

SMOKY LAKE COUNTY

AGENDA: MUNICIPAL PLANNING COMMISSION to be held on

Thursday, December 14, 2023, at 2:00 p.m.

In County Council Chambers, or virtually, via Telus Business Connect Platform:

<https://video.businessconnect.telus.com/join/527853925>

or, by phone: 1-780-666-2345, Meeting ID: 527853925

1. CALL TO ORDER

- 1.1 Election of Chairperson.
- 1.2 Election of Vice-Chairperson.

2. AGENDA

3. MINUTES

- 3.1 Adopt Minutes of June 1, 2023.

4. REQUEST FOR DECISION

4.1 **Development Permit(s) to be Considered:**

- 4.1.1 DP-030-23: Animal Breeding and/or Boarding Facility & Associated Accessory Buildings

5. ISSUES FOR INFORMATION

- 5.1 Nil.

6. CORRESPONDANCE

- 6.1 Nil.

7. DELEGATON(S)

- 7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, September 28, 2023**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 1:43 p.m. by the Chairperson, Dominique Cere, in the presence of the following persons:

Attendance:

Dan Gawalko, Deputy Reeve	Councillor Div. 1	Present in Chambers
Linda Fenerty	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky, Reeve	Councillor Div. 4	Present in Chambers
Jered Serben	Councillor Div. 5	Present in Chambers
Lydia Cielin	Interim CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present Virtually
Kyle Schole	Planning Tech.	Present Virtually
Patti Priest	Recording Secretary	Present in Chambers

.....
1 guest virtually present.

2.0 ADOPTION OF AGENDA

MPC23.030: Serben

That the Agenda for the Municipal Planning Commission meeting for Thursday, September 28, 2023, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC23.031: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, June 1, 2023, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 HRIP-001-23: Pt. of SW-6-59-16-4 [Ruthenia School]

MPC23.032: Halisky

That the Municipal Planning Commission approve Heritage Resource Intervention Permit No. 001-23: Part of SW-6-59-16-4, to allow for **HERITAGE RESOURCE INTERVENTION PERMIT: floors and interior walls restoration**, subject to the following conditions:

1. This Heritage Resource Intervention Permit will expire **one (1) year** from the date of issuance. All work permitted under this Permit must be completed within this timeframe. If the permitted work is not completed within one year, or if any additional work is proposed, a new Heritage Resource Intervention Permit must be obtained.
2. If required, the Applicant shall provide the Development Authority for Smoky Lake County with samples of heritage colours, including the manufacturer, name, number, and finish, that will be used to complete the work under this Permit, before commencement.
3. The Applicant must abide by all of the provisions of the Alberta *Historical Resources Act*, R.S.A. 200, Ch. H-9, including Section 26, and amendments thereto.

4. The Applicant must ensure that the proposed activities do not alter the Character-Defining Elements that are listed in the Statement-of-Significance that comprises part of Smoky Lake County **Bylaw No. 1369-20**.
5. Contravention of any condition of this Heritage Resource Intervention Permit may result in Smoky Lake County rescinding the Permit.

CARRIED.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

The next Municipal Planning Commission Meeting will be at the call of Chairperson and Public Notice of the next meeting be provided at least 24 hours in advance in accordance with the *Municipal Government Act, RSA 200, cM-26.1 s195*, by posting the information on the Smoky Lake County website.

8.0 ADJOURNMENT

MPC23.033: Fenerty

That the Municipal Planning Commission Meeting of September 28, 2023, adjourn at 1:50 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Lydia Cielin, Interim CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	DECEMBER 14, 2023
FILE NO.	DP 030-23
LEGAL DESCRIPTION	PLAN 1324097, BLOCK 1, LOT 1 (PT. NW-36-58-13-W4M)
LOT AREA	9.46 ACRES (3.82 HECTARES)
APPLICANT	DAMIEN & KEANA BINNIE-BROWN
LANDOWNER	MARVIN PELECH & CATHY JAMIESON
PROPOSED DEVELOPMENT	ANIMAL BREEDING AND/OR BOARDING FACILITY, AND ASSOCIATED ACCESSORY BUILDINGS (GREENHOUSE, SHED, COOP & DETACHED GARAGE)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	13583631
DIVISION	2 – SOUTH OF CACHE LAKE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 030-23: **PLAN 1324097, BLOCK 1, LOT 1 (PT. NW-36-58-13-W4M) for the development of an Animal Breeding and/or Boarding Facility, Greenhouse, Shed, Coop & Detached Garage**, subject to the following conditions:

