

NOTICE OF DECISION

Form C

Application No. 151-25

NAME OF APPLICANT: Kim Chase

In the matter of Lot 1; Block 1; Plan 1310150

The development as specified in Application No. 151-25 for the following use:

Animal boarding, day care - Operation of a 24/7 animal boarding and daycare facility out of the existing barn and arena area.

has been **APPROVED, subject to the following conditions:**


1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on November 21, 2025.
2. This development permit is for a 3-year term, and the applicant/landowner shall re-apply with development application submission for approval if operation is to continue. Also, it requires an inspection by a practicing licensed veterinarian to be submitted that confirms compliance with the Code of Practice for Kennels and that any deficiencies be addressed to the satisfaction of the Development Authority. An updated veterinarian inspection shall be submitted at the time of DP renewal (every 3 years).
3. Prior to construction, or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.
4. Prior to construction or commencement of the development, the applicant shall obtain a permit from Alberta Transportation, as per Alberta Transportation and Economic Corridors letter dated November 24, 2025.
5. The maximum number of animals allowed for boarding and daycare:
 - 13 dogs (including 2 household dogs)
 - 8 cats or other small animals (including 2 household cats)
6. Prior to becoming operational a municipal business licence shall be obtained and maintained pursuant to Municipal Business Licence Bylaw No.1603.

7. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Rural General land use district, Schedule 4 Land Suitability and Servicing Requirements, and Schedule 5 Standards of Development.
8. Shall comply with Schedule 6 Use Specific Development Standards, Section 3 Animal (household pet) boarding, day care or training facility including but not limited to Section 3.4 (d) requiring an inspection report by a Doctor of Veterinary Medicine submitted before commencement of the operation.
9. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.86m) of any developed or undeveloped municipal road right of way, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

DATE OF DECISION December 10, 2025

DEVELOPMENT PERMIT issued on the 12th **day of** December **2025**

A development permit issued in accordance with this notice is not valid until 21 days after the date that this decision has been mailed to adjacent landowners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to the MGA. If an appeal is lodged, then the permit will remain in abeyance until the Subdivision and Development Appeal Board has determined the appeal and this Notice of Decision may be modified, confirmed, or nullified hereby.

DATE: December 12, 2025 **SIGNED:** 
Sheena Johnson
Development Officer
The Municipal District of Willow Creek

IMPORTANT: Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved.

***Intention to appeal must be received within 21 days of notification of decision.**

NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief Administrative Officer, Box 550, Claresholm, Alberta T0L 0T0 within twenty-one (21) days following the date of issuance of this notice. The required fee of \$500.00 must accompany the appeal.

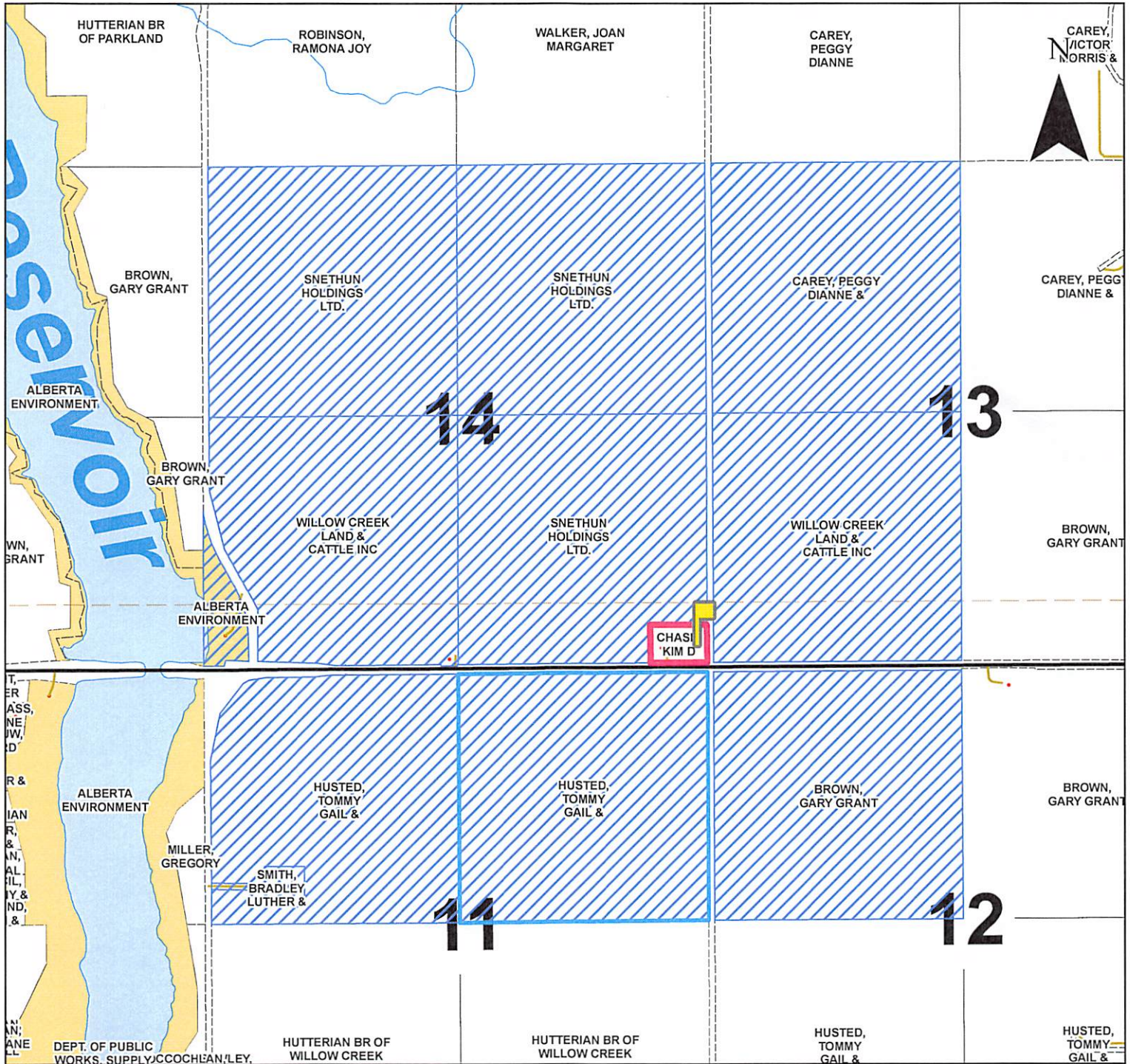
Copies to:

- Applicant/landowner

The Municipal District of Willow Creek No. 2025

DEVELOPMENT NOTIFICATION MAP

Development Application No. 151-25



Development Application Permit No. 151-25
Applicant: Kim Chase

Description:
Small Animal Kennel

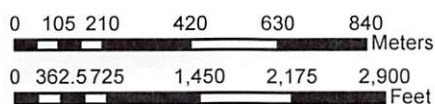
Legal description:
Lot 1; Block 1; Plan 1310150
Ptn of SE 14-14-28-W4M

Sheena Johnson
Development Officer

Legend

- Land Owner
- Adjacent Land Owners
- P Proposed Development Location

N.T.S - For Information Only



Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.



Municipal District of Willow Creek No. 26
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