying for)

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines: SEE ATTACHED SITE PLAN.

Front:

Rear:

Side:

Side:

Proposed Construction Details

Type of STRUCTURE: EXISTING Garage If Dwelling, what type:

If Other, describe: Foundation/Basement:

Square Footage: 1097 sq. ft.

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? NO

- 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: YES Distance: COCHRANE LAKE GAS G-08 20 M
- Confined Feeding Operations: NO Distance:

Sewage System: SEPTIC Type: If other:

Water Supply: WELL Type: If other:

Has proposed development started?	No
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Estimated start date: Estimated completion date:

Estimated cost of project: NO NEW DEVELOPMENT.

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.



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): **KAREN & CAL FINLEY**

Address:

Town/City:

Phone #:

Alternate P:

Email:

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

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

Site Information

RURAL ADDRESS: **RR 53, TOWNSHIP RD. 302, ARE 10 30240**

LEGAL: **NE 1/4** Section: **16** Township: **30** Range: **5** West of **5** Meridian

Plan: **9110586**

Block: **1** Lot:

Parcel Size:

7.19

ACRES

Nature of the Business

Name of Business: **TAIL WAG INN**

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:

IN-HOME PET BOUTIQUE BOARDING

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? **NO**
3. Will there be any outside signage related to the business? **YES**
4. How many employees in addition to the permanent residents? **ZERO**
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.

• USING EXISTING GARAGE FOR GROOMING
• USING EXISTING FENCING AND HOUSE FOR BOARDING

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

SEE SITE PLAN

How many people will be employed, including yourself: ONE

Number of customers during an Average Day: SEE 10.10

Average Week:

Hours of Operation: APPOINTMENT ONLY 10-4

Days of Operation: TUES TO SAT

Months of Operation: YEAR ROUND.

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

PERSONAL

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

INFRONT OF GARAGE

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

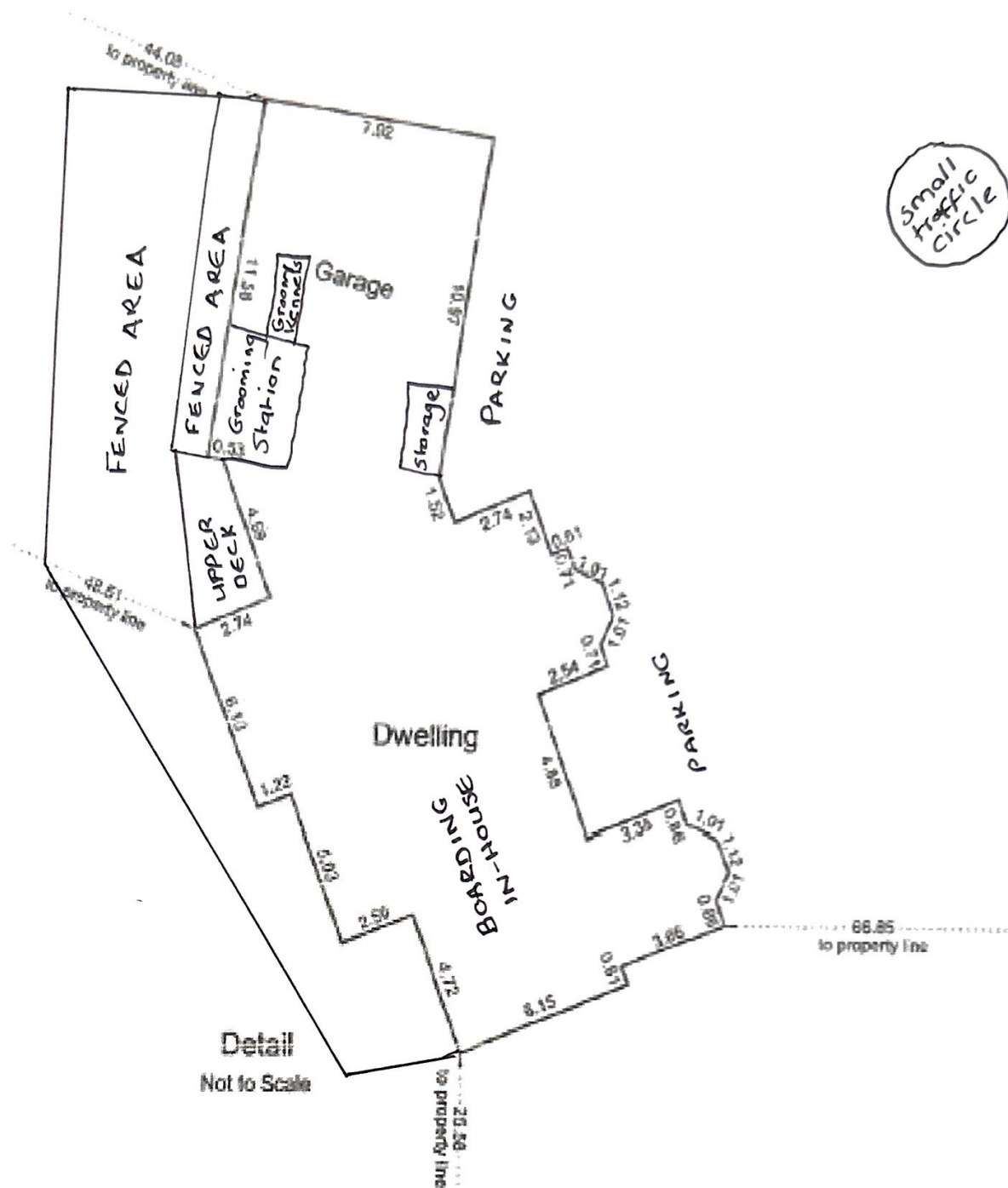
GROOMING EQUIPMENT - PET FOOD - STORED IN GARAGE.

