



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission
December 10, 2019

DEVELOPMENT PERMIT NUMBER: DP 2019-166

PROPOSAL: Kennel

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

LOCATION: Approx. 1.61 km (1 mile) east of Speargrass

PARCEL SIZE: 1.78 ha (4.39 acre) parcel

ZONING: Country Residential (CR)

DETAILS OF PROPOSAL:

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.

The proposal is to operate a dog boarding facility with optional dog washing and grooming, and a small retail component. With the completion of the new kennel building, the business is requesting an increase to the maximum number of dogs boarded onsite from 25 to 30. In addition to heavy gauge chain link enclosures, new free standing pens will also be incorporated to allow flexibility in pen size.

The new kennel building will provide housing for the boarded dogs and space for dog washing, grooming and some indoor storage. The business offers a pet taxi service which travels to and from the site 3-4 times per week helping to reduce the number of customer visits to the site to 5-6 per week by appointment only, Monday to Saturday 9:00 am to 6:00 pm. Dogs are outside during the day on 'rotation' as per their specific personality and needs and are housed indoors at night. The new building is constructed with magnesium panels to reduce noise levels within the building.

One of the conditions of the previous permit was that the applicant supply a letter from a certified veterinarian endorsing the kennel, the applicant has submitted a veterinary inspection report dated August 2019 indicating the suitability of the current kennel operation. Additionally, the partially constructed new building was examined and it was noted that it would be an acceptable

facility for housing an additional 5 dogs.

Due to further information recently obtained, Wheatland County will no longer be asking for this veterinary letter as a condition of kennel approvals.

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

The proposal falls outside of the CMRB plan area.

INTERMUNICIPAL DEVELOPMENT PLAN (IDP):

The proposal is located within the Vulcan County IDP area and was circulated to Vulcan County. No response had been received at the time this report was drafted.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The proposal aligns with Section 3.7.1 of the MDP as it encourages the expansion and diversification of the County's commercial and industrial base, and facilitates employment for residents within close proximity to their places of residence.

AREA STRUCTURE PLAN (ASP)

The application falls just outside of the eastern boundary of the Speargrass Area Structure Plan.

LAND USE BYLAW (LUB):

Definition:

Kennel means a development where dogs over the age of 90 days are cared for, maintained, boarded, bred, or trained and the landowner receives compensation for such activities. This definition excludes all livestock. Dog shows for entertainment purposes are also included in this use.

The subject property has a land use designation of Country Residential (CR), a Kennel is a discretionary use in the CR District.

9.3 Country Residential District (CR)

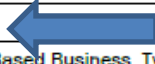


Purpose and Intent

The purpose is to provide for acreage development for predominantly residential purposes that is aligned with the policies of the Municipal Development Plan.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Agricultural Operation ²	Dwelling, Accessory
Agricultural Processing - Minor	Dwelling, Temporary
Day Home	Equestrian Centre
Dwelling, Duplex	Farm Gate Sales
Dwelling, Manufactured	Kennel 
Dwelling, Modular	Home-Based Business, Type 3
Dwelling, Moved On	Market Garden
Dwelling, Secondary Suite	Nursery
Dwelling, Semi-Detached	Show Home
Dwelling, Single Detached	Signs requiring a Development Permit [^]
Farm Building ²	Tower
Greenhouse, Private	
Home-Based Business, Type 2	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
WECS (micro) ¹	
WECS (Category 1) ¹	

8.14 Kennels

8.14.1 General Regulation

- a) Kennels are not allowed in residential hamlet districts.

8.14.2 Dog facilities

- a) Any building or exterior exercise area(s) used for the canines need to be at least 76.2 m (250.0 ft) away from any neighboring homes.
- b) All kennel buildings or exterior exercise area(s) cannot be located in the front yard.

8.14.3 Manure Management

- a) A manure management plan may be required by the Development Authority.
- b) All kennels are to operate in a manner acceptable to Alberta Health Services

CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Vulcan County	No Response at the time of this report

AGENCY CIRCULATION	
Alberta Health Services	No Response at the time of this report
INTERNAL CIRCULATION	
Internal File Review	No Concerns
NEIGHBOUR CIRCULATION	
To landowners within 1 mile	No Concerns

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.

Appendix A:

Option #1:

1. This development permit is issued solely for the purpose of a dog boarding and grooming facility – Defined as a Kennel.
2. No Variances have been granted.
3. Development shall proceed according to Country Residential (CR) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure assistance for details 403-934-3321.
6. Business to remain consistent with application details and Letter of Intent. Number of dogs allowed to be boarded onsite not to exceed 30 animals.
7. Applicant to ensure fencing is adequate to ensure animals are contained within designated areas.
8. No parking of business-related vehicles is allowed on County roads.
9. Applicant to submit a dog waste management plan to the satisfaction of Wheatland County.
10. No waste from the business will be disposed of at the County Waste Transfer Sites.
11. Animals to be housed indoors during the hours of 8:00 PM to 8:00 AM.

