

APPENDIX A



BACKGROUND REPORT

August 27, 2024

DEVELOPMENT PERMIT #2024-D-202

Applicant: Laurier Hebert
Owner: Laurier Hebert
Land Location: Plan 222 1350 Block 1 Lot 1 – NE-20-60-8-W4M – 48405 Twp Rd 604
Roll: 6008201002
Zoning: Agriculture “A” **Size:** 26.44 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a dog boarding kennel.

ADJACENT PROPERTY:

The property is located 2.5 mile south of the Village of Glendon on highway 882. Adjacent properties are quarter sections and remnant.

CONSIDERATIONS:

The applicant would like to use an existing shop to board up to 30 dogs. They plan to start with 10 pens and expand as needed. They will create indoor pens and outdoor fenced runs for the dogs. They would be the only employee, and they would operate from 7:00 am to 8:00 pm daily by appointment.

The location does not conform to the 1,000 ft distance setback requirement from any dwelling on adjacent lands as there is a house across the highway approximately 870 ft away.

Adjacent landowner letters were sent out on August 2, 2024, and we have not received any concern at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2024-D-202 is **refuse** the request for a dog kennel as it does not conform to section 50 of the Land Use Bylaw requiring 1,000 ft from the kennel to a dwelling on an adjacent property.

ALTERNATIVELY:

As per section 18 of the Land Use Bylaw, the Development Authority may **approve** an application for a development permit notwithstanding that the proposed development does not comply with this Bylaw, if, in the opinion of the Development Authority:

- (b) the proposed development would not:
 - i. unduly interfere with the amenities of the neighbourhood: or,
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

with the following conditions:

1. Applicable building, electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
2. No dog, including pups, shall be allowed outdoors between the hours of 10:00 p.m. to 7:00 a.m. daily. During this time period, all dogs shall be kept indoors.
3. The maximum number of dogs to be kept on-site shall be 30; in determining the number of dogs, pups less than six (6) months old shall not be included.
4. All dog facilities shall be visually screened from existing dwellings on adjoining lots.
5. No building or exterior exercise area(s) to be used to accommodate the dogs shall be allowed within 213 metres (800 feet) of any dwelling located on adjacent lots.
6. All permits issued shall be valid from the date of issuance and shall be subject to cancellation by the Development Authority for due cause.