



# Application for Amendment to Land Use Bylaw

**Foothills County**

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

[www.foothillscountyab.ca](http://www.foothillscountyab.ca)

Email: [planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

Note: An Application Fee of \$ \_\_\_\_\_ shall accompany this application.

Date Received: \_\_\_\_\_ Receipt No. \_\_\_\_\_

### THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Deka Ventures LTD  
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize

~~Deka Ventures Ltd~~ Romy Dupal-Demers to act as agent in the matter.  
Name of Agent (please print)

### PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the SE 1/4 sec. 22 twp. 20 range 1 west of S meridian.  
Being all parts of lot \_\_\_\_\_ block \_\_\_\_\_ Reg. Plan No. \_\_\_\_\_ C.O.T. No. \_\_\_\_\_

TO: (Choose One)


Redesignate from Agricultural to Commercial kennel (DC #26)  
 Amend the Land use Bylaw by \_\_\_\_\_

Size of existing parcel(s) 70.09 Size of proposed parcel(s) 70.09

The reasons for the (redesignation) (amendment) are as follows:

A commercial designation allows the use to be properly regulated to insure responsible operation.

**I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.**

Date <u>January 25, 2026</u>	Signed _____
<b>Landowner Information</b>	<b>Agent Information</b>
Phone No. _____	Phone No. _____
	Address: _____
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes ___ No	I consent to receive documents by email: ___ Yes ___ No
Email Address: _____	Email Address: _____

### Right of Entry

I, being the owner or person in possession of the above described land and any buildings thereon consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

January 26, 2026 \_\_\_\_\_  
Date Signature of Owner

Is there an access or safety concern with respect to a site inspection: \_\_\_ Yes  No

If yes, please clarify:

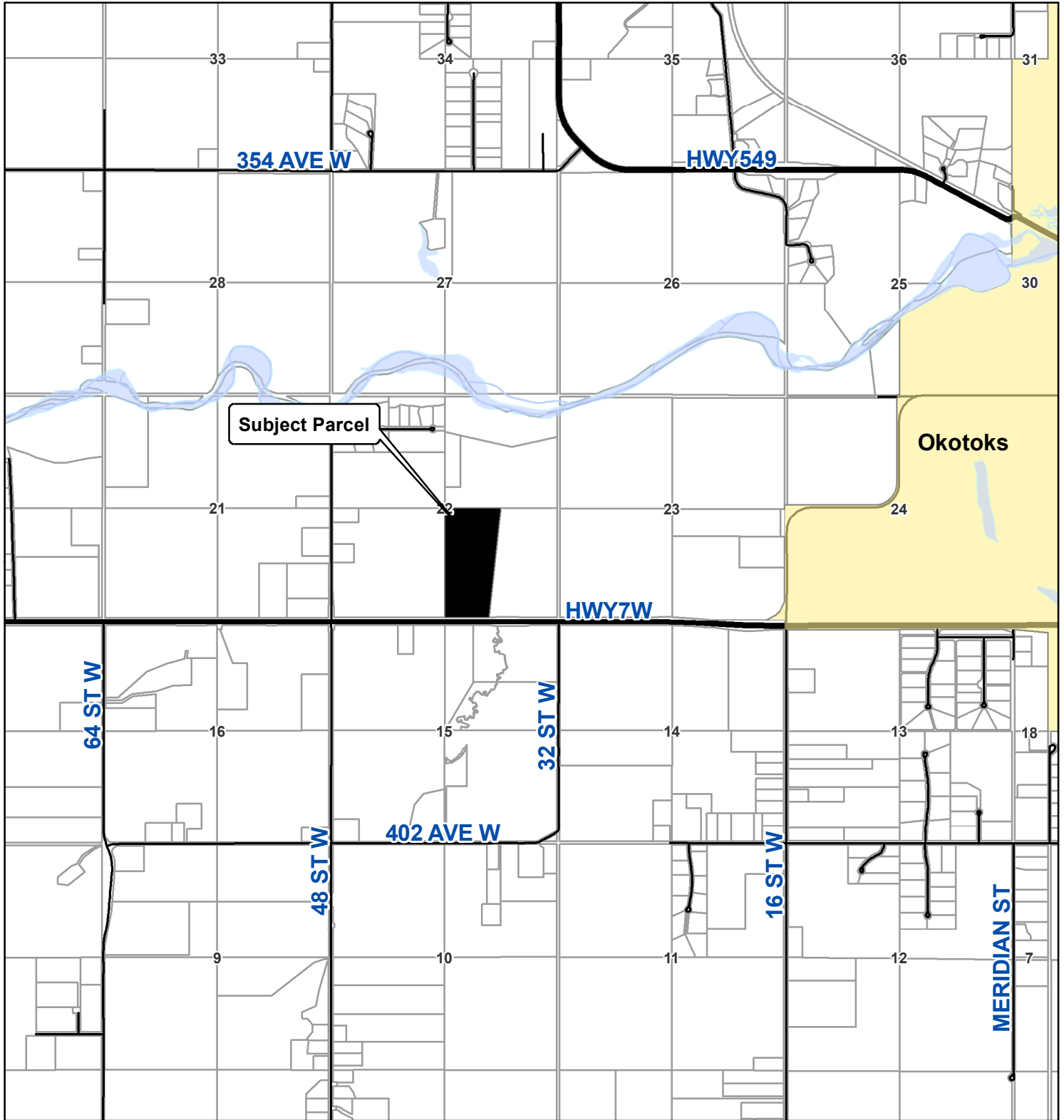
\_\_\_\_\_  
\_\_\_\_\_

**\*\*Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection and use of this information, please contact the Municipal Planner at 403-652-2341. 05/19