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.
- APPLICANT TO CONSULT WITH ALBERTA HEALTH SERVICES REGARDING RECOMMENDATIONS.

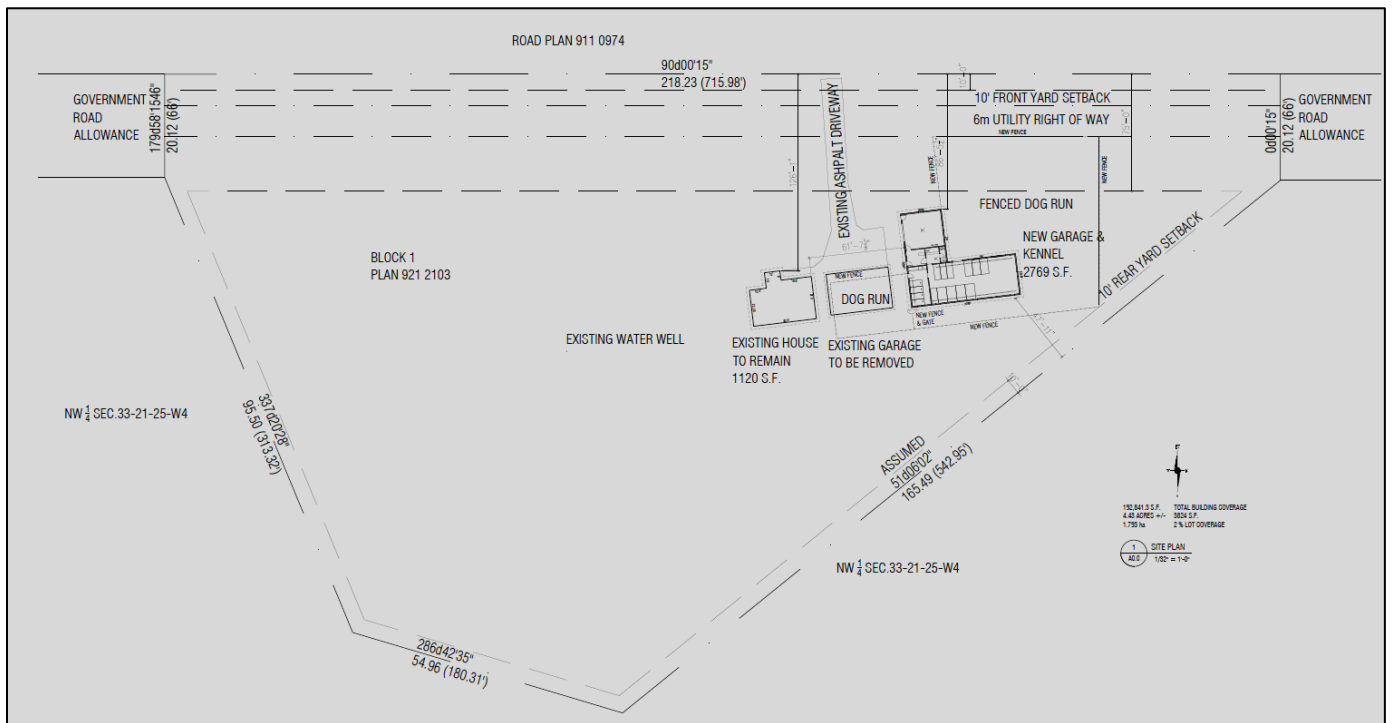


Suzanne Hayes, Development Officer

Appendix B: Location Plan



