



April 09, 2026

File No.: PLDP20260110

Attention: Adjacent Landowners

Dear Sir/Madam:

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

Landowner: DUNNE, BONNIE & RICE, TYLER

Applicant: DUNNE, BONNIE & RICE, TYLER

Legal: NW 12-30-27-4

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>.

The applicants are requesting consideration for a Kennel, Commercial for the daycare and boarding of up to 10 client dogs, as well as two personal dogs. The service will include a short bus that will pick up client dogs from the surrounding area for a day of care and fun before dropping them back off at their homes at the end of the day. Hours of Operation will be Monday to Friday from 7:00 a.m. to 7:00 p.m., with the occasional weekend. Also proposed as accessory to the kennel is a 1080 sq. ft. addition to the west side of the existing shop with a fenced outdoor exercise run, and two signs.

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 **April 30, 2026**. Comments may be sent to:

Email: bhutchings@mvcountry.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.

.../2

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 4(c) of the Alberta Protection of Privacy Act (POPA) 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.**





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: NW 12-30-27-4
File No: PLDP20260110

Map Created on: 4/8/2026



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

PLDP 20260110
Discretionary

Application Date:

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 Suites or Business Uses (if required)

Contact Details

NAME OF APPLICANT(s):

Address:

Phone:

Email:

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

Address: Town/City: Postal Code:

Phone #: Alternate Phone #:

Email:

Site Information & Development Details

RURAL ADDRESS:

LEGAL: Section: Township: Range: West of Meridian

Plan: Block: Lot: Parcel Size:

Is property adjacent to a developed County or Provincial Road?

Existing BUILDINGS:

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT:
(what are you applying for)

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: Rear:

Side: Side:

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?

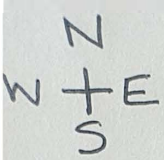
Estimated start date: Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

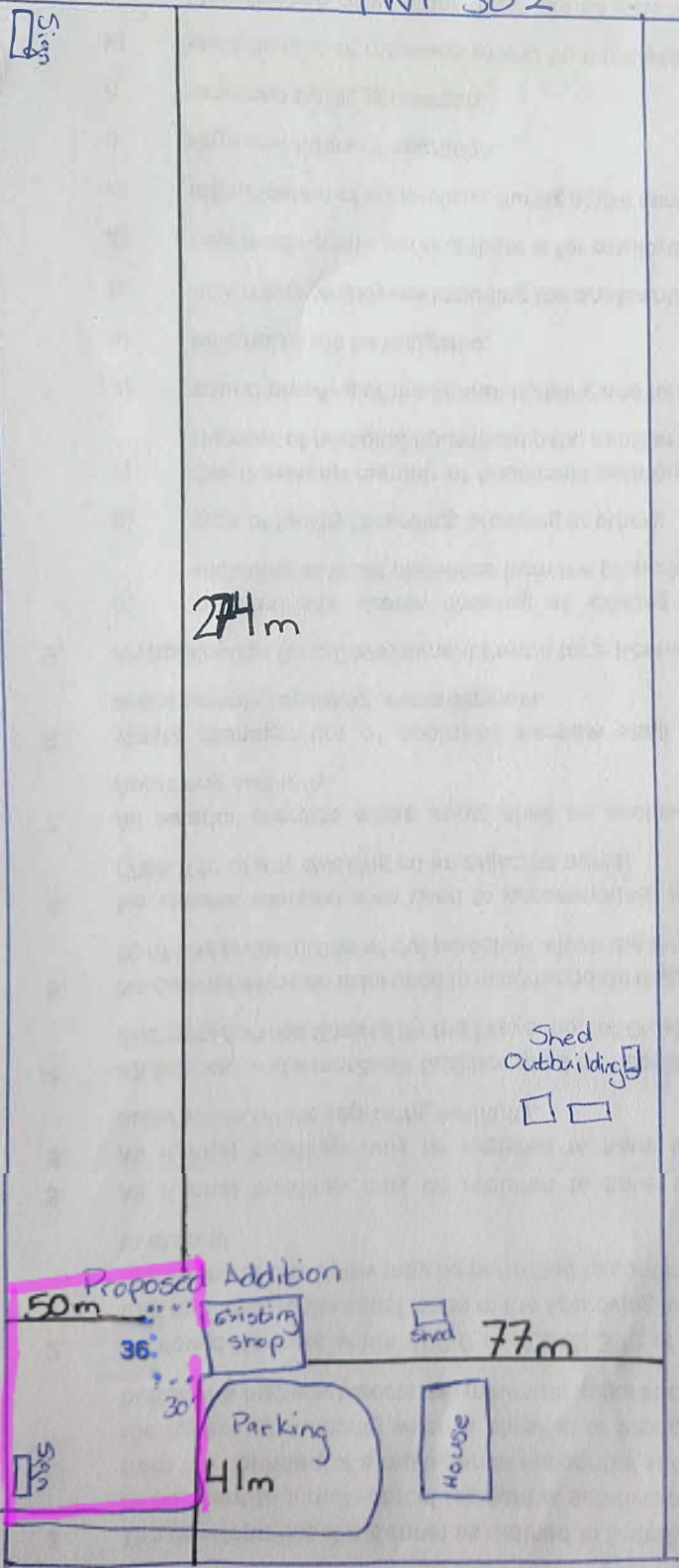
I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

