


**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 REDESIGNATION  
 May 6, 2026  
 To be heard at: 1:30 PM**

<b>REQUEST FOR LAND USE REDESIGNATION</b>		
	<b>LEGAL DESCRIPTION:</b> PTN. SE 22-20-1 W5	
	<b>LANDOWNERS:</b> Deka Ventures Ltd	
	<b>AGENT:</b> Romy Dupal-Demers	
	<b>AREA OF SUBJECT LANDS:</b> 70.09 acres	
	<b>CURRENT LAND USE:</b> Agricultural District	
	<b>PROPOSED LAND USES:</b> DC#26 (Dog Kennels and Facilities)	
<b>PROPOSAL:</b> Request for redesignation of a 70.09 +/- acres portion of SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.		
<b>DIVISION NO:</b> 2	<b>COUNCILLOR:</b> Benita Estes	<b>FILE MANAGER:</b> Pierre-David Karolyi

**EXECUTIVE SUMMARY**

Summary of Proposal

Request for the Redesignation of Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26 (DC#26) to allow for a Commercial Kennel to operate on site as well as a Dog Park.

Location

The subject parcel is located approximately 2 km west of the Town of Okotoks and is bordered by Highway 7 West to the south. It is approximately 700 m south of the Sheep River.

Policy Evaluation

Reviewed within the terms of the Municipal Development Plan 2010, Growth Management Strategy, and the County's Land Use Bylaw.

Referral considerations

The application submission was referred to required internal departments and external agencies. Alberta Transportation and Economic Corridors has required a Traffic Impact Assessment Memo, and Public Works requires comments from Alberta Environment regarding a stream and potential wetland.

## **PURPOSE OF APPLICATION**

### **Bylaw XX/2026**

The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

#### **Kennel and Training Area**

The kennel and area (north side of the property) will include a primary building containing a single-family dwelling, a secondary suite, a reception area, internal kennel training space, and storage. Additional facilities will include dog and cat yards and an outdoor competition ring, as well as a separate training and event building to be added within 5 years.

Screening for the kennel area will be provided by grassy berms and trees along the north and east property boundaries. Coniferous trees will be planted on the west and south sides of the buildings.

The entire property will be enclosed with 4-foot-high mesh fencing. Internal yards will be enclosed with 6-foot-high solid wood fencing equipped with electrified wire.

Two staff members will be employed daily. Operations will run seven days per week from 8:00 a.m. to 8:00 p.m., with client drop-offs occurring by vehicle between 9:00–10:00 a.m. and 5:00–6:00 p.m.

The business will offer dog training services, boarding, board-and-train programs, and competition venues. Boarding capacity will be limited to 30 dogs plus up to 15 personal dogs of all sizes, as well as up to 10 cats. Up to three one-hour training classes will be held per day, with five to six dogs per class. Breeding will be limited to a maximum of one litter per year.

Dogs will be under constant supervision while outdoors and housed indoors overnight. Dog feces will be collected and removed by staff. Daily water use for kennel operations is estimated at approximately 1,100 to 2,500 litres.

Up to 10 events per year are proposed, each with a maximum attendance of 50 people. These events will take place on weekends between 8:00 a.m. and 6:00 p.m. and will include agility, conformation, and disc dog competitions during the summer, as well as sled dog competitions in the winter.

#### **Private Off-Leash Dog Park Area**

The private off-leash dog park (south side of the property) will consist of five individually gated and fenced areas, each ranging from 5 to 11 acres in size. These areas will be rented online in one-hour time slots and will operate from sunrise to sunset.

A 15-foot-wide buffer will be provided between each dog park, as well as between the dog parks and the east property line. Each off-leash area will be enclosed with 6-foot-high fencing.

Dog feces will be removed by customers and disposed of in garbage cans located throughout the site. Waste will be collected daily and transferred to a roof protected dump trailer located near the buildings, which will be hauled to the landfill on a weekly basis.

Parking will be provided near Highway 7, with space for up to two vehicles per dog park. Screening will be achieved through the planting of trees and caragana hedges along fence lines and Highway 7, with additional treed landscaping throughout the park areas.

**Note:** The applicant has provided additional detail regarding the business. This has been included as **Appendix C: Applicant's Additional Supporting Documentation.**

## **SITE CONSIDERATIONS**

### Access

A gravel access to the property exists, with an approach on Highway 7 West at the southwest corner of the property. It is shared with two properties to the north with registered rights-of-way along the west side of the subject parcel. A gate exists at the entrance, approximately 15 metres north from the south property line, and a gate approximately 40 metres from the highway is proposed to provide access to the dog parks, while two gates further north are proposed to provide access to the buildings.

Public Works requires the provision of formal comments from Alberta Transportation and Economic Corridors (ATEC) regarding the access and parking adjacent to Highway 7. ATEC requires a Traffic Impact Assessment memo for the operation.

### Physiography and hydrology

The parcel is mainly flat grassland throughout, with a recurrent minor stream crossing the south portion of the subject parcel towards the southeast corner, where a wetland is suspected, and feeds into *Spring Creek* in the neighbouring property.