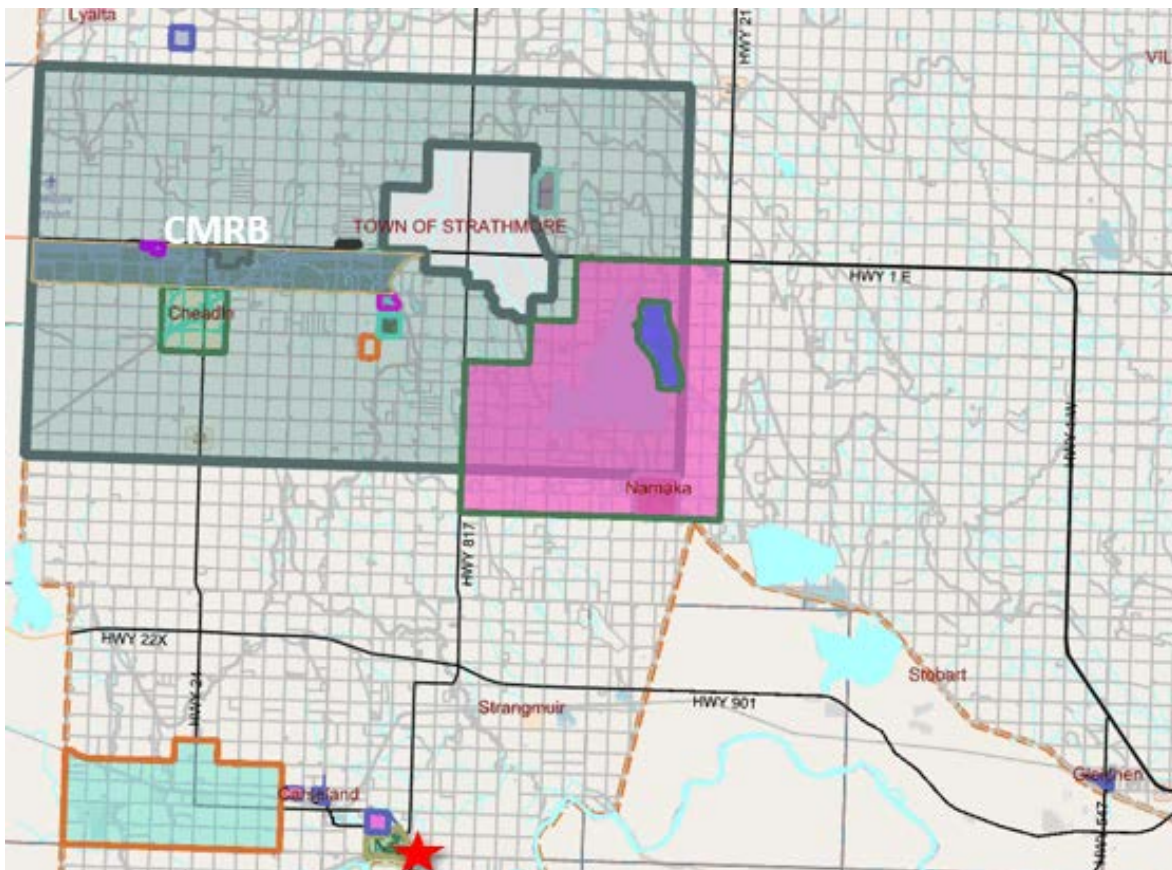
Appendix C: Site Plan



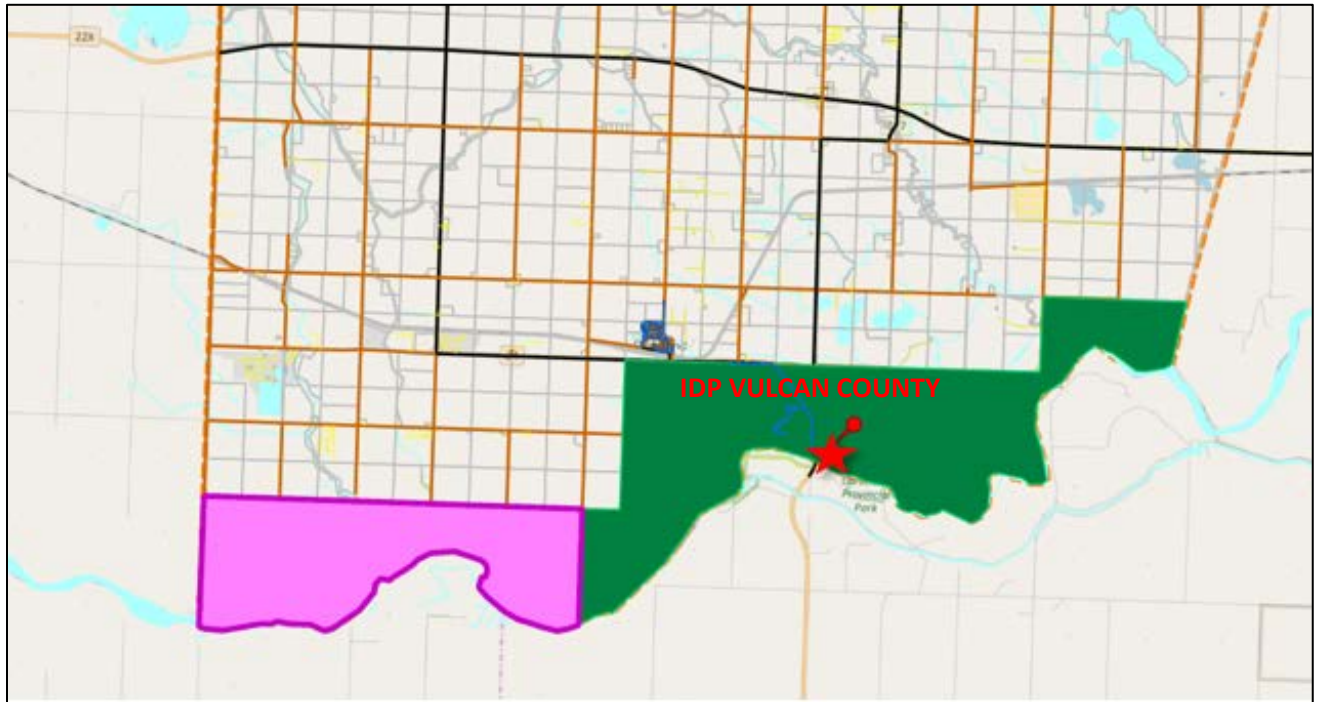
Appendix D: Aerial Photo



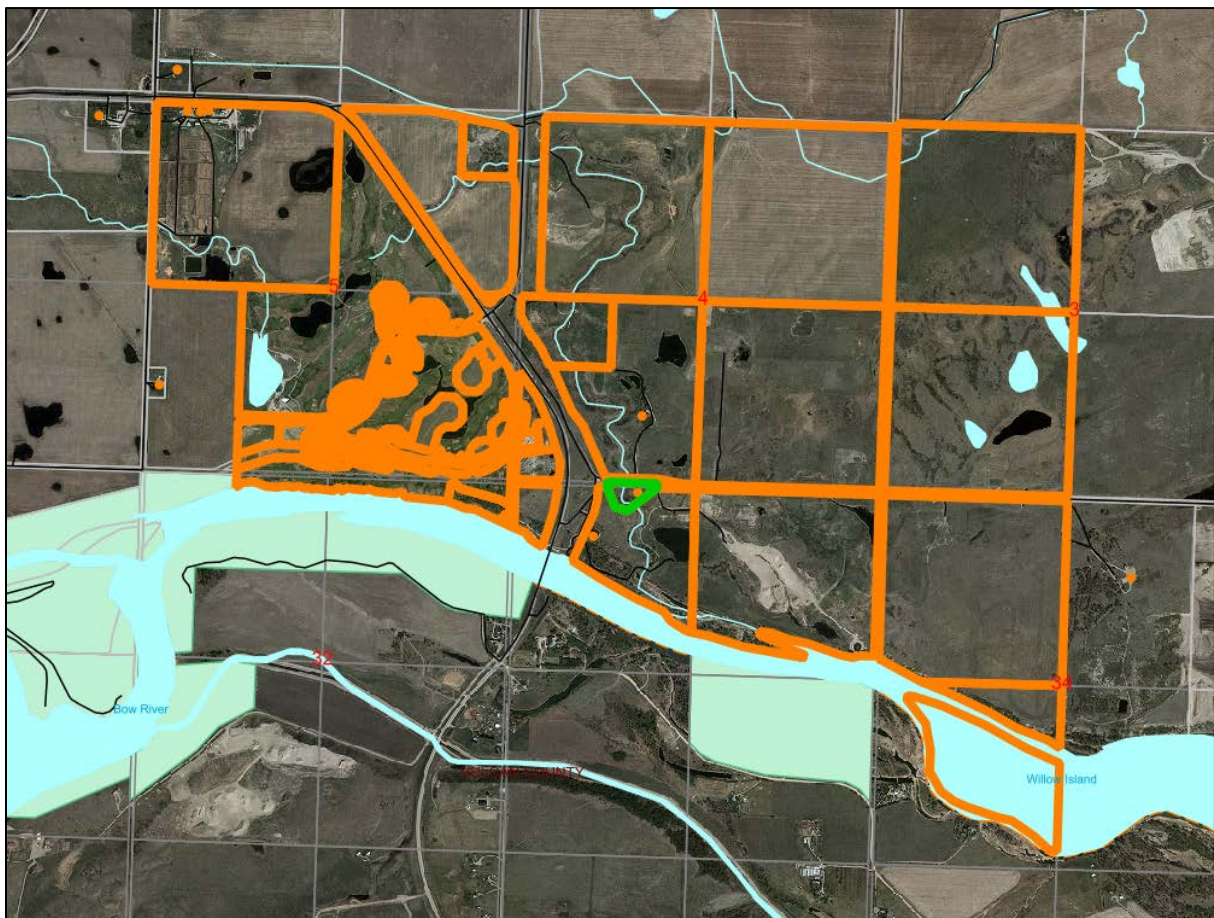
Appendix E: CMRB, ASP (subject parcel indicated by red star)



Appendix F: Vulcan County IDP (subject parcel indicated by red star)



Appendix G: Circulation Area



Appendix H: Photos

Fenced Area for Dogs



Inside of Existing Kennel Building



New Kennel Building