# Location Map SE 22-20-01 W5M



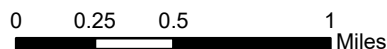
Subject Parcel

Okotoks

## Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

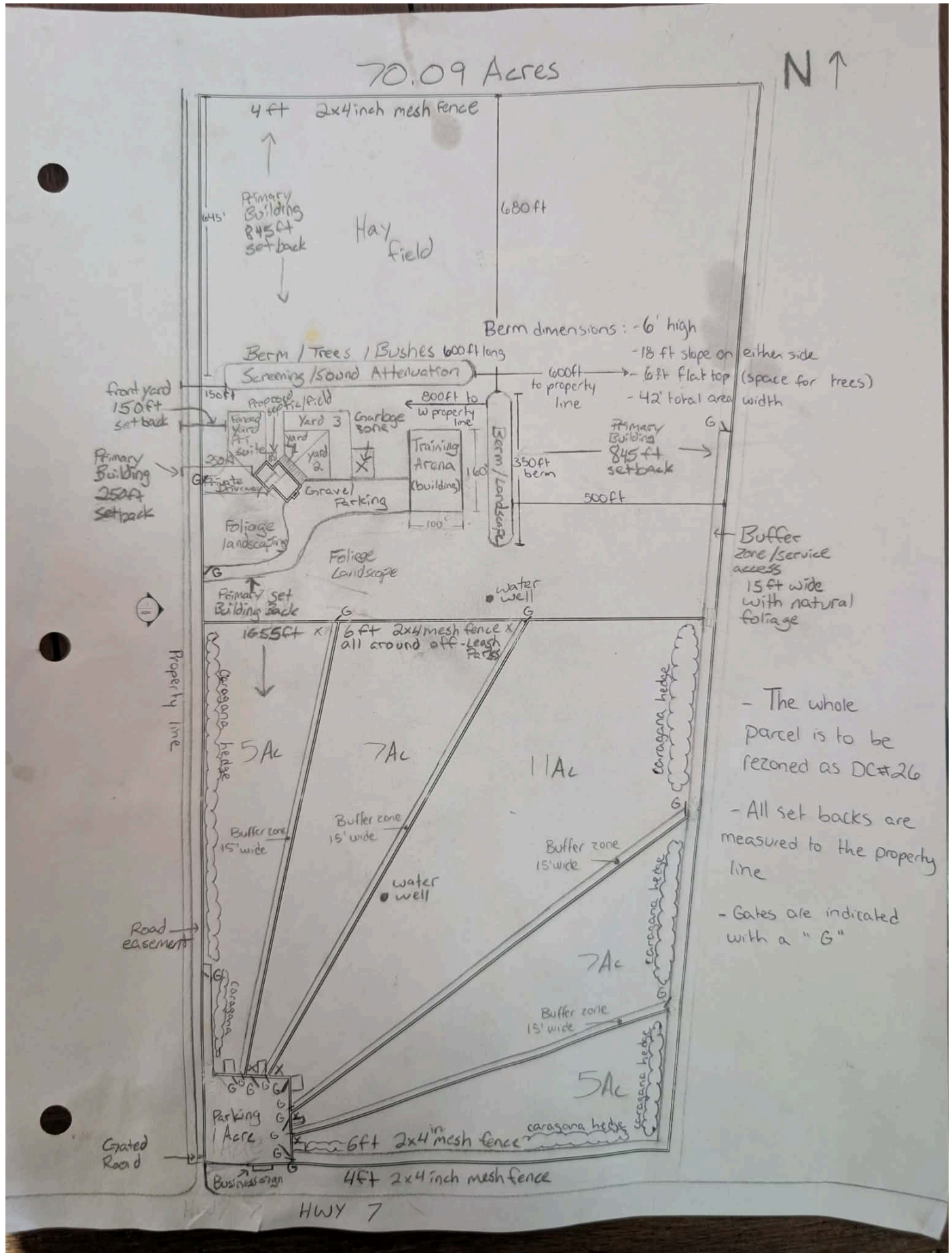
Date: 2026-03-05



