

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Monday, October 24, 2022 – 10:00 a.m.
Council Chambers – 53109A Hwy 779, Parkland County, AB

Virtual attendance option available via Zoom

Please email SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, October 24, 2022 to register for attendance via Zoom

- 1) Call to order
- 2) Members Present
- 3) Adoption of Agenda
- 4) 10:00 a.m. Appointment
 - I. The appeal of the refused Discretionary Development Permit Application 22-D-296 Dog Boarding Kennel.
 - II. Applicant/Appellant: John Dugas
- 5) Adjournment

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Site and appellant information (fill out completely)			
Site Information		Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: 2022/09/13 Appeal Fee: Development Permit \$200 ✓ Stop Order \$500 Subdivision Application \$250 Receipt No. 3331859	
Municipal address of site			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter')			
Development permit number or subdivision application number			
Appellant Information			
Name of appellant		Agent name (if applicable)	
Street Address			
City	Province	Postal Code	Day Phone Number
Evening Phone Number	Fax Number	Email Address	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of approval <input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of order

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

• MEDICAL SERVICE DOG BOARDING + TRAINING
(NOT A KENNEL)

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent	Date (YYYY/MM/DD)
	13 SEP 2022



Subdivision and Development Appeal Board Waiver Form

RE: File No.
22-D-296

Municipal or Legal Address:
8-54029 Range Road 275

I am requesting that this matter be heard on October 24, 2022 or XXXXXXXXXXXXXXXXXXXX for the following reason(s):

I hereby waive my right to be heard by the Board within thirty days.

<p>X John Dugas Digitally signed by John Dugas Date: 2022.09.20 20:14:33 -06'00'</p> <hr/> <p>Signature</p>	<p>X John Dugas Digitally signed by John Dugas Date: 2022.09.20 20:14:55 -06'00'</p> <hr/> <p>Date</p>
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The Board makes every reasonable effort to schedule hearings in accordance with the requests made by parties to the appeal but cannot guarantee that a particular request will be granted. Please call us at 780-968-8471 to confirm the date of your hearing.

Parkland County Subdivision and Development Appeal Board
53109A Hwy 779, Parkland County AB, T7Z 1R1
Ph: 780-968-8471
Email: sdab@parklandcounty.com
Website: www.parklandcounty.com

September 22, 2022

SDAB Clerk
53109A HWY 779
Parkland County, AB T7Z 1R1

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Refused Discretionary Development Permit Application 22-D-296 Dog Boarding Kennel
Location:	Legal Address: Lot 4, Block 1, Plan 7720134, N-05-54-27-W4 Municipal Address: 8-54029 Range Road 275
Appeal Received:	September 13, 2022
Applicant:	John Dugas
Appellant:	John Dugas
Appeal Hearing Date:	10:00 a.m., Monday, October 24, 2022
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Zoom virtual attendance also available</i>
Submissions Deadline:	October 18, 2022

Parkland County received a Development Permit application for dog boarding and training & construction of custom dog crates for on the above lands. The Development Permit application was denied on September 2, 2022.

Correspondence has been received appealing the denial, and in accordance with Section 686.2 of the *Municipal Government Act*, a hearing will be held at Parkland County Centre in Council Chambers on **Monday, October 24, 2022 at 10:00 a.m.**

Written submissions for inclusion in the agenda package for the Subdivision and Development Appeal Board regarding this appeal must be received by the undersigned on or before Tuesday, October 18, 2022. This will allow time for all parties to review all information before the hearing. In the event you present written information at the meeting that is not received by Tuesday, October 18, 2022, there may be delay or postponement of the hearing or the decision-making process.

All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before October 18, 2022.



The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than October 20, 2022. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.

Please Note:

This meeting will be conducted in person at the Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Zoom conferencing is available. Should you wish to attend via Zoom conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com or by telephone at 780-968-8888 no later than 9:00 a.m. on Monday, October 24, 2022.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

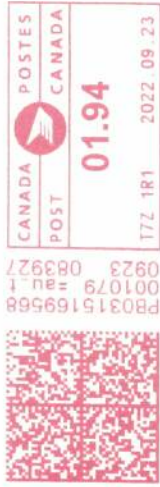
Yours truly,

A handwritten signature in blue ink, appearing to read "Barb".

Barb Williams
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com



53109A HWY 779
Parkland County, AB T7Z 1R1



From: [SDAB](#)
To: [Colin Schneider](#); [SDAB](#)
Subject: RE: 22-D-296 Dog Boarding Kennel - Appeal Board Agenda Submission
Date: Tuesday, September 27, 2022 10:22:40 AM

Good Morning.

Thank you for your email. Your email /written submission will be included as part of the public Subdivision and Development Appeal Board agenda for the Development Permit 22-D-296 appeal scheduled on October 24, 2022.

Thank you.
Regards,
Barb Williams

-----Original Message-----

From: Colin Schneider
Sent: Tuesday, September 27, 2022 10:12 AM
To: SDAB <SDAB@parklandcounty.com>
Subject: 22-D-296 Dog Boarding Kennel - Appeal Board Agenda Submission

Good day Barb,

This letter is intended as a formal submission from Colin and Christina Schneider to the Agenda Package with regards to DP Application 22-D-296 Appeal Hearing occurring on Oct.24, 2022.

We want to voice our concern with an allowance of a Dog Boarding Kennel by the Applicant for the reasons below:

- 1 - Current Bylaw and Zoning of the area does not typically allow for the proposed development.
- 2 - Proposed Development would decrease the value of neighbouring properties.
- 3 - Proposed Development poses an increased risk to the health, safety, and well-being of the neighbouring properties and residents.

It is our understanding that a Dog Boarding Kennel development is typically reserved to an Industrial-use zoned area. While the proposed development is outside of Spruce Grove or Stony Plain city/town limits, it is proposed within the context of an acreage country residential subdivision with individual lots approximately 3-4 acres in size. As the current area consists of these well-established smaller land lots of residential zoning, the area does not lend itself well towards a discretionary approval of a non-residential Dog Boarding Kennel use.

Current Parkland County Bylaw applicable to a country residential property enforces a limit of animal units translating to a limit of 4 dogs for the 3-4 acres size of property to which the current Land-Owners of this and other similar country residential subdivisions in Parkland County are subject-to and adhere-to, and to which the proposed development of a Dog Boarding Kennel would greatly exceed. It would not be legitimized or equal to allow discretionary permission for the proposed development without permitting the same for each and all lots within the area, which overall would not be practical and/or desirable for the current country residential smaller acreages setting.

Effects on neighbouring properties value needs to be considered as the proposed development would decrease the property value for nearby Landowners due to the real and perceived inconveniences of the operation of a Dog Boarding Kennel. It would be a hard-sell to convince a country residential lot Buyer that the neighbouring Dog Boarding Kennel is a benign condition with regards to daily living in the area and should not affect a purchase price.

The increased risk to adjacent residents and properties needs to be in mind as concerns regarding the same are substantiated by the ever-present potential of a neglected operation of the Dog Boarding Kennel in very close proximity to neighbouring residential houses and families. While the current Applicant may be fully intending to operate in the strictest conditions, once approval is given there is no real assurance this will be the case a couple years down the road, and/or especially if the business was to change Ownership to which the new Owners would plainly feel entitled (rightly-so) to their business.

While the proposed development does benefit the Applicant, we are concerned that all neighbouring country residential properties will suffer too much from the granting of an appeal.

Concerned Residents of Michel Park,
Colin & Tina Schneider
10-54029 Range Road 275