Public Works requires formal comment from Alberta Environment, and states that the applicant is responsible for obtaining any approval from Alberta Environment.

### Servicing Considerations

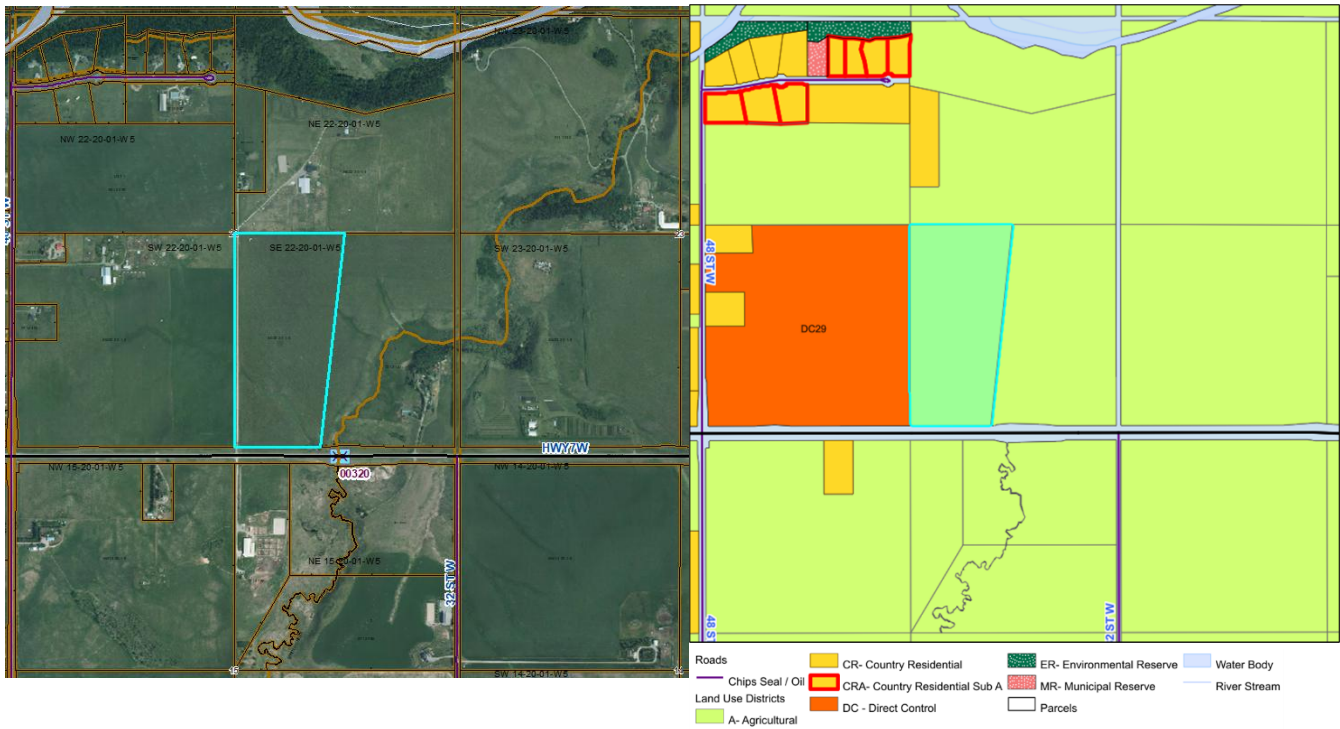
The landowners would be responsible for adhering to the Alberta Water Act with respect to water use on the subject property.

## **QUARTER SECTION AND HALF-MILE BACKGROUND**

**1993 to 2014** – The subject parcel's quarter section was subdivided into two Agricultural District parcels in 2012. Twelve Country Residential District parcels were subdivided on the north half of the quarter section to the northwest, seven of which are Sub-district "A" parcels. Two Country Residential District parcels were subdivided from the quarter section to the west, one from the quarter section to the southwest, and the Agricultural District parcel filling the quarter section to the south was subdivided into three Agricultural District parcels. One Country Residential District parcel and one Agricultural District parcel were subdivided by the quarter section to the north, leaving an Agricultural District balance parcel.

**2016** – A land use redesignation application was requested for the quarter section to the north to Direct Control District #29 (Limited Public and Commercial Arena) for an equestrian operation. In 1<sup>st</sup> reading, Council requested the provision of support of the subject parcel for a future road dedication agreement on the access easement, yet the process did not continue to 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**2020** – The quarter section to the west was redesignated to Direct Control District #29 (Limited Public and Commercial Arena) and has Limited Public Riding Arena, Horse Boarding, Training Facility, and Riding Lessons land uses.



## CURRENT LAND USE

### Subject Parcels

Agricultural District

### Adjacent Lands

Agricultural District to the north, east and south, and Direct Control #29 (Limited Public & Commercial Arena) to the west, which has a Limited Public Riding Arena, Horse Boarding, Training Facility, and Riding Lessons operation since 2020.

### Existing Development

No existing development.

## POLICY EVALUATION

### Municipal Development Plan

Policies 3 and 4 of the Agricultural section of the MDP2010 indicating support for maintaining the integrity of the agricultural land base, and allows non-agricultural uses only where they do not adversely affect agricultural operations.