1. The proposed Development shall be sited and constructed as per the Site Plan, dated November 16, 2023, attached to, and forming part of, this Development Permit. All structures shall conform to the following setbacks:
 Minimum Front Yard Setback (from property line adjacent to RGE RD 131): **23.1 meters (75.7 feet)**.
 Minimum Rear Yard Setback (from easternmost property line): **18.3 meters (60.0 feet)**.
 Minimum Side Yard Setback (from northernmost property line): **18.3 meters (60.0 feet)**.
 Minimum Side Yard Setback (from southernmost property line): **18.3 meters (60.0 feet)**.
2. The maximum number of dogs (excluding pups less than six months of age) permitted in the Animal Breeding and/or Boarding Facility shall not exceed **thirty (30)**.
3. Each exercise area (run) shall be a minimum of 2.2 square meters (24.0 square feet) in area (**VARIANCE GRANTED FROM A MINIMUM OF 2.3 SQUARE METERS (25.0 FEET)**).
4. All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.8 meters (6.0 feet).
5. All dogs shall be kept within buildings or a fenced area at all times when not leashed.
6. All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
7. Pens, rooms, exercise areas (runs) and holding stalls shall be soundproofed wherever possible, to the satisfaction of the Development Authority.
8. A separate air extractor system shall be provided in the animal shelter or holding area where hearing and air conditioning are necessary.
9. All Animal Breeding and/or Boarding Facilities and operations shall be in compliance with Provincial regulations.
10. All Accessory Buildings (Greenhouse, Shed, Coop & Detached Garage) shall not be located within 2.0 meters (6.5 feet) of a residence.
11. All Accessory Buildings shall not encroach upon any easement or right-of-way.

12. The cumulative total site area of all Accessory Buildings shall not exceed 12% of the total site area.
13. No Accessory Building shall be used as a dwelling unless it is an approved Guest House, Garage Suite or Garden Suite.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that “Animal Breeding and/or Boarding Facility” is listed as a Discretionary Uses, under Section 8.2.3, of Smoky Lake County Land Use Bylaw No. 1272-14.
2. Section 2.11.1.B – Decisions on Development Permit Applications, of Smoky Lake County Land Use Bylaw No. 1272-14, states that the Development Authority Officer shall refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.
3. On November 16, 2023, the Applicant submitted a Development Permit Application for a Animal Breeding and/or Boarding Facility”, and provided the Development Authority Officer with a site plan, photographs showing the boarding facilities and an explanation of the services provided.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

13. “**Animal Breeding and/or Boarding Facility**” means an establishment for the keeping, breeding, housing, exercising, training, and/or raising of 3 or more animals that are not livestock for profit or gain, but shall not apply to the keeping of animals in a veterinary clinic for the purpose of observation and/or recovery necessary to veterinary treatment.

Section 7.19 – Pet Keeping, Livestock and Kennels

6. The keeping of more than two (2) dogs on any lot, whether the dogs are being bred or boarded, shall be allowed at the discretion of the Development Authority only in those Districts where kennels are listed as a discretionary use in this Bylaw.
7. The maximum number of dogs to be kept on-site in each of the above Districts shall be at the discretion of the Development Authority.
8. In determining the number of dogs, pups less than six months of age shall not be included.
9. An exercise area for each dog shall be provided as follows:
 - A. breeds weighing 16kg (35 lbs.) or less – at least 2.3 square meters (25.0 square feet) per dog; and
 - B. breeds weighing more than 16kg (35 lbs.) – at least 4.6 square meters (50.0 square feet) per dog.