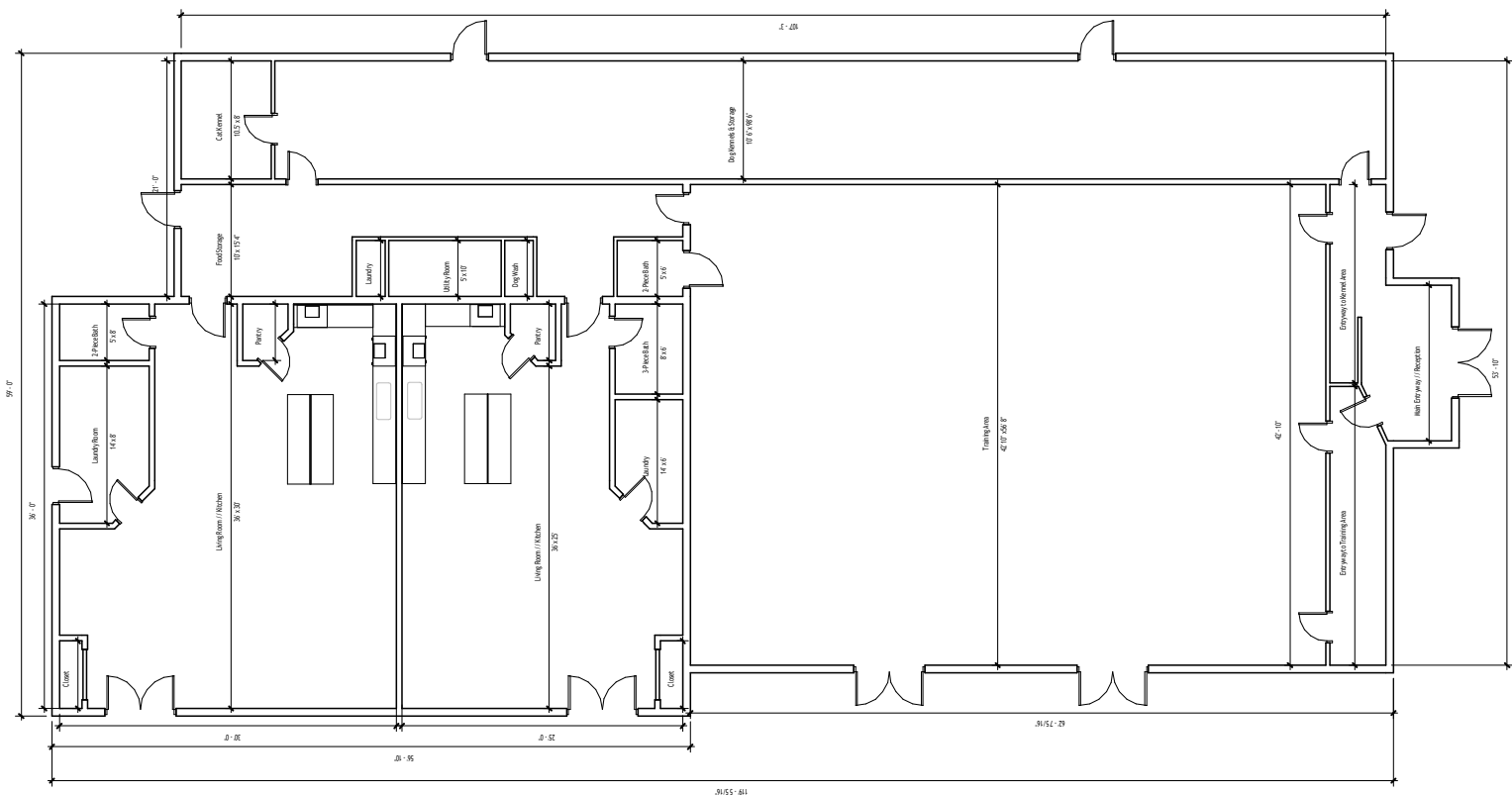
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Data Sources Include Municipal Records and AltaLIS.  
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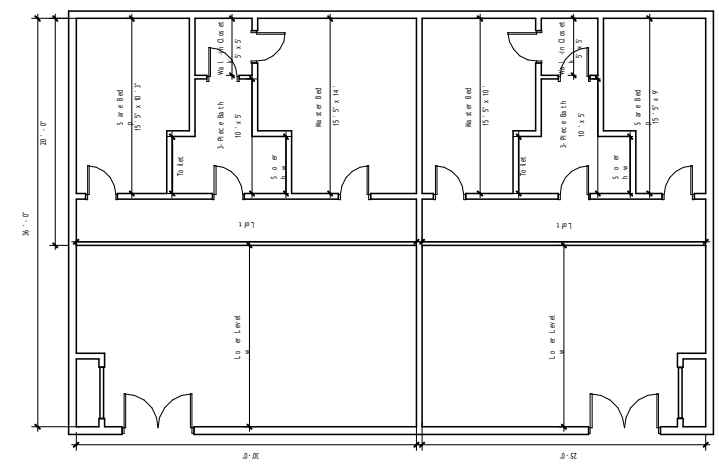
# SITE PLAN