Policy 2 of the Economy section of the MDP2010 provides that commercial recreational developments should be compatible with the surrounding area with consideration of size, design, noise, odour, traffic, dust, and visual impact on adjacent lands, and should be designed to minimize land use conflicts to the County.

Policy 2 of the Environmental Conservation & Open Space section of the MDP2010 provides that protective measures should be taken when a proposed development is within or near wetlands.

## Land Use Bylaw

***As this is an application to redesignate the parcel to a Direct Control District, Council would act as the Development Approving Authority in making a determination on any subsequent application(s) for Development Permit.***

The proposed Commercial Kennel and Dog Park aligns with discretionary uses within Direct Control District #26.

## Growth Management Strategy

The subject parcel is located within the South Central District. The vision for the South Central District provides that lands within this district are predominantly agricultural, and moderate growth is expected within this District; the subject parcel is located outside of the Highway 2A Industrial Corridor, where a majority of growth is expected to occur. Land use redesignation is to be carefully considered to avoid land use conflicts with long established agricultural operations.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>EXTERNAL</b>	
<b>ATCO Gas &amp; ATCO Transmission</b>	No concerns
<b>Alberta Health Services – Environmental Public Health (AHS)</b>	No concerns
<b>Alberta Transportation and Economic Corridors (ATEC)</b>	Identified that the development may result in an increased traffic volume at the proposed site. Therefore, the proponent is required to submit a Traffic Assessment Memo (TIA Memo) for review and approval. Please ensure the TIA Memo is prepared by a qualified Engineer in accordance with Alberta Transportation guidelines.
<b>INTERNAL</b>	
<b>Public Works</b>	<p>Public Works requires the provision of formal comments from Alberta Transportation and Economic Corridors regarding the access and parking adjacent to Highway 7.</p> <p>Public Works is recommending the following for the subject parcel lots as a condition of <b>development</b>:</p> <ol style="list-style-type: none"><li>1. Lot Grading/Overland Drainage Plan – due to berms being proposed as part of the screening process.</li></ol> <p>Further, they provide the following comment:</p> <p><i>There is a seasonal drainage and what appears to be a potential wetland area running through the proposed. Alberta Environment to provide comments and any requirements in this regard. The</i></p>

## CIRCULATION REFERRALS

	<i>applicant is responsible to obtain any approvals that may be required.</i>
<b>PUBLIC</b>	
Western Wheel	April 22 <sup>nd</sup> and 29th, 2026
Landowners (Half Mile)	No letters submitted at the time of this report.

## SUMMARY

### **Bylaw XX/2026**

The Council has received an application to further amend the Land Use Bylaw by authorizing redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

## OPTIONS FOR COUNCIL CONSIDERATION

### **PROPOSAL: REDESIGNATION**

#### **OPTION #1 – FIRST READING APPROVAL**

Council may choose to grant 1<sup>st</sup> reading to the application for Land Use Redesignation for a +/- 70.09 parcel of Ptn. SE 22-20-1 W5M from Agricultural District to Direct Control District #26 to allow for the future operation of a Commercial Kennel and Dog Park, for the following reasons:

*In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a +/- 70.09 parcel would not be detrimental to the environment or to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.*

Subsequent approval and issuance of a Development Permit for a Commercial Kennel and Dog Park will be required prior to the property being developed/used for the operation of a Commercial Kennel and Dog Park.

#### **Recommended Conditions for Option #1:**

1. Approval from Alberta Transportation and Economic Corridors to be provided, to the satisfaction of the County;
2. Any necessary approvals through Alberta Environment and Protected Areas, or waiver of requirements, and to submit proof of such, to the satisfaction of the County;
3. Final redesignation application fees to be submitted;
4. Submission of a development permit application for a Commercial Kennel and a Dog Park;

#### **OPTION #2 REFUSE APPLICATION**

Should Council be unable to support the application to redesignate a +/- 70.09 parcel of Ptn. SE 22-20-1 W5M from Agricultural District to Direct Control District #26 to allow for the future operation of a Commercial Kennel and Dog Park, for the following reasons:

*The proposed land use district is incompatible with the surrounding area and existing land uses and is detrimental to the environment.*

