



NOTICE OF DECISION

September 18, 2025

File No.: PLDP20250216

Sent via email and mail:

MCINALL, WILLIAM LANDON &
ZEMPLAK, PIERA TYNE

Dear Landon & Piera:

RE: Proposed Development Permit

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

**Development Proposal: Kennel, Commercial - Boarding and Training (Lone Pine Sporting Dogs),
Change of Use of Existing Accessory Building - Shop to Commercial Use,
and Sign, On-Site Commercial**

The above noted Development Permit application on the SE 12-31-4-5 Plan 2210397 Block 1 Lot 1 for a Kennel, Commercial - Boarding and Training (Lone Pine Sporting Dogs), Change of Use of Existing Accessory Building - Shop to Commercial Use, and Sign, On-Site Commercial was considered by the Municipal Planning Commission on September 18, 2025.

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

Municipal Development Plan	Section 3.0 Agricultural Land Use Policies
Bylaw No. 20/20	Section 5.0 Economic Development Land Use Policies

Land Use Bylaw No. 10/24	Section 10.10. Kennel, Commercial
	Section 11.2. A(2) Agricultural (2) District

The Municipal Planning Commission concluded that a Kennel, Commercial - Boarding and Training (Lone Pine Sporting Dogs), Change of Use of Existing Accessory Building - Shop to Commercial Use, and Sign, On-Site Commercial is suitable development for SE 12-31-4-5 Plan 2210397 Block 1 Lot 1 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. N/A
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 Training (Lone Pine Sporting Dogs), Change of Use of Existing Accessory Building - Shop to Commercial Use, and Sign, 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 eighteen (18) 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).
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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 9:00 p.m. to 7:00 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. One Sign, On-Site Commercial is permitted and shall not exceed 54 inches wide x 47 inches tall. The sign 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.
24. The applicant, landowner and/or operator shall obtain a Building Permit for a Change of Use from Personal to Commercial for the portion of the existing Accessory Building - Shop used for the public occupancy of the Kennel, Commercial.

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 **September 23, 2025** and **September 30, 2025** 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 Land & Property Rights Tribunal, by 4:00 p.m. on **October 09, 2025**.

Pursuant to the Municipal Government Act, the appeal body for this application is the Land and Property Rights Tribunal (LPRT). Information regarding the appeal process and application forms can be obtained from the LPRT website at: <https://www.alberta.ca/subdivision-appeals.aspx>