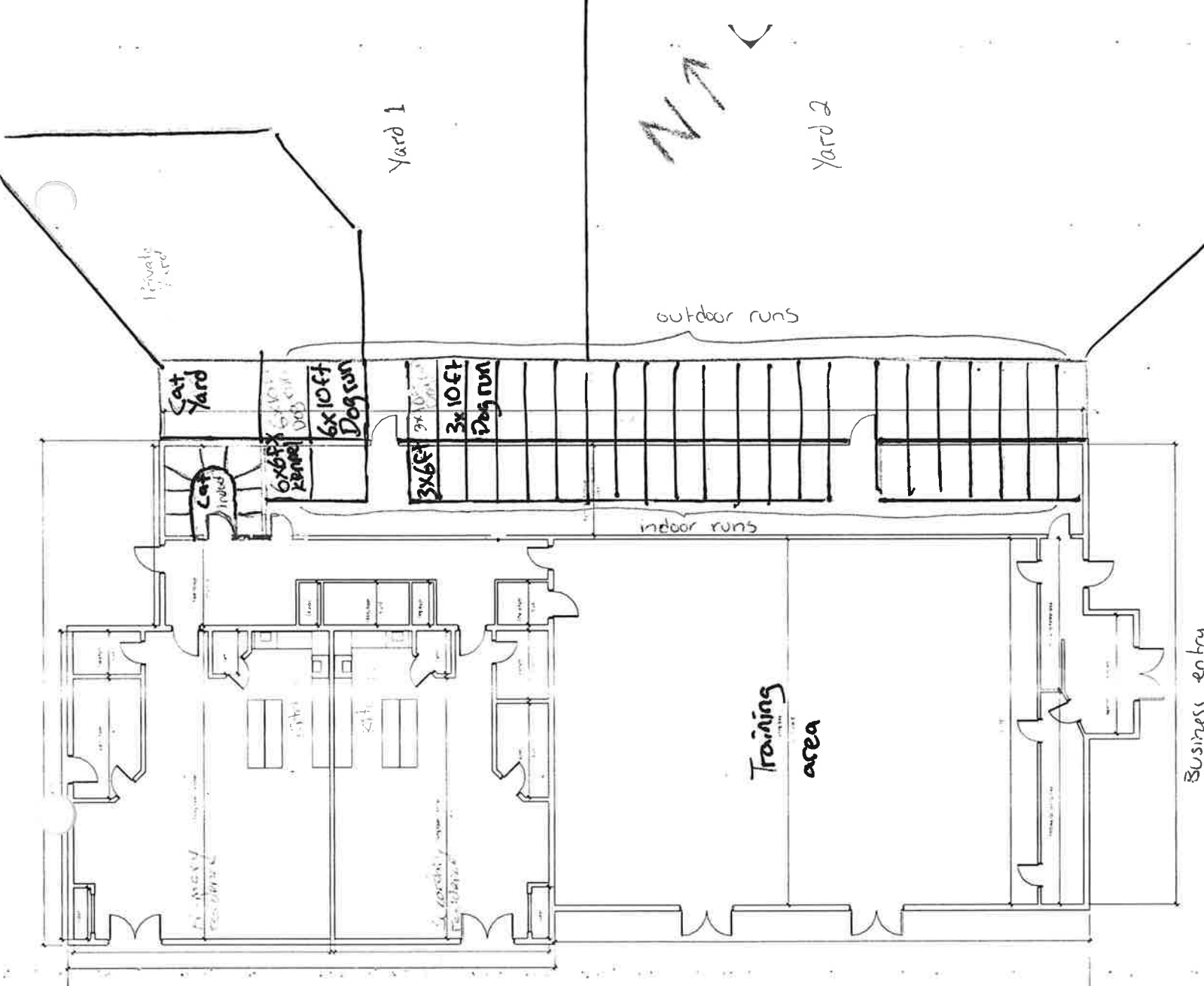


- The whole parcel is to be rezoned as DC#26
- All set backs are measured to the property line
- Gates are indicated with a "G"

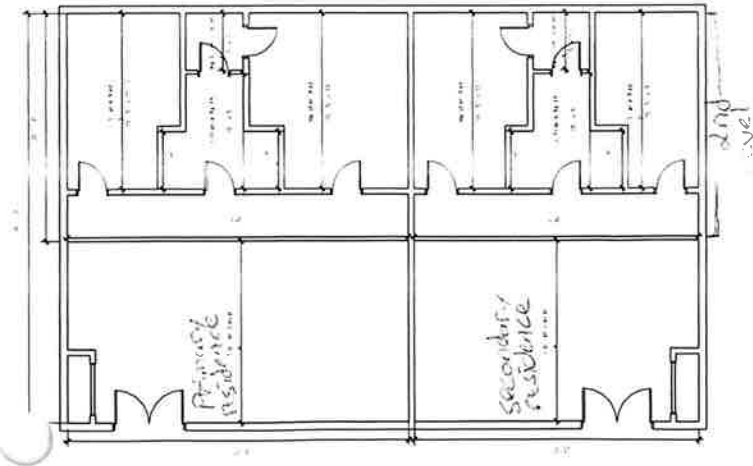


8155-5511





front of building



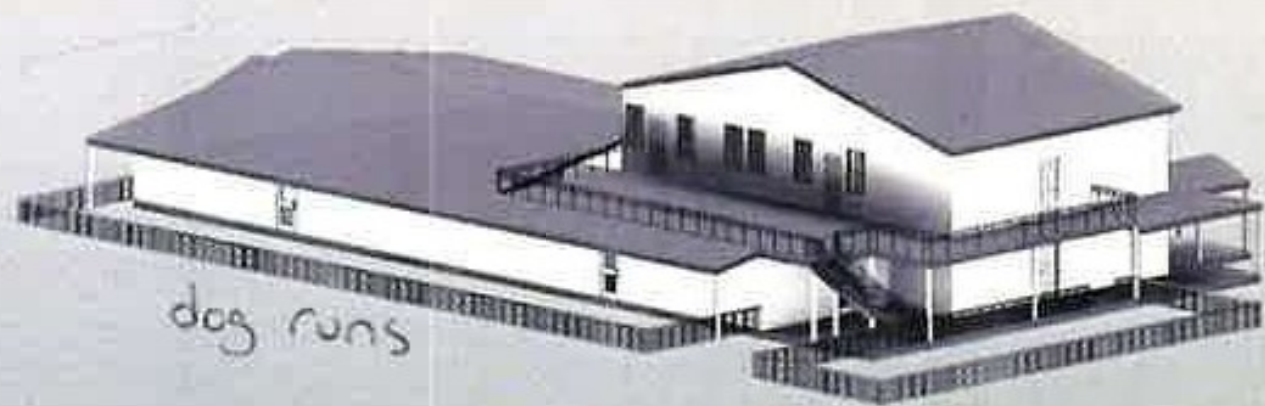


front



front

business entry



dog runs

Back

## Business uses within Foothills County

1. **A site plan (can be hand drawn):**

Site plan attached

2. **Full description of the business, including what it is, and how it operates.**

Owned and operated by leaders in the industry, the business will offer dog services such as: dog training, boarding, board and train, private off leash parks and competition venue for sport competitions. It will be the first of it's kind in Alberta, with a focus on responsible ownership, training and caring for pets.

3. **Please indicate if the business is primarily run from the parcel or off site.**

From the parcel.