## **APPENDICES**

### **APPENDIX A: MAP SET**

LOCATION MAP

HALF MILE MAP – LAND USE

ORTHO PHOTO AND TOPOGRAPHY

### **APPENDIX B:**

SITE PLAN

DWELLINGS AND KENNEL FLOOR PLAN & VISUAL

### **APPENDIX C:**

APPLICANT'S ADDITIONAL SUPPORTING DOCUMENTATION

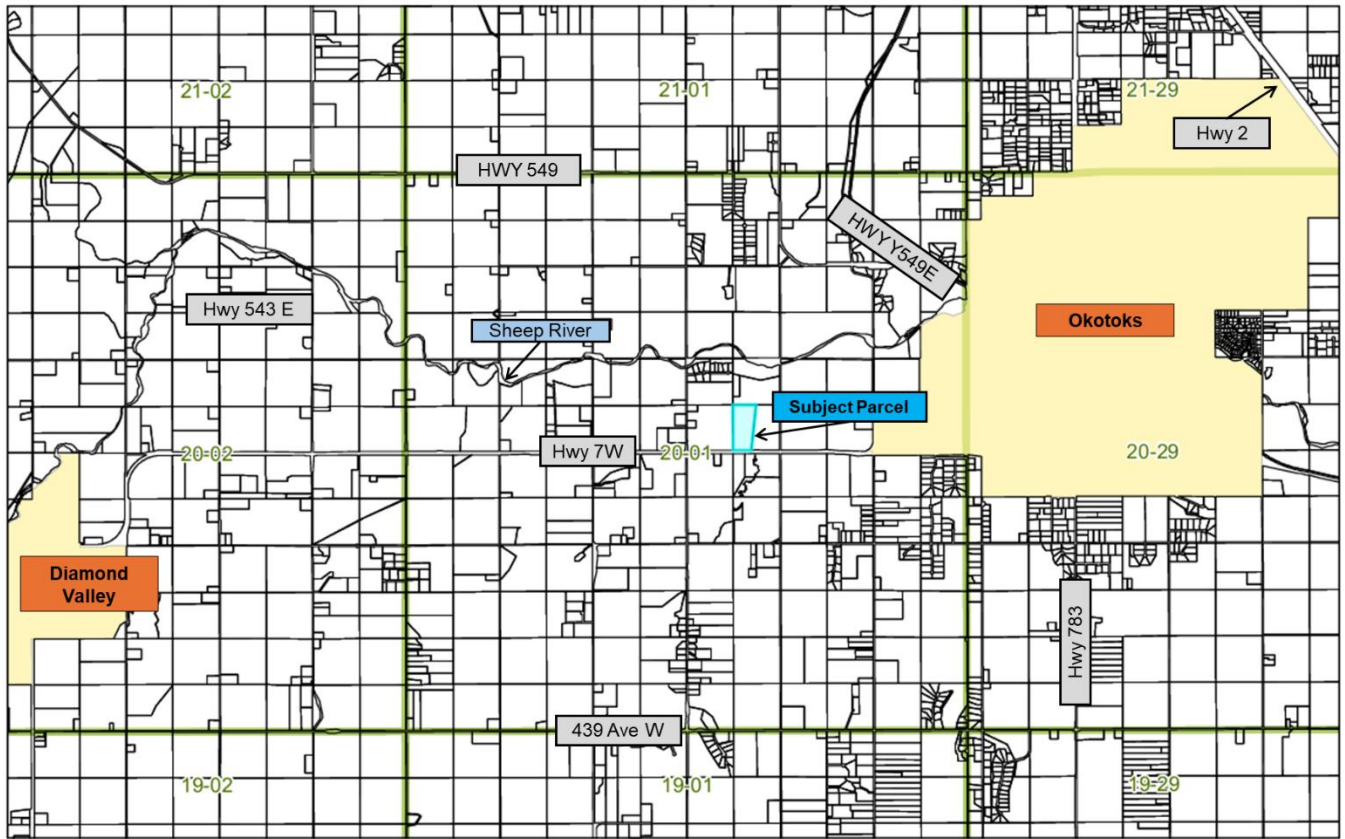
### **APPENDIX D:**

DIRECT CONTROL DISTRICT #26

### **APPENDIX E:**

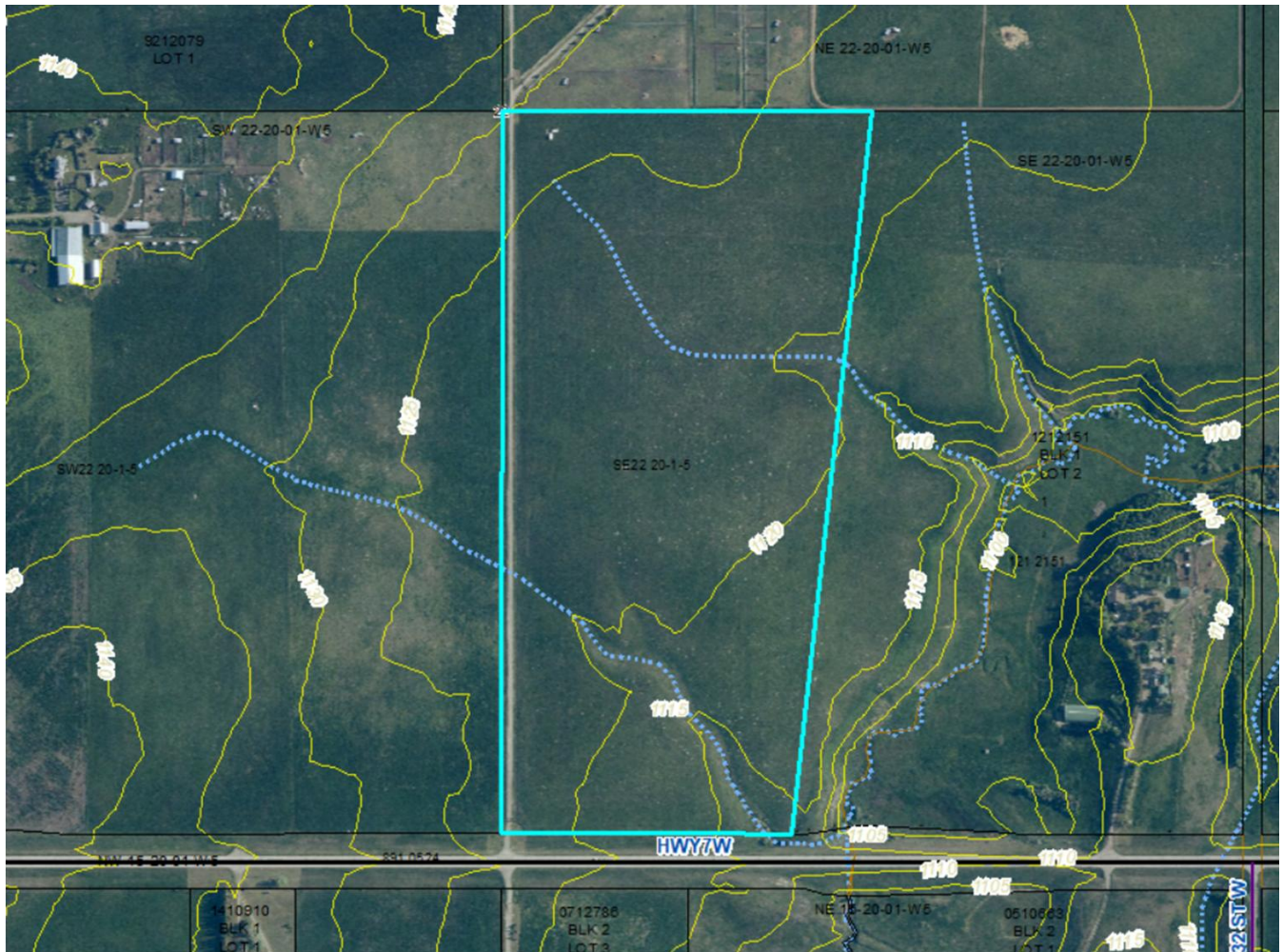
PROPOSED BYLAW

# APPENDIX A: LOCATION MAP





# APPENDIX A: ORTHO PHOTO AND TOPOGRAPHY



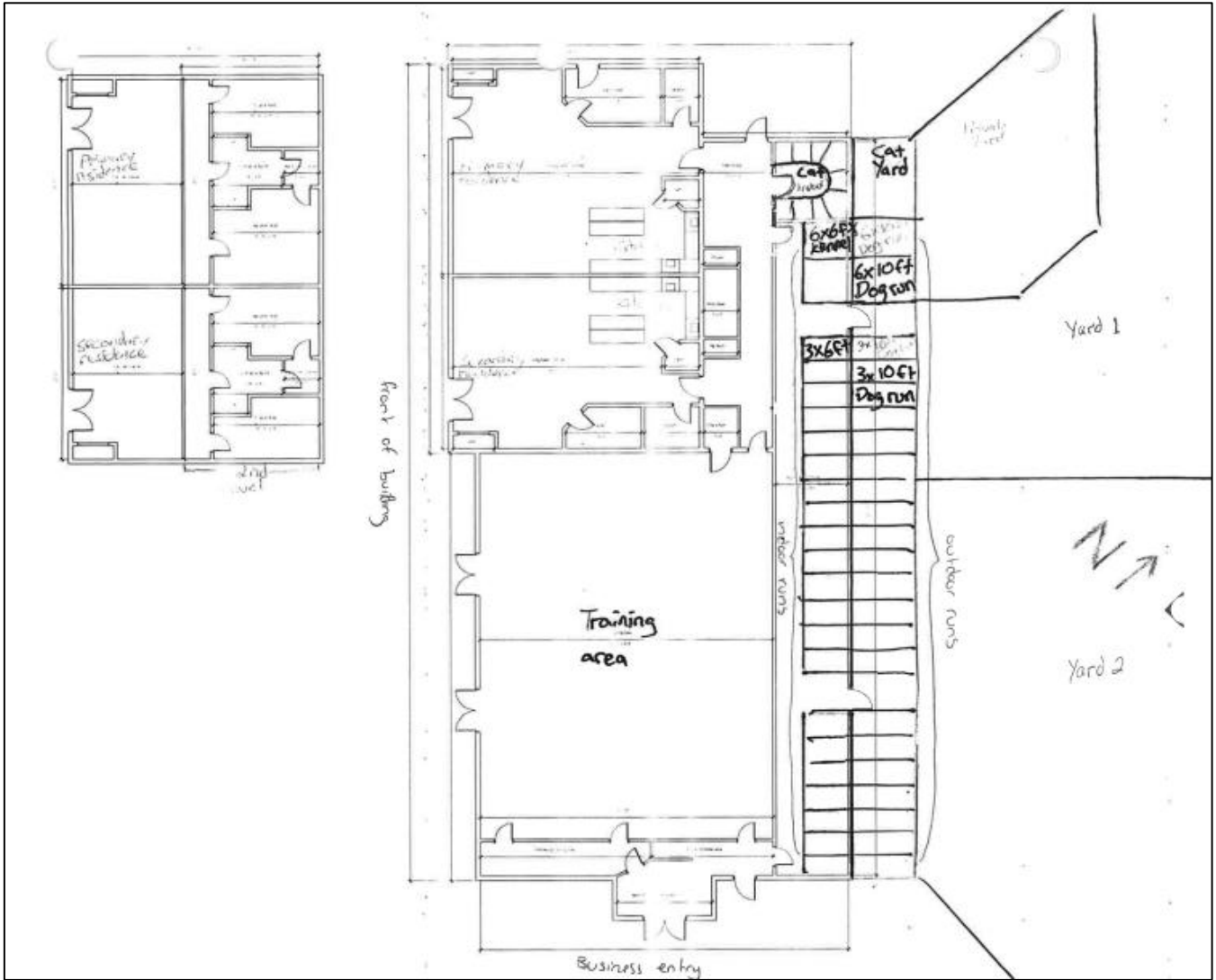
5m Contours

Recurring/ Minor Stream

...



**APPENDIX B: DWELLINGS AND KENNEL FLOOR PLAN & VISUAL**



## APPENDIX C: APPLICANT'S ADDITIONAL SUPPORTING DOCUMENTATION

Additional questions in the email dated Feb 11, 2026

b. Source of water and, if using well water, confirmation of whether contact has been made with Alberta Environment to determine if a commercial licence is required.

- As per Alberta Environment: Licensing Necessity: A licence is mandatory for diverting groundwater for commercial/industrial purposes, as these are not considered "household" (under 1250 m<sup>3</sup> annually) or "traditional agriculture".

- We plan on using 150 000 imperial gallons per year, or 682 m<sup>3</sup>, which is still considered the household amount.

e. Explanation of the intended use of the off leash dog parks and a detailed plan for how they will be managed (virtually, by phone, in person, etc.), whether this will be a paid or free service, and how many people and dogs will be permitted per dog park (maximum or range).

