



NOTICE OF DECISION

March 20, 2025

File No.: PLDP20250051

Sent via email and mail:

FINLEY, MALCOLM A & KAREN LESLEY

WATER VALLEY, AB T0M 2E0

Dear Malcolm & Karen:

RE: Proposed Development Permit

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

Development Proposal: Kennel, Commercial - Boarding and Grooming (Tail Wag Inn) and Sign, On-Site Commercial

The above noted Development Permit application on the NE 16-30-5-5 Plan 9110586 Block 1 for a Kennel, Commercial - Boarding and Grooming (Tail Wag Inn) and Sign, On-Site Commercial was considered by the Municipal Planning Commission on March 20, 2025.

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
Section 6.0 Environmental 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 Grooming (Tail Wag Inn) and Sign, On-Site Commercial is suitable development for NE 16-30-5-5 Plan 9110586 Block 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 Grooming (Tail Wag Inn) 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 four (4) 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 6:00 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 12 inches x 12 inches. 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.

Note: Portions of this property are contained within an Environmentally Significant Area, therefore the applicant/landowner is encouraged to maintain and preserve the natural state of the land.

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 **March 25, 2025** and **April 01, 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 Subdivision & Development Appeal Board, by 4:00 p.m. on **April 10, 2025**.

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,

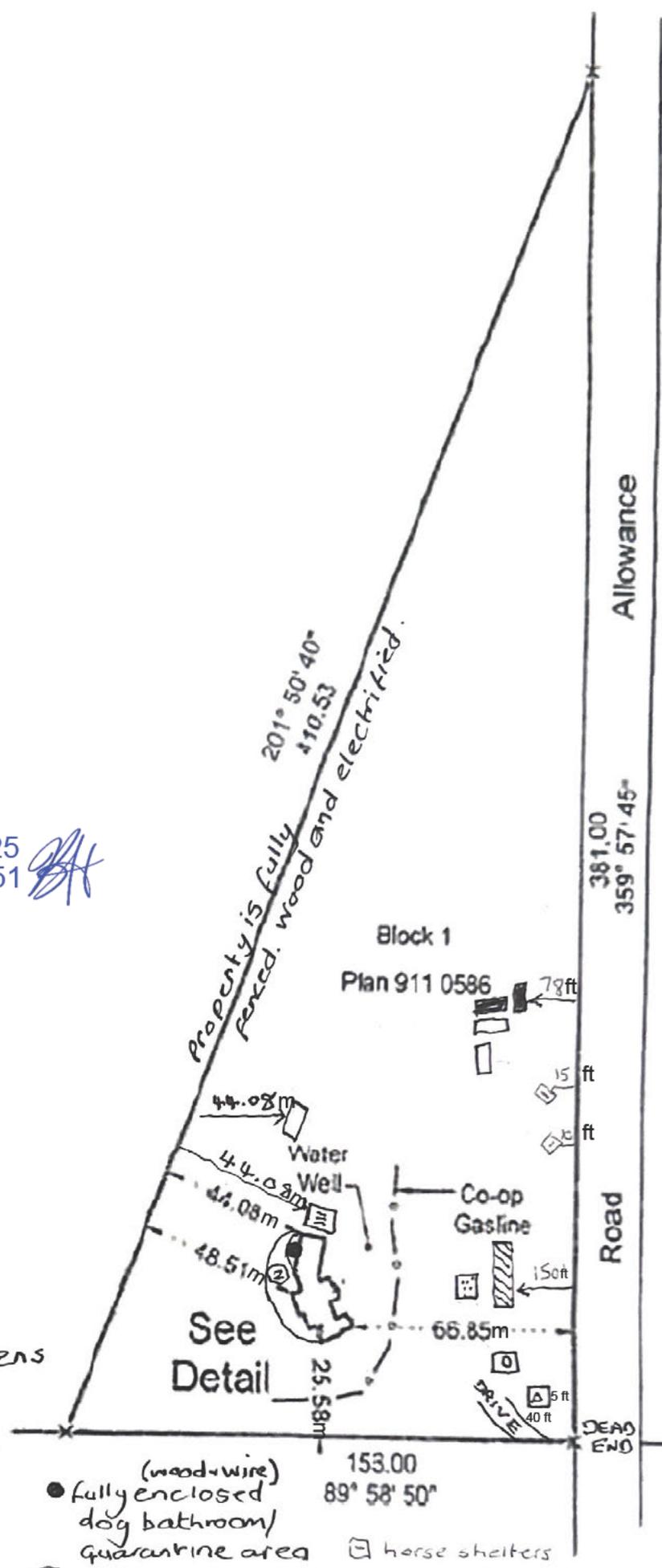


Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures

March 20, 2025
 PLDP20250051 *[Signature]*



- Legend
- greenhouse
 - raised gardens
 - dumpster
 - pop-up tent
 - shed
 - containers
 - sign 12x12

- (wood/wire) fully enclosed dog bathroom/quarantine area
- horse shelters
- ② fully enclosed wood/wire dog run/quarantine area

PLEASE ALSO NOTE I HAVE A TOP DECK THAT WILL ALSO BE A QUARANTINE AREA.