4. **What buildings will be used on the parcel for this business, include storage areas.**

The business will be operating from the proposed primary residence (see attached plans). The boarding kennels will be in a single row, with attached connecting yards. The capacity would be 30 dogs in the kennels. There will also be an area for cat boarding with a capacity of 8 to 10 cat kennels. There will be a 40 x 60 attached training room for classes, board and train consultations and indoor exercise. Attached to the training room, will be a reception area with a kennel space for clients to crate their dogs during classes. In the next 2 year, we also project building a training arena that would be large enough to host local competitions and events. This facility is meant to be high end and focused on training and dog sports, with encouraging a responsible pet ownership culture in the Foothills area.

5. **Are there any buildings proposed and if so, for what purposes will they be used for. Please also include the building size and why it is necessary.**

The proposed primary dwelling will include all aspects of the business. The total size will be 60' x 120'.

6. **Number of people to be employed, both on site and off site.**

2 employees daily on site.

7. **If producing a product or goods please indicate the method of distribution or sales.**

N/A

8. **Provisions for loading and parking.**

There will be a large gravel parking area South East of the main building

9. **Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented.**

Highway 7 will be the main access road. Dust control measures will be organized each spring.

10. **Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected.**

All vehicles will be standard size cars and trucks. Dog park rental: Approximately 5 cars per hour during daylight hours. The entrance for the dog parks will be on the south side of the property and not through the easement (see plan).

Boarding: 2-3 cars for drop off/pick ups during allotted times windows (between 9-10am and 5-6pm).

11. **Parking Plan;**  
A large gravel lot on the south east side of the primary building.
12. **Building Designs;**  
A barndominium style building (see plan attached)
13. **Will there be deliveries to the site, if so, how many and how often.**  
No
14. **Hours and days of operation.**  
7 days per week, 8am to 8pm. With limited hours for drop off/pick up times (1hour in the morning and 1 hour in the evening).
15. **Amount of water required for this business.**  
Approximately 1100-1500 liters per day for staff use and husbandry/care of the dogs.
16. **Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage.**  
Garbage cans available to collect waste throughout the area, and collected into a dump trailer. The dump trailer will be emptied at the landfill weekly.
17. **Methods of controlling noise, dust, or drainage from the lot.**  
Berms with planted trees and bushes. See kennel permit application.
18. **Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary to have in relation to this business.**  
N/A
19. **Particulars of any proposed use or involvement by persons other than residents of the lot.**  
Clients in off leash parks, dog training activities and boarding activities.
20. **Are there proposed to be any events to be held, if so, please include the following:**
  - a. **how many per year & months in which they will be held, including how many days and hours of operation;**  
10 events per year at most, running on the weekends from 8am to 6pm.
  - b. **what type of events they are;**  
Dog sport competitions. In the Summer: agility, conformation, disc dog competitions. In the Winter: sled dog competitions.
  - c. **how many people, with a break down of employees and attendees;**  
30-50 people per competition. No additional employees needed.

21. Will there be land contouring done to accommodate this use and if so we need to determine that you do not fall under our Lot Grading definition, which will require additional permits.

•• The lot grading will not be modified in any such way. The grading of the property allows for natural water runoff.

22. If you do not fall under the definition of Lot Grading, please provide the details on how you will be contouring the land to accommodate this use, even if the contouring is minimal.

23. What type of landscaping is proposed for this site (i.e. vegetation, fencing) and will it require any additional water. Please note that it is the preference of the municipality to have developments visually screened along highways by adding landscaping elements. Please note that the M.D. of Foothills has screening standards, adopted by Council by Resolution.

••  
•••••  
•••••

There will be berms behind and beside the main building. The berms will be grass covered and have trees planted to make them look like natural hills. Other trees and shelter belts will be along hwy 7.

24. What type of outdoor lighting is proposed for the site. Please note that there is a Dark Sky Bylaw in place with the M.D. of Foothills.

•• •••• N/A

25. Method of advertising, if a sign is proposed to be placed on site, you must include this as part of your application, whereby there is additional information to be included, please see additional information on applying for signs, without this information it will not be considered at this time and additional applications will be required.

A sign by the easement (gate) and one on the dog park fence along the south end of the land.

26. Storm water management plans;

Foundation: Slab -on-grade.

Positive site grading: the proposed site location sits at the top most portion of the surrounding area. All water runoff will be diverted away from the foundation.

Perimeter drain/French drain: 4" rigid perforated pipping installed below slab.

27. Any other plans prepared by a Professional Engineer relevant to the project, which may be required as a condition of Council, if approved;

Building plan pending approval

28. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application

**2. Description of facilities, activities and the management plan for the kennel, including answers to the following:**

**a. How many dogs in total will there be at any one time?**

Up to a maximum of 30 boarding dogs and 15 personal dogs. Some additional dogs may come and go for training classes and/or private off leash dog parks but will be on site with their owners for 1 hour at a time. **There will be a maximum of 5-6 dogs per hour for training classes. The maximum classes per day would be 3 per day, with some days having none.**

**b. Type, size and weight of dogs.**

Client dogs can be any size and weight. Personal dogs are from 7 pounds (2), 20 pounds (7), 30 pounds (4) to 55 pounds (2). They are highly trained dogs for film work, competitions and search and rescue.

**c. Do you plan to breed your dogs?**

Occasionally, we may breed a litter of puppies for working and sport purposes. **At most, one litter per year.**

**d. How will you mitigate barking and noise issues from the parcel?**

Management: Dogs will not be left outside unattended and will always have a staff member present managing noise. The dogs will be inside at night and kept in small groups while exercising outside.

