



NOTICE OF DECISION

May 21, 2026

File No.: PLDP20260110

Sent via email and mail: [REDACTED]

DUNNE, BONNIE & RICE, TYLER
[REDACTED]

MOUNTAIN VIEW COUNTY, AB T3C 1Z8

Dear Bonnie & Tyler:

RE: Proposed Development Permit

Legal: NW 12-30-27-4

Development Proposal: Kennel, Commercial – Boarding and Daycare (The Wild Place), Addition to Existing Accessory Building – Shop and 2 Signs, On-Site Commercial

The above noted Development Permit application on the NW 12-30-27-4 for a Kennel, Commercial – Boarding and Daycare (The Wild Place), Addition to Existing Accessory Building – Shop and 2 Signs, On-Site Commercial was considered by the Municipal Planning Commission on May 21, 2026.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan Bylaw No. 20/20	Section 3.0 Agricultural Land Use Policies Section 5.0 Economic Development Land Use Policies
Land Use Bylaw No. 10/24	Section 10.10. Kennel, Commercial Section 11.1. A Agricultural District

The Municipal Planning Commission concluded that a Kennel, Commercial – Boarding and Daycare (The Wild Place), Addition to Existing Accessory Building – Shop and 2 Signs, On-Site Commercial is suitable development for NW 12-30-27-4 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 10/24.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.

3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.


STANDARD CONDITIONS IF APPLICABLE:

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. N/A
7. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
8. N/A
9. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regard to building, electrical, gas, plumbing and private sewage disposal systems. Prior to construction, required Permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

ADDITIONAL CONDITION(S):

11. Permit approval is conditional to information supplied on the application form for a Kennel, Commercial – Boarding and Daycare (The Wild Place), Addition to Existing Accessory Building – Shop and 2 Signs, On-Site Commercial. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
 12. Approval of this permit is for a maximum of twelve (12) dogs (including adult dogs, puppies, and dogs deemed as personal pets) to remain on the subject property at any one given time.
 13. The applicant, landowner and/or operator shall comply with Mountain View County’s “Dog Control Bylaw” as amended from time to time.
 14. The applicant, landowner and/or operator shall comply with Mountain View County’s “Animal Control Bylaw” as amended from time to time.
 15. Waste management of the kennel shall be in accordance with provincial requirements regarding waste disposal.
 16. All boarding services and associated facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty of Animals (SPCA).
 17. The applicant, landowner and/or operator will not allow the dogs to bark or howl excessively or otherwise disturb any persons.
- 


18. The dogs shall not be allowed outside without supervision, and they will be housed indoors during the night from 10:00 p.m. to 5:00 a.m.
19. All exterior exercise areas shall be enclosed within a climb proof fence.
20. The dogs shall not be permitted to run free off the property.
21. Future expansion of the Kennel, Commercial including the dog kennel, boarding of dogs, breeding, additional work area, additional kennel services or additional dogs, will require issuance of a new Development Permit.
22. Two Signs, On-Site Commercial are permitted and shall not exceed 3 ft. x 4 ft. The signs shall be located on the subject property and maintained in good repair. The applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
23. No breeding is permitted with the issuance of this permit.

A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **May 26, 2026** and **June 02, 2026** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **June 11, 2026**.

Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 10/24 may be applied.

Following the appeal period, should no appeals be submitted, the Development Permit will be issued. If a Building Permit is required, please ensure the contractor receives a copy of the approved sketch so that the setbacks as approved are adhered to.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 211 or by email at bhutchings@mvcountry.com.

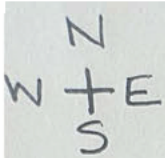
Yours truly, 

Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures





TWP 302

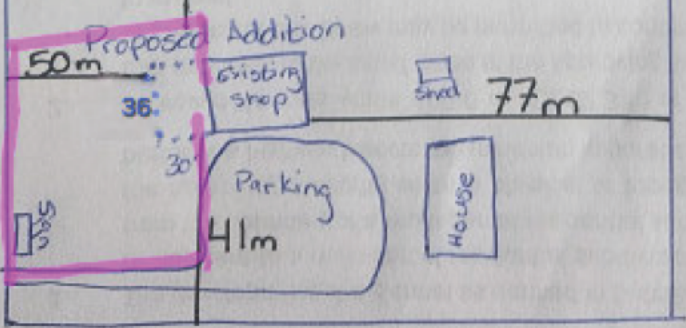


RR271

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20260110
May 21, 2026 *JR*
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

274m

Shed
Outbuilding





Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

10-1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0

T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754

www.mountainviewcounty.com

Excerpt from the Municipal Government Act, Section 685 - Grounds for Appeal

685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

File Number of the Development Application:		
APPELLANT	Name	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

- Adjacent Landowner - \$425.00 fee
- Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal (use additional paper if required)

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, the applicant consents to the information being made available to the public and the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311