10. No building or exterior exercise area to be used to accommodate the dogs shall be allowed within 25.0 meters (82.0 feet) of any lot line of the lot for which the application is made.
11. All exterior exercise areas (runs) shall be enclosed with an acceptable fence with a minimum height of 1.8 meters (6.0 feet).
12. All dogs in kennels shall be kept within buildings or a fenced area at all times when not leashed.
13. All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.
14. Pens, rooms, exercise runs, and holding stalls shall be soundproofed where possible to the satisfaction of the Development Authority.
15. A separate air extractor system shall be provided in the animal shelter or holding area where heating and air conditioning is necessary.
16. All facilities and kennel operations shall be in compliance with the applicable Provincial regulations.
17. All development permits issued shall be subject to cancellation if any of the above requirements, or any other condition of the development permit is not followed.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 4
APPENDIX B	DEVELOPMENT PERMIT APPLICATION	PAGE 9
APPENDIX C	GENERAL LOCATION MAP	PAGE 15

Prepared by: 

 Jordan Ruegg, Development Officer

November 27, 2023
 Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (AG) DISTRICT**



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Campground, minor
- H. Campground, intermediate
- I. Campground, major
- J. Cemetery
- K. Child Care Facility
- L. Day Care Facility

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The **minimum** parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an **un-subdivided** quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a **maximum** of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
-----------------------------------	--

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding **subsections (A), (B), and (C)** above, where there is an intersection or sharp curve, the minimum yard requirements shown on **Figures 20 and 21** of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

- A. Residential parcels in the Agriculture District will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
- ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with **Section 7.7** of this Bylaw.
 - E. Landscaping shall be provided in accordance with **Section 6.11** of this Bylaw.
 - F. The keeping of recreational vehicles shall be provided in accordance with **Section 7.23** of this Bylaw.
 - G. Shipping containers shall be developed in accordance with **Section 7.31** of this Bylaw
 - H. Accessory buildings shall be developed in accordance with **Section 6.1** of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-030-23

Section 61

SCHEDULE "A"

03-05

inspectors The Inspections Group Inc. Please contact The Inspections Group Inc. at 780-454-5048 or by email at questions@inspectionsgroup.com.

- 6) If you have any questions regarding this application package, please contact the Smoky Lake County Planning and Development Department at 780-656-3730 or by email at pd@smokylakecounty.ab.ca. Alternatively, you may arrange a pre-application meeting with Planning and Development staff to discuss a proposed Development.

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: _____ Roll Number: _____ Your File Number: _____	
Applicant Information	
Applicant/Agent: <u>Damien & Keane Binnie-Brown</u> Phone: _____	
Address: <u>PO Box 282</u> Cell Phone: <u>403-740-6167 / 403-740-6653</u>	
City/Prov. <u>Spedden, Alberta</u> Postal Code: <u>T0A 3E0</u> Fax: _____	
Email address: <u>parasire.010@gmail.com</u> Signature: <u><i>DBB KBB</i></u>	
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
Registered Landowner Information <input type="checkbox"/> <i>Owner same as applicant</i>	
Registered Owner: <u>Cathy Jamieson & Marvin Pelech</u> Phone: <u>780-614-1529 & 780-614-0865</u>	
Address: <u>PO Box 82</u> Fax: _____	
City/Prov. <u>Vilna</u> Postal Code: <u>T0A 0B3</u> Signature: <u><i>Cathy Jamieson Marvin Pelech</i></u>	

Section A - Property Information XX Division _____

Legal: Lot 1 Block 1 Plan 1324097 and Part of NW ¼ Sec 36 Twp58 Rge 13 W4M

Subdivision Name (if applicable) or Area of Development _____

Rural Address/Street Address RR 131 58553 Parcel Size 9.46 Acres

Number of existing dwellings on property (please describe) 1 ½ story House and Barn/shed

Has any previous application been filed in connection with this property? Yes No

If yes, please describe the details of the application and file number: _____

Is the subject property near a steep slope (exceeding 15%)? Yes No

Is the subject property near or bounded by a body of water? Yes No

Is the subject property within 800m of a provincial highway? Yes No

Is the subject property near a Confined Feeding Operation? Yes No Distance: _____ Is

the subject property within 1.5km of a sour gas facility? Yes No Distance: _____

Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes No Distance: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

Is the property the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: _____

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, the adjoining municipality is: _____

**The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.*

Section B – Proposed Development Information

Estimated Cost of Project \$85,000 Approximately _____

Estimated Commencement Date Spring 2024 Estimated Completion Date 2026 _____

Dwelling:

Floor Area 1270 sq. ft. % of Lot Occupied ? Height of Dwelling approx. 20 ft / m

Accessory Building:

Floor Area 840 sq. ft. % of Lot Occupied ? Height of Acc. Bldg approx. 14 ft / m

Parking: # of Off-Street Parking Stalls (if applicable) _____

Land Use District (Zoning) of Property: Agricultural

Description of Work:

TWO 14'X60' BUILDINGS FOR DOG KENNELS EACH WITH 12 INDIVIDUAL RUN W/ 6'X14' STORAGE, 12'X24' GREENHOUSE, 10'X10' SHED,

12'X12 COOP & 20'X20' DETACHED GARAGE

Section C – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to:

call you for pick up mail the decision email the decision

Section 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:

608(1) Where this *Act* or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if:

a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

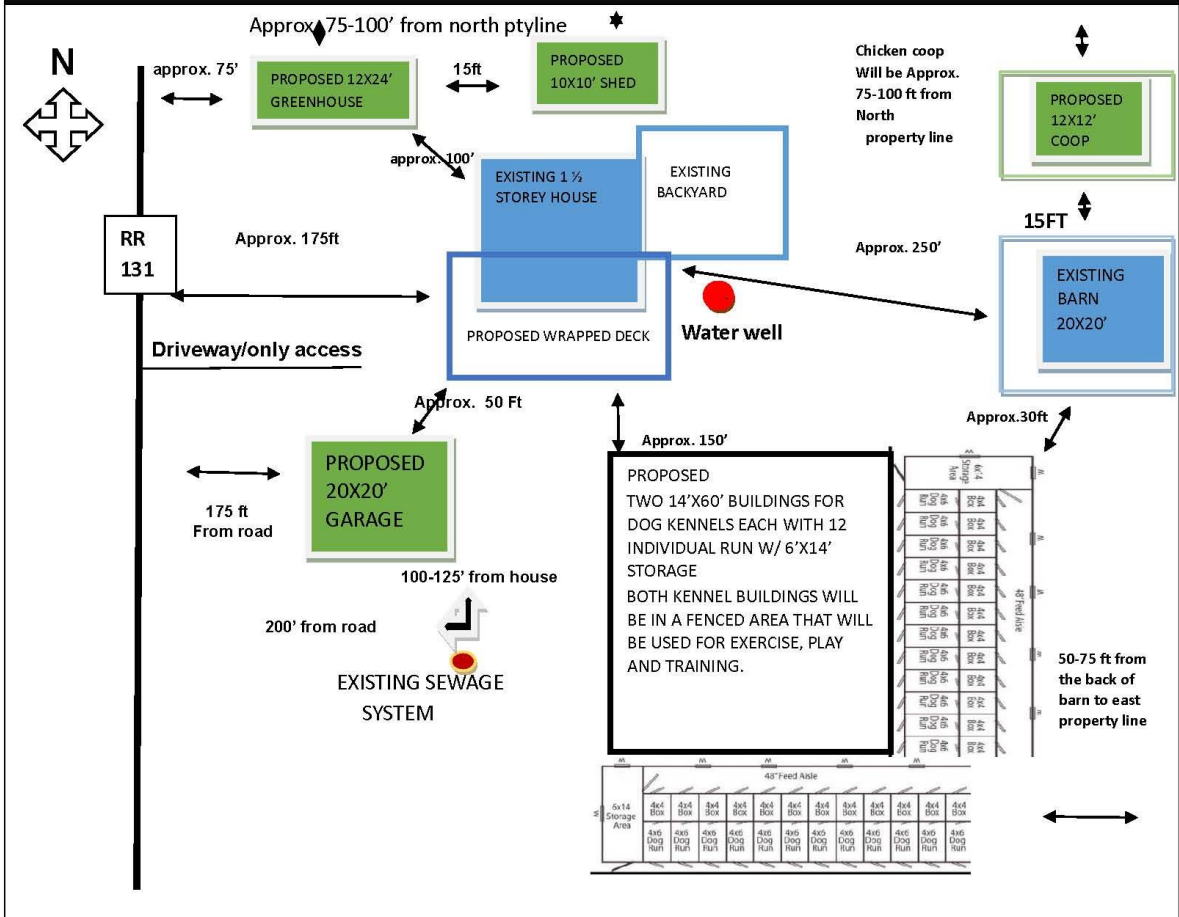
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____ *and deemed complete by Development Authority. <input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
--	---