**e. How will you handle (picking up and storage) dog feces and how often?**

Garbage cans will be available throughout the site for customers to get rid of feces (marked on the map). Each of these garbage cans will be emptied everyday, bagged and transferred to a dump trailer. Boarding dogs will always be outside with a staff member and therefore, the cleaning of feces can happen continuously.

**f. How will you dispose of the feces and how often?**

The dump trailer will be taken to the landfill weekly.

**g. How much water will be used in relation to this kennel on a daily, weekly or monthly basis, whichever most accurately reflects the facts?**

Approximately 1100-1500 liters per day for staff use and husbandry/care of the dogs.

**h. How many business-related visits do you anticipate on a daily basis? And, type of vehicle? (customers/clients, drop-off/pick-up, employees, deliveries, etc.)**

Dog park rental: Approximately 5 cars per hour during daylight hours. The entrance for the dog parks will be on the south side of the property (see plan).

Boarding: 2-3 cars for drop off/pick ups during allotted times windows (between 9-10am and 5-6pm).

**i. Do you plan to have employees to this operation?**

Yes

**i. number of employees working on site at any time 2-3**

**ii. breakdown or number of part-time or full-time employees**

2 part time employees daily (after the first year)

**iii. residents of the property or non-residents**

4 residents in the main dwelling and secondary suite (see plan)

**iv. other employees attending the property for any other reasons**

No

**j. Hours and days of operation.**

7 days per week. 8am to 8pm.

**k. What buildings will be used on the parcel for this operation? Including storage areas.**

There are currently no buildings on this parcel, but all proposed building will be used for the business.

**l. Are there any new buildings proposed, and if so, what will they be used for. Please also include the building size and why it is necessary.**

One barndominium style primary residence with adjacent secondary suite and training room.

Attached, lean-to for storage/dog kennel area. Building size is approx 60x119 ft. 5 year plan - Dog training arena. Approx 100x160ft. Indoor dog training space is required throughout the winter months.

**m. Provisions for loading and parking.**

Ample gravel parking space. Site plans will show only one parking lot for the dog parks and one parking lot for clients at the residence/Training arena.

**n. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented.**

One easement road currently being used by horse boarding facility and HWY 7. Off leash parks clients will drive up the easement 130 feet to a gravel driveway leading to the park entrances. They will then park inside the rented park, and close the gate behind them. This allows the dogs to be always fully contained in the dog parks when loading and unloading from the vehicle. Dust control will be coordinated with the neighboring facility. Alberta transportation has been contacted, they suggested the dog park entrance be at least 40 meters away from the highway (as shown in the parking lot plan).

**o. Proposed or existing fencing and dog runs include size, height and type of fencing (i.e. chainlink, wood, sheet metal).**

Existing fencing includes 3 strand barb wire. This would be replaced around the whole property by 2x4 no climb animal enclosure fence. 4 ft high around perimeter. Off leash parks will be 6 ft tall 2x4 non climb animal enclosure fence. There will be 15' wide buffer zones between each dog park and between the parks and the adjacent land (East side). The buffer zones will have locked gates at the ends, and will be walkable but only for staff members as a service road for maintenance.

**p. Will dogs be contained on site at all times? Please specify indoor or outdoor. If outdoors, please provide a detailed description of how they are contained.**

Dogs will only be inside unless in a 6 ft high fully fenced private area where off leash is permitted. Dogs that are outdoor and not in an off leash area must be on leash.

**3. Description of landscaping plans for visual buffering.**

A berm designed for privacy will be constructed around the north and East side of the boarding yards and training arena. Planting bushes and trees along the berm, groupings of trees and bushes throughout the parks and fence line giving natural wind, sound and visual barrier.

**4. Particulars of any proposed use or involvement by persons other than residents of the lot.**

Clients in off leash parks, dog training activities and boarding activities.

**5. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.**

N/A

Additional questions in the email dated Feb 11, 2026

**b. Source of water and, if using well water, confirmation of whether contact has been made with Alberta Environment to determine if a commercial licence is required.**

- As per Alberta Environment: Licensing Necessity: A licence is mandatory for diverting groundwater for commercial/industrial purposes, as these are not considered "household" (under 1250 m3 annually) or "traditional agriculture".

- We plan on using 150 000 imperial gallons per year, or 682 m3, which is still considered the household amount.

**e. Explanation of the intended use of the off leash dog parks and a detailed plan for how they will be managed (virtually, by phone, in person, etc.), whether this will be a paid or free service, and how many people and dogs will be permitted per dog park (maximum or range).**

- We aim to provide pet owners in the Foothills area with a safe off leash option to walk their dogs. Public off leash dog parks are not always a good option for every dog, and we want people to be able to exercise their dogs with having peace of mind that no other animals or people will be in the rented space for the duration of the booking. The parks will open at sunrise and close at sunset. Each park will be bookable in one hour blocks, for a fee. The bookings will be done online. Each client will drive directly into the park that they have booked and close the vehicle gate behind them before letting the dogs out. This will insure the dogs are always contained within the 6 foot fence. The cost of each park will be varied per number of dogs. For example: basic fee for up to 3 dogs, and a higher fee for up to 6 dogs, to a maximum fee for 8 dogs.

A maximum of 2 vehicles at a time will be allowed in each park.

f. Planned purpose and use of the east side buffer zone.

The East buffer zone is intended to add space between client dogs and the adjacent land, in the case that they may have live stock or activities on their land. Each buffer zone is also meant as a service road for maintenance and security checks throughout the day, by staff.

h. Whether any noise attenuation is planned on the west and south sides, particularly around the kennel and house, as well as around the dog parks.