- We aim to provide pet owners in the Foothills area with a safe off leash option to walk their dogs. Public off leash dog parks are not always a good option for every dog, and we want people to be able to exercise their dogs with having peace of mind that no other animals or people will be in the rented space for the duration of the booking. The parks will open at sunrise and close at sunset. Each park will be bookable in one hour blocks, for a fee. The bookings will be done online. Each client will drive directly into the park that they have booked and close the vehicle gate behind them before letting the dogs out. This will insure the dogs are always contained within the 6 foot fence. The cost of each park will be varied per number of dogs. For example: basic fee for up to 3 dogs, and a higher fee for up to 6 dogs, to a maximum fee for 8 dogs.

A maximum of 2 vehicles at a time will be allowed in each park.

f. Planned purpose and use of the east side buffer zone.

The East buffer zone is intended to add space between client dogs and the adjacent land, in the case that they may have live stock or activities on their land. Each buffer zone is also meant as a service road for maintenance and security checks throughout the day, by staff.

h. Whether any noise attenuation is planned on the west and south sides, particularly around the kennel and house, as well as around the dog parks.

There will be a thick caragana hedge on the south side (along the inside of the dog park). This will be a visual and sound barrier from highway 7 as well. There will be a caragana hedge along the West side of the most west dog park. There will also be coniferous trees planted in clusters between the main residence and the dog parks, as well as to the west of the primary residence.