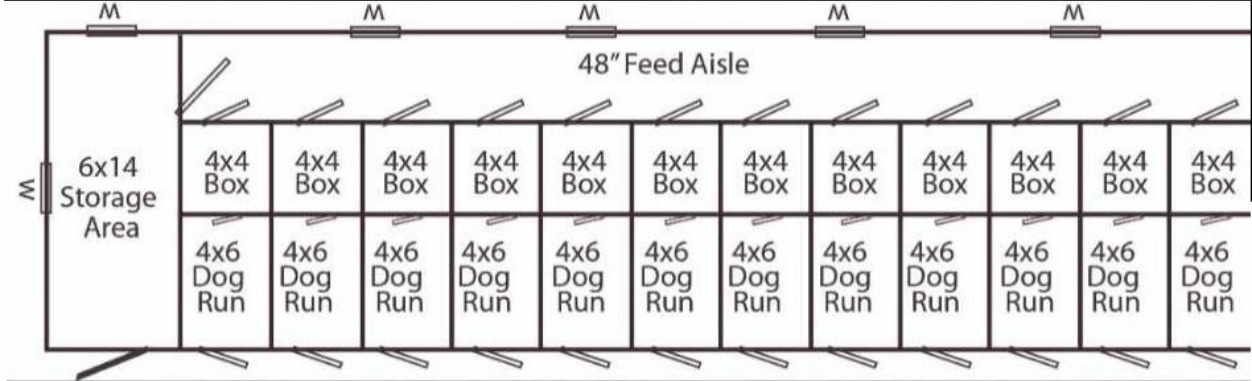
DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____ Roll Number: _____

DEVELOPMENT PERMIT SITE PLAN



DATE: Nov 16th 2023 SIGNATURE OF APPLICANT: *HB B D B*



This kennel includes

Pressure Treated 2×4
Floor Joists

R-13 Closed cell spray
foam insulation in floor

Pressure Treated 4×6
Runners

PVC Trusscore lined
walls

5/8" Smart Floor coated
with Poly Urea

4' High Glassboard
Exterior Run Wall

R-13 Batten Insulation
in walls & ceiling

Vented Soffit

Vented Ridge Cap

Metal Roof

4' Solid Dividers

Poly Urea Run Floor

Welded Wire Panels

Stainless Steel Channel
Drains

Guillotine Dog Doors

Exhaust Fan's



I (Keane) am not new to my involvement in raising dogs and have grown up with them my entire life and childhood, as well as horses and other animals. My parents were established breeders in central Alberta. My father bred field Labradors and trained many different breeds to hunt. My mother was a Vet Tech in her earlier years and when she met my father, they worked together raising Rottweilers and Labs for a few years but put it aside to begin raising kids. Eventually our parents welcomed a pug into the home, then a second shortly after, and then the third pug came along and let me tell you, we truly learned everything we could about brachycephalic breeds early on in the years of raising Pugs. In my years of helping and maintaining their dogs, their social media presence and their breeding program, I have gained a tremendous amount of experience from them and other known breeders, I thrive to become as reputable as my parents have as well as many other breeders I have gotten to know within Canada and other countries such as USA, UK, Netherlands. The first Olde English I had the chance to know was a family member's. They had bought a black tri OEB and to make a long story short, they had unfortunately purchased from the wrong breeder and ran into numerous problems (from not getting papers, to health issues and incorrect conformation) and he ended up in my care where we made the choice to put him into a pet only home. Despite his faults, he was a wonderful dog and made me fall in love with the breed. Due to the first boy's health and overall bad experience, I knew what to look for in a breeder, in a puppy/dog that was of breeding quality and what I wanted for my own Old English Bulldogge and I was very particular since she would be the foundation of my program. In early 2018 my parents gifted me with my first OEB as a thank you for helping them with their own kennel and program over the years. They wanted to help me get started on establishing my own kennel and I truly am so grateful. When Blondie and her siblings were born, I first received the photos of them and soon got to pick. I just knew Blondie was the one and after getting to hold her and spending my last year and of course many more to come with her, there's no words to explain the bond I have with her. I have absolutely no regrets about the dog I have chosen from an amazing breeder. The connection I have with her is loving and exactly what I wanted, and with her breed and size, she's able to keep up with me and her health has been perfect right down to her Joint Screening of her Hips and Elbows and genetic testing. She will have a home with me until she passes. She's such a beautiful example of her breed and I am proud she has produced pups that outshine her and carry on her amazing bloodline and traits.