There will be a thick caragana hedge on the south side (along the inside of the dog park). This will be a visual and sound barrier from highway 7 as well. There will be a caragana hedge along the West side of the most west dog park. There will also be coniferous trees planted in clusters between the main residence and the dog parks, as well as to the west of the primary residence.

k. If measures are in place to prevent any escapee dogs from leaving the property through the driveways.

The entire property will be fenced with 4 foot no climb (2 x 4 inches) mesh. Every dog park client will only let their dogs out of the vehicle once the vehicle is safely parked inside the park (gate closed). There will only be 3 driveways (one for the dog parks, one for the primary residence and one for the boarding kennel). All 3 will have an automatic gate that can be closed from a distance in case of an emergency.

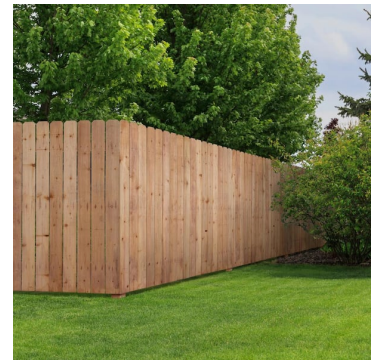
10. Photos of fence and gate types for the dog parks and property, including any driveway gates.



6 foot no climb mesh for dog parks and yard 3 of the boarding kennels



4 foot no climb mesh for the perimeter fence



Solid 6 foot wood fence with a single hot wire on top for added security. For dog boarding yards 1 and 2. Private suite yard would also have this fence, without the hot wire.



Example of the dog park driveway gate (would remain open during business hour)



6 foot tall double swing gate at the entrance of each dog park and buffer zone.



Example of an automatic gate for the private driveway and boarding kennel driveway

11. Photos of the planned dump trailer type.



Dump trailer style, including garbage collection area with a roof.

12. A general but detailed description of expected events, including yearly frequency, maximum number of people and dogs, duration, hours, and whether temporary developments such as tents, kiosks, sound systems, portable washrooms, food facilities, camping areas, additional parking areas, etc. would be used. This can be provided through both text and visuals.

Occasionally, in the Summer months, there may be some agility competitions hosted in the green space North of the dog parks just south of the gravel parking lot. There would be one outside ring of approximately 80 x 150 on grass. Agility competitions typically run from 8am to 5-6pm. There are usually approximately 30-40 people with their dogs. They usually bench out of their vehicles, or sometimes install a personal pop up tent alongside the ring. There would be a need for 2 portable washroom for such events. There could be 1-2 of these events per month at the maximum, and they typically run from Friday afternoon to Sunday afternoon. There would be trailer spots with no utilities on the east side of the east berm.



Outdoor set up of one agility ring, with temporary fence, pop up tents and additional parking near the ring.

we are also planning to have a dock diving pool which would be open May to September. This would be a 50' pool with a 40 foot long dock (8 feet wide). The plan is to fence off one acre from the dog park on the west side (park 1), to provide a fenced area around the pool. Competitions would also be held, which would run on the same format as the agility events. The pool is access from the North parking lot.