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

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Enclosures



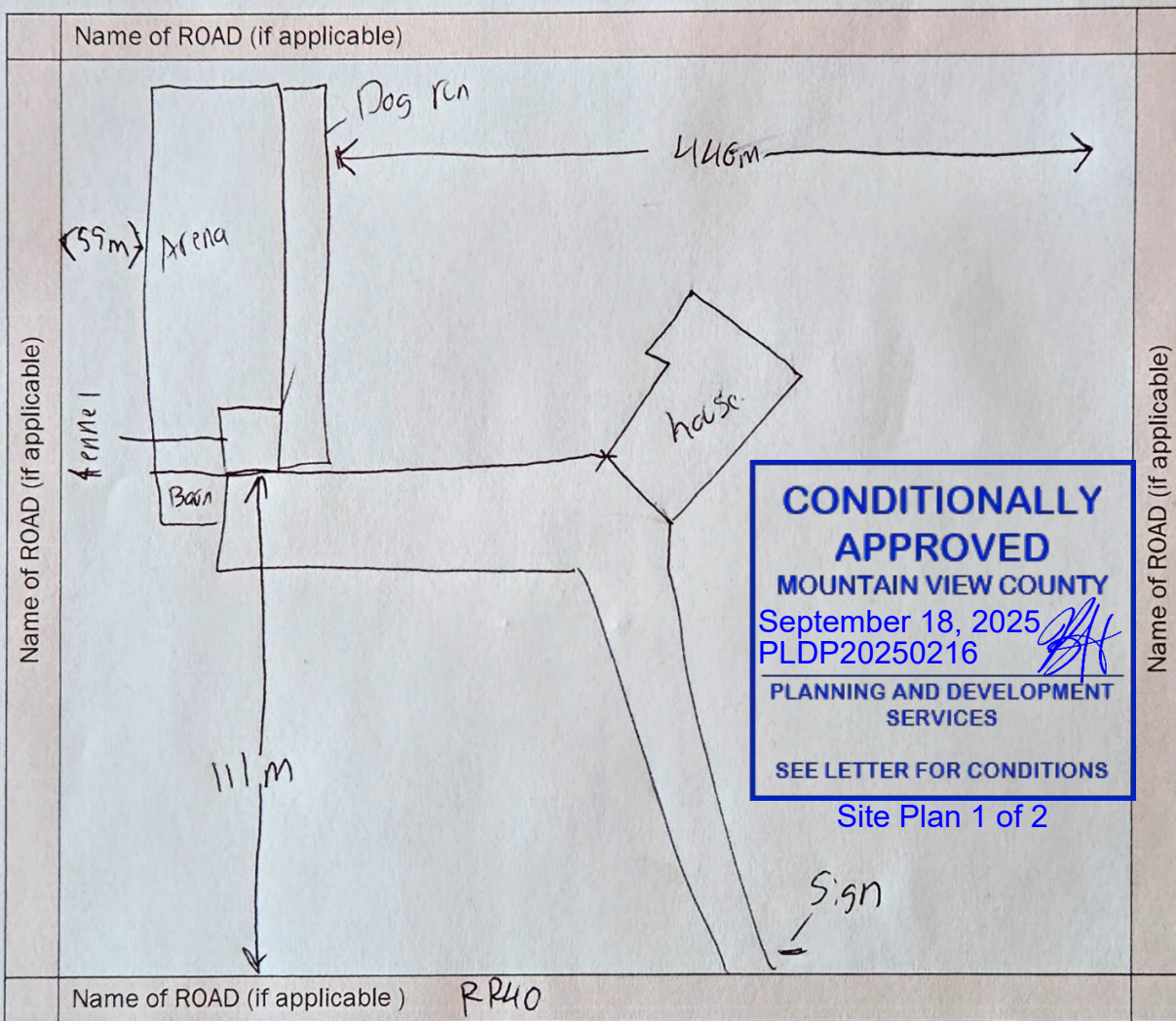
Site Plan of Proposed Development

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

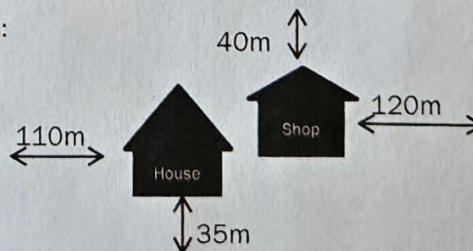
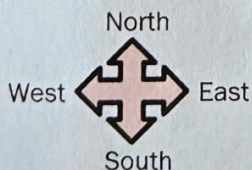
~~293m~~ 293m to rear property line.

