



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

December 10, 2019

Resolution No. _____

Date Prepared November 26, 2019

Subject

Decision-making topic title

DP 2019-166 The purpose of this application is to obtain approval for a Dog Boarding and Grooming Facility- Defined as a Kennel.

Location: Plan 921 2103, Block 1, NW-33-21-25-4

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-166 for a Kennel subject to conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document: Attached ☒ Available ☐ None ☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The Kennel was originally granted a permit as a Secondary Use Business in 2011 with a subsequent renewal approved in 2014. In 2018 a permit was granted to construct a new kennel building onsite to replace the existing structure which was damaged due to overland flooding. The new building is still in the process of being constructed. This application has been made because the previous Secondary Use Business permit was temporary and has expired. Under the current Land Use Bylaw, a Kennel permit is now issued as a permanent permit.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-166, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Kennel complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-166 for a Kennel subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan.
- The proposed application aligns with the prescribed uses of the Country Residential (CR) District and all other mandatory provisions of the Land Use Bylaw.
- The kennel has been operating in this location since 2011 with no complaints.

The proposal provides an opportunity for Economic Development.

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
by:



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Reviewed
by:



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