



DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: August 7, 2024

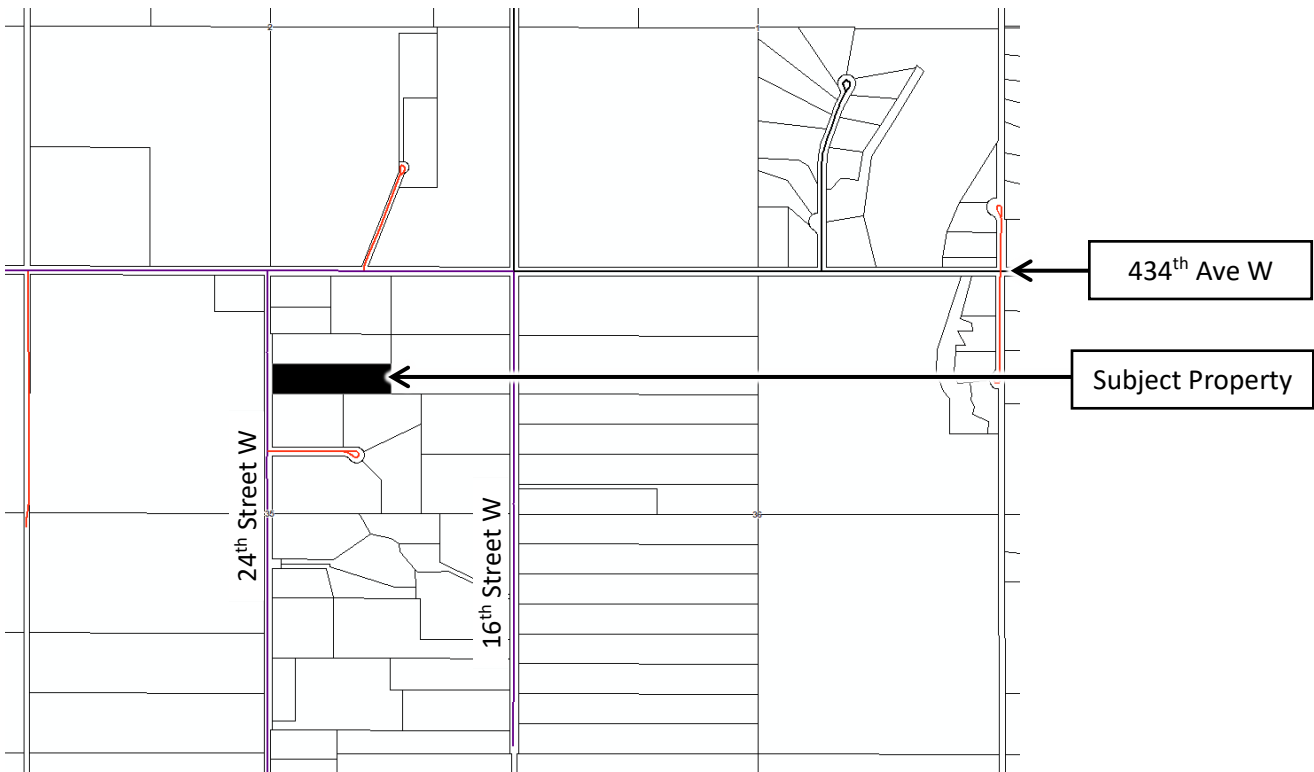
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 24D 125  
LANDOWNER(S): AMANDA CHRISTENSEN  
PROPOSAL DESCRIPTION: TEMPORARY KENNEL, PRIVATE  
LEGAL DESCRIPTION: PTN. NE 35-19-01 W5M; PLAN 731046, BLOCK 2

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 9.91 acre Country Residential District parcel located on the east side of 24<sup>th</sup> Street, approximately 300 metres south of 434<sup>th</sup> Avenue W and 2 kilometres west of Meridian Street.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the keeping of a maximum of 7 adult dogs, personally owned by the landowner on the subject property. The intent of the application is to allow the existing dogs to remain on the property until the total number aligns with what is permitted under the Land Use Bylaw. Should any of the existing dogs perish or no longer reside on the subject property they would not be permitted to be replaced.

The application notes that there are two outdoor exercise areas on the parcel, one of these areas is located to the rear of the primary dwelling and the other is located within the front yard, adjacent to 24<sup>th</sup> Street W.

As per Section 10.13 of the Land Use Bylaw, a development permit is required for the keeping of more than 3 adult dogs on a property at any one time. As the maximum number of dogs is exceeded, an application has been made to consider the additional dogs on the property.

Kennel, Private is listed as a Discretionary use within the Country Residential land use district; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Kennel, Private on the subject parcel, being portion of NE 35-19-01 W5M; Plan 731046, Block 2, has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

- This approval allows for the development and use of Ptn. NE 35-19-01 W5M; Plan 731046, Block 2 for:
- a. A Kennel, Private allowing for 4 additional dogs for the keeping of a total of 7 adult dogs on the subject parcel, for a period of 24 months only.
- in accordance with the submitted and accepted Development Permit application, as accepted by the County.

**CONDITIONS OF APPROVAL:**

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.*

1. The applicant shall maintain the development in accordance with all conditions of approval and the application for development permit that has been acknowledged by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. This permit is approved for a period of 24 months only, from the date the Development Permit is signed and issued. Upon expiry of this permit, the applicant will be required to apply for renewal of the permit if needed;
3. The applicants are to submit a revised landscaping and screening plan identifying the location of proposed landscaping and/or screening along the west boundary of the subject parcel. Proposed and existing landscaping shall be maintained in order to support visual screening from adjacent lands and roadways. Should vegetation on the subject property be removed or reduced in a way that no longer screens the outdoor exercise areas from adjacent lands and roadways, the landowners must replace with similar or greater material(s) in order to ensure that the same or greater visual screening is maintained.
4. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein;

**ADVISORY COMMENTS:**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

1. This approval allows for the existing dogs to remain on the subject property; however, does not allow for the replacement of these dogs. Should any of the existing dogs perish or no longer reside on the subject property they would not be permitted to be replaced until such time that the total number of dogs no longer exceeds the 3 permitted on the subject property, under the current Land Use Bylaw;
2. This permit allows for a Private Kennel, as defined within the Land Use Bylaw; therefore, absolutely no boarding of dogs, the breeding or grooming of dogs for profit, nor the training of dogs other than those personally owned by the landowner shall occur on the subject property;
3. All dogs shall be kept inside between the hours of 9:00 PM and 7:00 AM daily, unless absolutely necessary and are entirely under the control of the landowner, or authorized representative, at all times;
4. In determining the number of dogs, pups less than six months of age shall not be included;
5. It is the landowner’s responsibility ensure that the dogs are either within the dwelling, permitted accessory building, proposed kennel or fenced areas and/or are to be under control of the landowner, or an authorized representative, at all times;
6. It is the landowner’s responsibility to ensure that all dogs and domestic animals are contained within the subject property;
7. Any waste materials shall be disposed of at an approved sate disposal site. There shall be no long term storage of waste materials, nor burning of waste materials on the subject property;
8. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance is to be detectable beyond the boundary of the lot. It is the responsibility of the landowner to control barking so that it does not become a nuisance, as no exemptions to our Community Standards Bylaw for noise is granted under this approval;
9. Development and use of the land shall comply with all requirements of the applicable Building, Safety, and Fire Codes at all times;
10. The applicant is responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;
11. The issuance of a development permit by the County does not relieve the landowner(s) of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act or encumbrance held under title to the property; which may affect use of the land.

**NOTES:**

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.