k. If measures are in place to prevent any escapee dogs from leaving the property through the driveways.

The entire property will be fenced with 4 foot no climb (2 x 4 inches) mesh. Every dog park client will only let their dogs out of the vehicle once the vehicle is safely parked inside the park (gate closed). There will only be 3 driveways (one for the dog parks, one for the primary residence and one for the boarding kennel). All 3 will have an automatic gate that can be closed from a distance in case of an emergency.

10. Photos of fence and gate types for the dog parks and property, including any driveway gates.



6 foot no climb mesh for dog parks and yard 3 of the boarding kennels



4 foot no climb mesh for the perimeter fence



Solid 6 foot wood fence with a single hot wire on top for added security. For dog boarding yards 1 and 2. Private suite yard would also have this fence, without the hot wire.



Example of the dog park driveway gate (would remain open during business hour)



6 foot tall double swing gate at the entrance of each dog park and buffer zone.



Example of an automatic gate for the private driveway and boarding kennel driveway

we are also planning to have a dock diving pool which would be open May to September. This would be a 50' pool with a 40 foot long dock (8 feet wide). The plan is to fence off one acre from the dog park on the west side (park 1), to provide a fenced area around the pool. Competitions would also be held, which would run on the same format as the agility events. The pool is access from the North parking lot.