We've been actively breeding (OEB) Olde English bulldogges coming onto 4 years but have been owners of the breed for seven years. Even though we are newer to the scene of Old English Bulldogges, we have captured the attention of fellow breeders in other countries. We are successful in providing desired dogs that genetically improve the breed and there is typically a waitlist for our puppies because they're such high quality. One of the reasons we're wanting to establish a kennel is so that it makes it even more official that these dogs are of higher standard, and being licensed would further us even more from the backyard breeders. It would also legitimize the quality of dogs we are producing. All breeding stock is vet checked but are also Genetically Health Tested to ensure they are free of inherited diseases such as Degenerative Myelopathy. We also do Joint Screening with OFA, OFA is to be done at the age of two. This is to ensure breeding stock is free of Hip Dysplasia, Elbow Dysplasia and Joint Disease. All breeding stock is also Registered with IOEBA, because this breed (Olde English Bulldogge) is not yet recognized by the Canadian Kennel Club. We will not breed a unregistered OEB or a dog that is out of Standard for the breed or a dog that has health issues or severe allergies. Any dog that is unfit for breeding will be spayed/neutered and rehomed to a family.

Any potential breeding stock kept or purchased go through an evaluation form that includes a scoring system (higher score = better quality.) Females apart of the breeding program will not be bred until age 2 and will not produce over four litters and will be retired if they have any problems with their first litter. A breeding female will not have over 1 litter in one year unless otherwise advised by a Veterinarian.

All productions of Falling Pine Bulldogges are microchipped and leave on a contract to be spayed/neutered. Our puppies are vet checked and receive 1st vaccines and deworming in our care before leaving. They go with one month free of Trupanion Insurance and on One Year Health and Genetic Guarantees, which is like a warranty. Once owners provide proof of their dog being spayed/neutered, thus is when registration is signed over to the owner,

this is to ensure our productions are being de-sexed. Our puppies contract includes a Lifetime Return Policy, Should the owner pass away or simply cannot keep the dog due to moving or divorce, whatever the reason may be, We will always welcome our productions back because we do not want to see our dogs end up in shelters or rescues, this is why we find it important to microchip all puppies. We also let our newly puppy owner know that there will always be lifetime breeder support as well and that we look forward to updates. We also have a Facebook Group just for our bulldog owners to keep connected. We also won't rehome a puppy or any dog to just anybody, There is a puppy application process and they have to agree to the contract.