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.



TWP 302

RR271





**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):

Address:

Phone:

Email:

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

Address: Town/City: Postal Code:

Phone #: Alternate Phone #:

Email:

Site Information

RURAL ADDRESS:

LEGAL: Section: Township: Range: West of Meridian

Plan: Block: Lot: Parcel Size:

Nature of the Business

Name of Business:

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:

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.

Will be putting an addition onto an existing shop

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

Shown as "Proposed Addition" on site plan

How many people will be employed, including yourself: 1

Number of customers during an Average Day: 10

Average Week: 50

Hours of Operation: 7-7

Days of Operation: Mon-Fri

Months of Operation: Jan-Dec

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

1 - Short bus, used to pick up dogs

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

Parking right in front of shop

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

The proposed addition

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

yes, top North West corner and end of driveway

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.

The Wild Place



Dog Daycare & Boarding

by appointment only

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.
1. 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.
1. All Kennel buildings may be required to have soundproofing and screening to the satisfaction of the Approving Authority.
1. 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).
1. 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.
1. 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.
1. All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Approving Authority.
1. Waste management of approved Kennels shall be in accordance with Provincial requirements regarding waste disposal.
1. 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);

Dog daycare

- 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;

Personal - 2 dogs, 4 cats

In daycare - 10 dogs

- d) sound proofing of the kennel building and related facility;

Will be inside a insulated building.

Dogs will be supervised while outside and kept from barking incessantly

- e) how noise will be mitigated;

Supervision

- f) how many employees including the applicant;

2

- g) how much onsite parking there is for employees and customers;

12+ spots

- h) Identification of supervision during active kennel operation;

Person always on site with the dogs. Multiple security cameras will be set up.

- i) days and hours of operation;

Monday-Friday 7-7

- j) expected traffic generation;

No additional road traffic as we will be picking up and dropping dogs off ourselves

- k) identification of roadways to and from the site and the type of roadway;

RR271 - gravel, TWP302 - paved

- l) identification of whether there will be new buildings or structures or usage of existing structures;

Addition onto existing structure

- 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.

Biggest sign would be around 3x4' and will include business name. Signs are shown on site plan

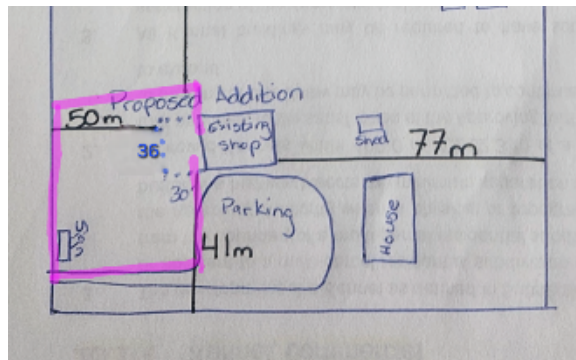
1. The Approving Authority shall require the applicant of an application for a Kennel to undertake community consultation prior to submission of the Development Permit application. Written confirmation of community consultation shall be submitted with submission of the development permit application.

Feb 12, county mailed out information packets to community. By March 10, we received one response from a neighbour just wanting to ensure we would have proper fencing to keep dogs contained. I responded with our fencing plan and never heard back.

1. 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.

Dog waste will be picked up at least once a day in poop bags which will be gathered in industrial garbage bags inside lidded bin. When bags are full, they will be taken to the dump for disposal.

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. Property is zoned A, we are the property dwellers



The pink line will be the fencing for what the exercise area is. It will be attached to the building on either side. The dotted line is the proposed addition to the shop. We will be using 6' page wire fencing with holes too small for the smallest dog to fit through. Any outside time the dogs have in the exercise area will be supervised so any climbers will be kept on the ground as well no one will have a chance to dig underneath.