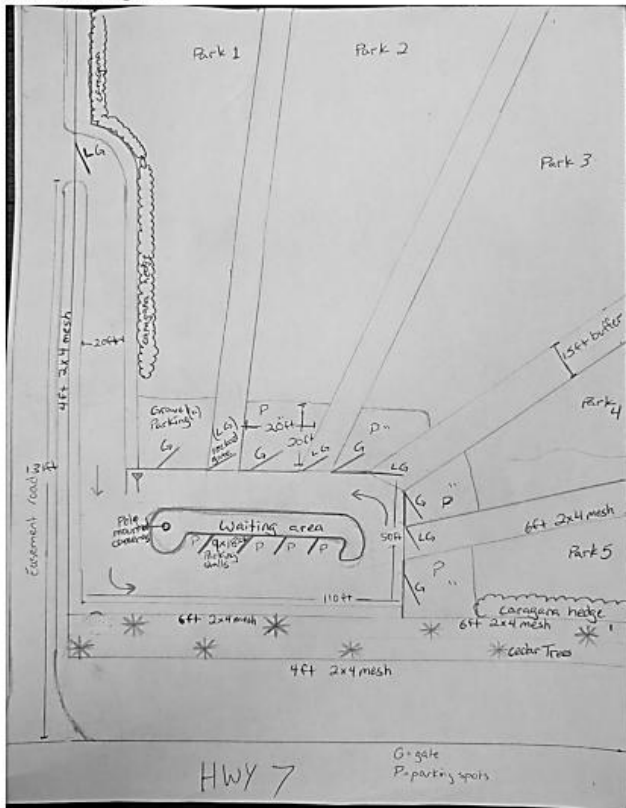


Dock diving pool set up

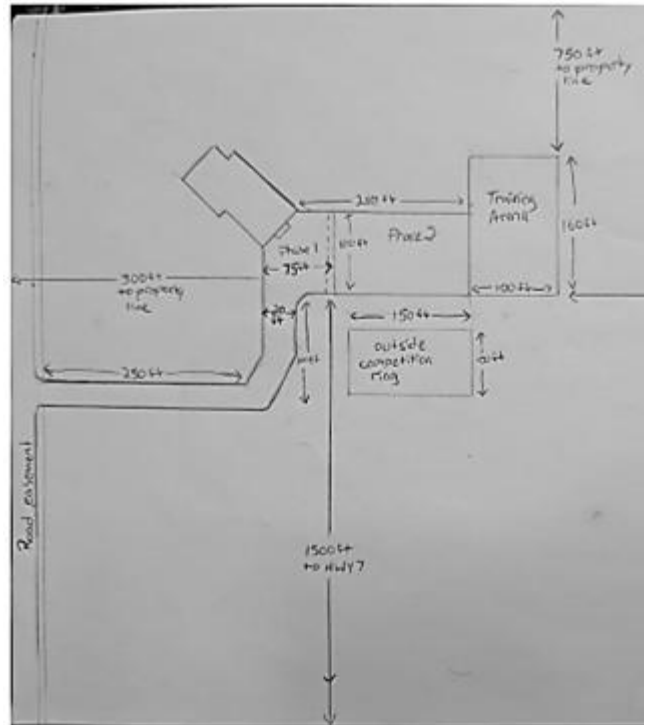


Example of a dog using the pool for competition training

South Parking lot



North parking lot



Phase 1:

10 parking spots (9 x 18 feet) along the East side of the parking lot.

Phase 2:

The stalls would be along the north side of the parking lot for the boarding kennel, and on the East side (along the arena) for the arena.

For events, there would be a possibility to have 3 rows (each row going from west to east), with a 20 foot space between each row.

### Indoor arena preliminary plan (5-year plan)

Example of outside structure



Size of 100 ft wide x 160 ft long. 17 feet high. There is no comparable high level training space for dogs in Alberta. As a member of Agility Team Canada, we would like to facilitate International level training as well as introduction to the sport. The facility would have interior synthetic grass, heated and well lit.

Example of interior training space



**18.26 DIRECT CONTROL DISTRICT #26 (DC 26)  
DOG KENNELS AND FACILITIES**

**DC#26**

**18.26.1 PURPOSE AND INTENT**

To allow for the development of Dog Kennels and Dog Facilities on lots with a single family residence and to allow for the Direct Control by Council over development on the following lots:

NW 16-19-26-W4M, PLAN 0810315, BLOCK 1, LOT 2  
NW 30-19-26-W4  
NW 31-20-26-W4  
NE 03-22-01-W5, PLAN 1410872, BLOCK 1, LOT 6  
SE 02-20-01-W5, PLAN 0711052, BLOCK 1, LOT 1  
NW 01-20-02-W5, PLAN 0412085, BLOCK 1, LOT 1  
SW 34-21-29-W4, PLAN 0112318, BLOCK 1, LOT 9  
SE 33-19-28-W4, PLAN 9910436, LOT 1  
PTN. PLAN 9310765, BLOCK 4, LOT 1, SW. 06-22-28-W4  
NE 32-21-29-W4, PLAN 7610226, BLOCK 3

**18.26.2 PERMITTED USES**

Accessory Buildings not requiring a development permit (accessory to the Dwelling)  
Agricultural, General

Accessory Uses to the Dwelling  
Dwelling, Single Family

- No more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size
- No more than 2 such dwellings are permitted on a single lot 32.4 (80 ac) or greater in size