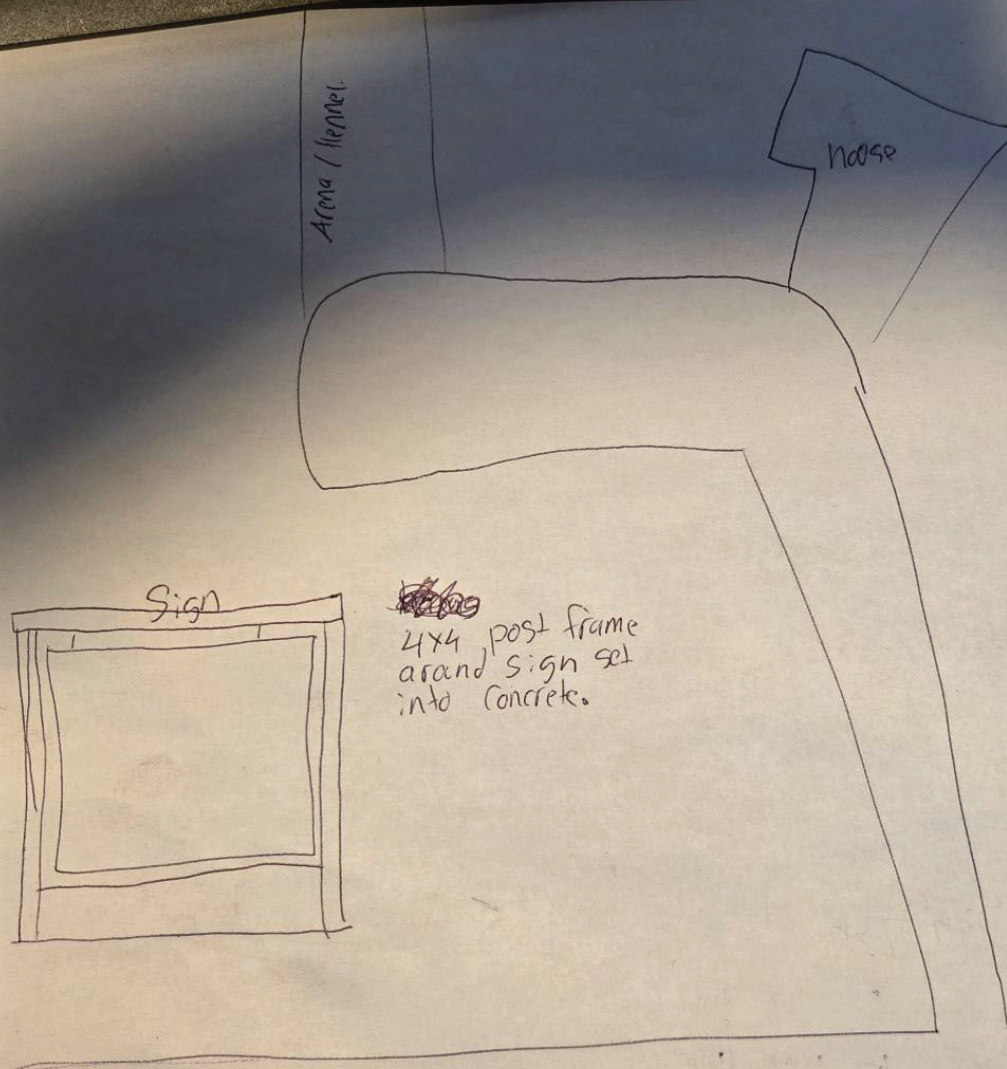


**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
September 18, 2025
PLDP20250216
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

Site Plan 1 of 2

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





**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

September 18, 2025

PLDP20250216

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

Site Plan 2 of 2

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



Telephone: 780-427-2444
Fax: 780-427-0986
Email: LPRT.appeals@gov.ab.ca

INTERNAL USE ONLY

SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal
1229-91 Street SW
Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision.
A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of a: ☐ Subdivision Authority Decision ☐ Development Authority Decision

Part 1- Contact Information

PROPERTY UNDER APPEAL

Name of Municipality	Subdivision/Development Authority (if applicable)	Subdivision/Development Authority File or Permit Number
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Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

For Subdivision Appeals:

- ☐ Highway (# _____) ☐ Body of Water (Name: _____) ☐ Landfill
☐ Green Area ☐ Wastewater Treatment Facility ☐ Waste Management Facility ☐ Historical Site/Resource
☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

For Development Appeals:

- ☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

Land Description	Section	Township	Range	Meridian	Municipal Address or Lot Block Plan
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APPELLANT (e.g. Landowner, Applicant, Affected Person or Government Department filing the Appeal)

Name(Organization)	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

LANDOWNER INFORMATION (If different from Appellant)

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)

Name of Organization			Telephone Number	
Address (Street, PO Box, RR)		(Suite, Apartment)	(Municipality)	(Province) (Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				
I (We) hereby authorize _____ to act on my (our) behalf to this application.				
_____ Signature of Applicant(s)		_____ Date	_____ Signature of Applicant(s) _____ Date	

Part 2- Decision of the Subdivision/Development AuthorityDate of Decision: Copy of Subdivision/Development Authority Decision included? ☐ Yes ☐ No**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

- ☐ Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?
- ☐ Refusal - Why do you think the application should be approved?

Signature of Appellant OR Person Authorized to Act on
Behalf of Appellant

Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to LPRT@gov.ab.ca.

Submit by E-mail

Print Form

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