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

SEE ATTACHED SIGN SKETCH

12 x 12 inches located as per site plan

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.



UPPER DECK AND BOTH
FENCED AREAS (WOOD AND WIRE)
WILL BE USED FOR QUARANTINE
AREAS.

Dimensions: 12 inches x 12 inches



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.

NOT WITHIN 400.0M OF A MULTI-LOT.

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.

SEE ABOVE

3. All Kennel buildings may be required to have soundproofing and screening to the satisfaction of the Approving Authority.

GROOMING AND BOARDING INDOORS EXCEPT FOR EXERCISE DURING THE DAY.

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).

IT WILL BE KEPT IN THE MANNER THAT SPCA REQUIRES.

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.

IT IS NOT WITHIN 30M OF THE PROPERTY LINE.

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.

COMPLIES.

7. All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Approving Authority.

WOODEN FENCES WITH ATTACHED PAGE WIRE (NOT CLIMBABLE)

8. Waste management of approved Kennels shall be in accordance with Provincial requirements regarding waste disposal.

"BATHROOM AREA" ENCLOSED. CLEANED DAILY
DUMPSTER COLLECTED 6-WEEK ROTATION.

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;

SEE ATTACHED.

- b) type of facility (boarding, breeding or other);
BOARDING AND GROOMING
- 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;
2 PERSONAL DOGS AND UPTO 2 BOARDED DOGS (SAME HOUSEHOLD)
- d) sound proofing of the kennel building and related facility;
KEPT IN INSULATED STRUCTURES.
- e) how noise will be mitigated;
AS ABOVE AND IF THEY ARE OUTSIDE THEY ARE ALWAYS SUPERVISED.
- f) how many employees including the applicant;
ONE.
-
- g) how much onsite parking there is for employees and customers;
CAN FIT UPTO TEN CARS.
- h) Identification of supervision during active kennel operation;
ALWAYS SUPERVISED WHEN OUTDOORS AND DURING ACTIVE KENNEL OPERATION.
- i) days and hours of operation;
SEE FORMS.
-
- j) expected traffic generation;
A DAY FOR UPTO TWO, DROP OFF AND PICK UP.
- k) identification of roadways to and from the site and the type of roadway;
ACCESS BY RR53 WHICH IS A DEAD END ROAD AFTER OUR HOUSE.
- l) identification of whether there will be new buildings or structures or usage of existing structures;
EXISTING ONLY.

- m) dust mitigation methods on gravel roads to and from the site; and

N/A

- n) sign size, wording, and the location of the sign must be identified on the site sketch.

SEE ATTACHMENT.

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.

SEE EMAIL TO BECKY RE COMMUNITY CONSULTATION

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.

SEE NUMBER 8.

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.

ZONED A. I AM OPERATING A SMALL
BOARDING IN-HOUSE KENNEL.