Dwelling, Mobile Home

- Permitted use only on lots 32.4 (80 acres) or greater in size

Home Office

Signs not requiring a development permit

Solar Power System, Private (Not requiring a Development Permit)

Temporary storage of up to 5 unoccupied recreation vehicles

Utility services, minor

**18.26.3 DISCRETIONARY USES**

Accessory Uses to the Dog Kennel or Dog Facility

Animal Shelter

Animal Care Services

Dog Daycare

Dog Park

Dog Training Facility

Dog Grooming

Dwelling, manufactured home - one only

- discretionary use only on lots less than 80 acres in size

Dwelling, moved on,

Home Based Business I

Kennel (Private)

Kennel (Commercial)

Lot Grading

Man-made water bodies, privates requiring a permit  
Public Quasi Public Installations and Facilities  
Secondary Suite, Detached  
Secondary Suite, Principal  
Signs requiring a Development Permit  
Solar Power System, Private (Requiring a Development Permit)  
Special Event (accessory to the Dog Kennel or Dog Facility use)  
• discretionary use only on parcels over 21 acres in size  
Temporary storage of between 6-10 unoccupied recreation vehicles

#### 18.26.4 LAND USE REQUIREMENTS

- 18.26.4.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 18.26.4.2 Standards of development shall be at the discretion of the Council.

#### 18.26.5 DEVELOPMENT REQUIREMENTS

##### 18.26.5.1 Maximum Height of Structures

- a. Principal buildings, first vehicle garage, and car ports:
  - i. 12m (39.37 ft.)
- b. Accessory Buildings and Arenas:
  - i. 10.67m (35 ft.)
- c. Radio antennas, internet towers and wind turbines:
  - i. 16m (52.49 ft.);

##### 18.26.5.2 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

##### 18.26.5.3 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.

##### 18.26.5.4 Minimum Yard Setback Requirements

- a. Front Yard Setback:
  - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road.
  - ii. 48m (157.48ft.) from the centreline of a Municipal Road.
  - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
  - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.

- b. Side Yard Setback:
  - i. 15m (49.21 ft.) from property line.
- c. Rear Yard Setback
  - i. 15m (49.21 ft.) from property line.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

18.26.5.5 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

18.26.5.6 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of Land Use Bylaw for additional setback requirements that may apply.
- b. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.26.5.7 Minimum habitable area per dwelling

- a. 100 m<sup>2</sup> (1,077 sq. ft.)

**18.26.6 SPECIAL PROVISIONS**

18.26.6.1 The Approving Authority may, when issuing a development permit, determine the maximum number of dogs that may be kept on the premises at any one time by the operator of a Dog Kennel or Dog Facility.

18.26.6.2 The Approving Authority may, when issuing a development permit set a period of time for which the permit will remain valid and may include the option to apply for renewal at the end of the term. See Section 4.7 for information regarding temporary uses.

18.26.6.3 The Approving Authority may, as a condition of issuing a Development Permit, impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of facilities to be constructed.
- b. Hours of "operation" – that is hours during which clients may visit the facility.
- c. Number of non-resident employees.
- d. Number of vehicle visits per day.
- e. Hours during which animals must remain indoors.
- f. Noise.
- g. Buffering.
- h. Lighting.
- i. Manure management.
- j. Screening of facilities.

18.26.6.4 In determining the number of dogs, pups less than six months of age shall not be included.

- 18.26.6.5 Any building or exterior exercise area(s), to be used to accommodate the dogs as part of a Commercial Kennel shall be located:
  - a. A minimum of 300m to any dwelling located on adjacent parcels; or
  - b. As determined by Council
- 18.26.6.6 All dogs, including pups shall be kept indoors between the hours of 9:00pm to 7:00am daily unless supervised by at least one person per four dogs.
- 18.26.6.7 All dog facilities, including buildings and exterior exercise areas shall be located to the rear of the principal building unless otherwise approved by the Approving Authority.
- 18.26.6.8 All dog facilities shall be visually screened by fences or landscaping from the existing dwellings on adjoining lots.
- 18.26.6.9 Design Guidelines:
  - a. all development located within the Highway 2A Industrial Area structure plan (H2AI Area Structure Plan) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.
- 18.26.6.10 Lighting:
  - a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Dark Sky Bylaw.
- 18.26.6.11 Lot Drainage:
  - a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
  - b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

#### **18.26.7 PROCEDURE**

- 18.26.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.26.1 shall be referred by the Development Officer to the Council for its approval or refusal.
- 18.26.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.26.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.
- 18.26.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.26.1.

**BYLAW XX/2026**

**BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE  
LAND USE BYLAW NO. 60/2014 AS AMENDED.**

**WHEREAS** pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26, in order to allow for a Commercial Kennel (Dogs & Cats) and Dog Park.

**NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

Land Use Map No. 2001 is amended by redesignating a 70.09 +/- acre parcel on Ptn. SE 22-20-01 W5M from Agricultural District to Direct Control District #26

This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

SECOND READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

THIRD READING:

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Reeve

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CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of \_\_\_\_\_, 20\_\_ .