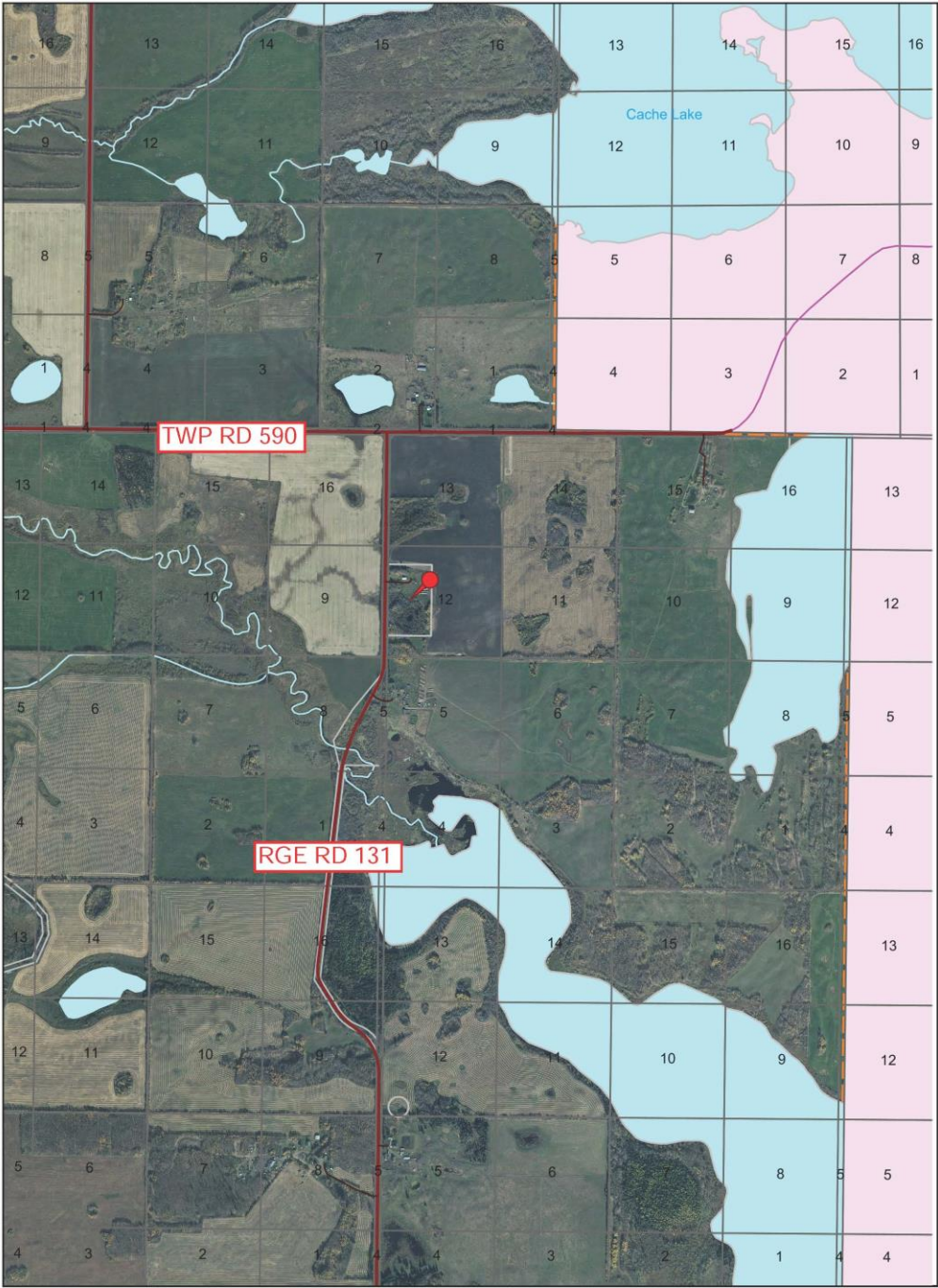
Prior to getting my first OEB, Blondie, I educated myself on the breed, their history, their founder and so on and as much as I could, I got lost in all the research and still do but it got me inspired to breed Olde English bulldogges. My husband merged with me on this beautiful business after I had already begun, as a dog lover himself, He didn't know how big the dog world truly was and is impressed. We both thrive to breed following the true standard of the breed down to their functionality, capability and appearance and as breeders, we want to be supportive and stay true to our puppy owner's and be educational to those that encounter our breeding program. It is Important to us that our dogs go to responsible pet owners who will do everything in their power to give the dog a balanced diet, training and life. As some would say, happy dogs are tired dogs but it's important to not overestimate dogs but give them appropriate amounts of exercise and training Kind of like their diet! I am happy to share my business with somebody that enjoys dogs as much as I do, who enjoys designing dog exercisers, watching dog sports and sharing our ideas back and forth. We both hope to one day be able to host dog sporting events and/or bulldog conformation shows here, connect with wonderful Bulldoggers all over Canada. We strive daily and are proud of our productions but in every business especially breeding, there is always room to improve, be better and of course enjoy quality time with the pack.

Today's Olde English Bulldogge is a reconstruction of the original Bulldogge of the 17th and 18th century. Various genetic crosses have been used in carefully and thoughtfully planned breeding programs to obtain this goal. The foundation of most of today's Olde English Bulldogges can be traced back to English Bulldogs, American Bulldogs, American Pit Bull Terriers and Mastiffs. These various dog breeds were used very selectively in various combinations to obtain the desired physical traits of the original Bulldogge. The result has been a good looking Bulldogge of great athletic ability that is much healthier and physically fit without most or all of the problems that plague many of today's modern English Bulldogs. The goal of all Olde English Bulldogge breeders should be to produce genetically healthier Bulldogges that are free breathers, free breeders, and free whelpers and most importantly a loyal family guardian.

APPENDIX C – GENERAL LOCATION MAP (PLAN 1324097, BLOCK 1, LOT 1 – PT. NW 36-58-13-W4M)

11/27/23, 11:57 AM

Print Preview



Smoky Lake County

Smoky Lake County

Date Created: 11/27/2023

<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

1/1