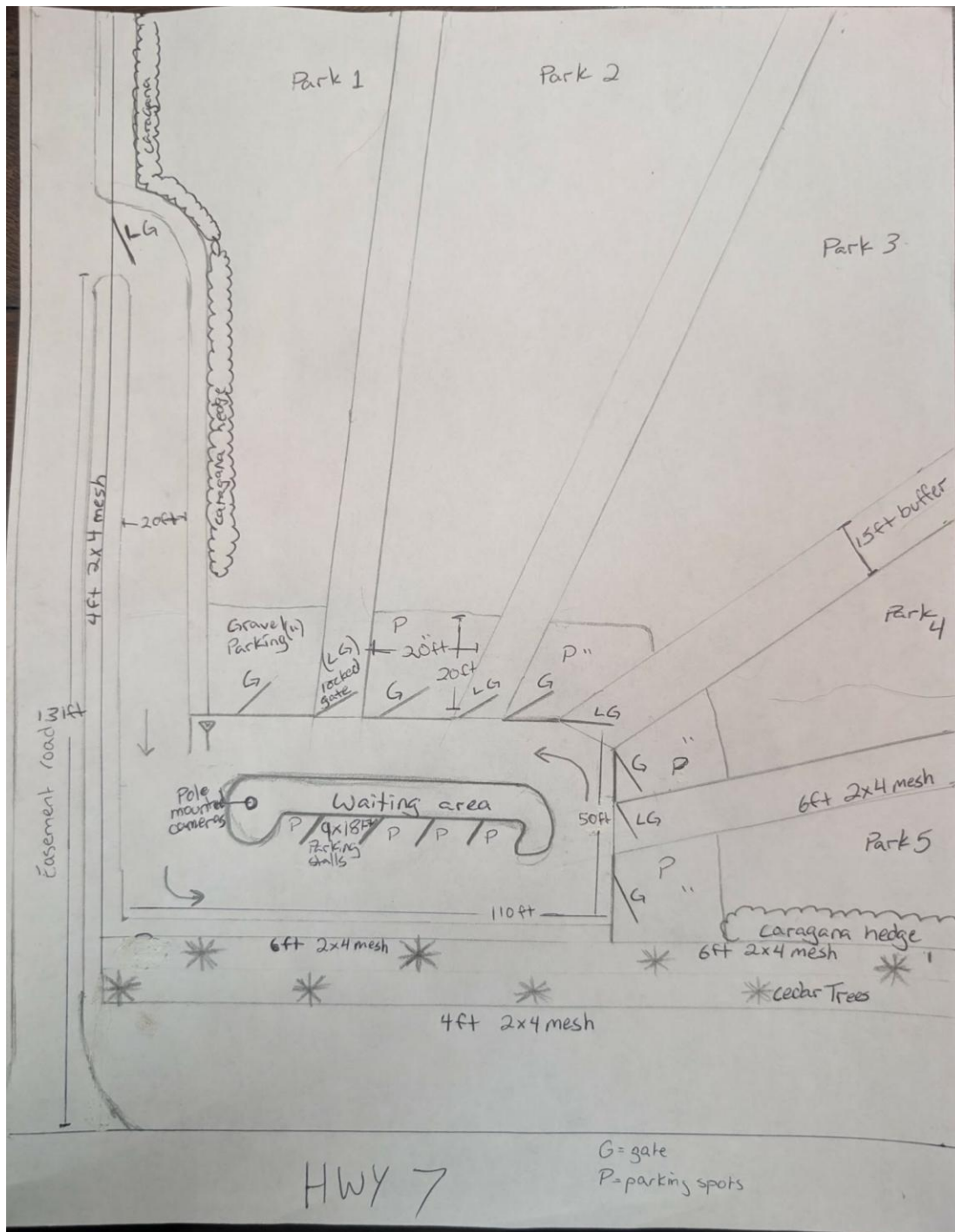
Dock diving pool set up



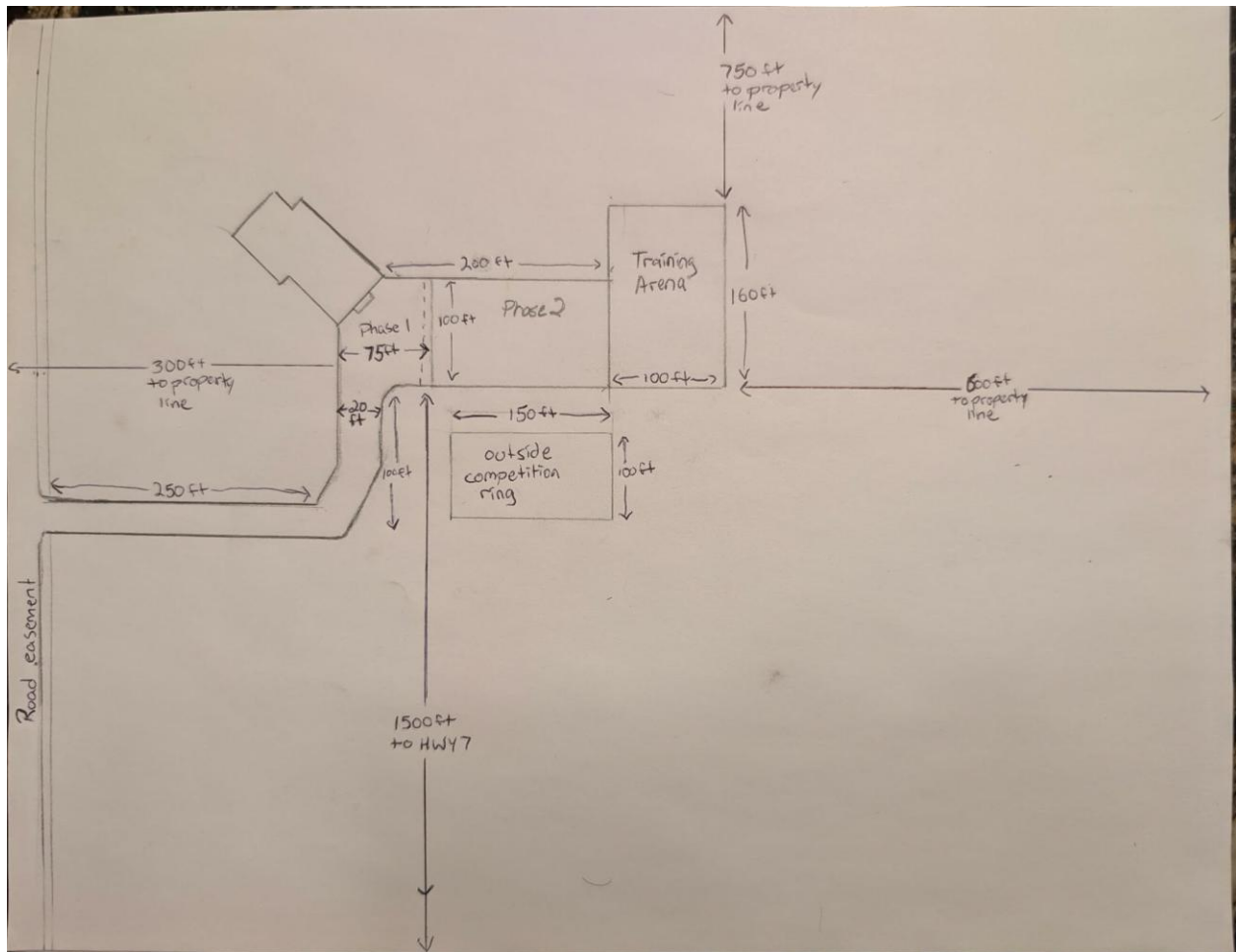
Example of a dog using the pool for competition training

# Kennel Permit application part 2

## South Parking lot



## North parking lot



### Phase 1:

10 parking spots (9 x 18 feet) along the East side of the parking lot.

### Phase 2:

The stalls would be along the north side of the parking lot for the boarding kennel, and on the East side (along the arena) for the arena.

For events, there would be a possibility to have 3 rows (each row going from west to east), with a 20 foot space between each row.

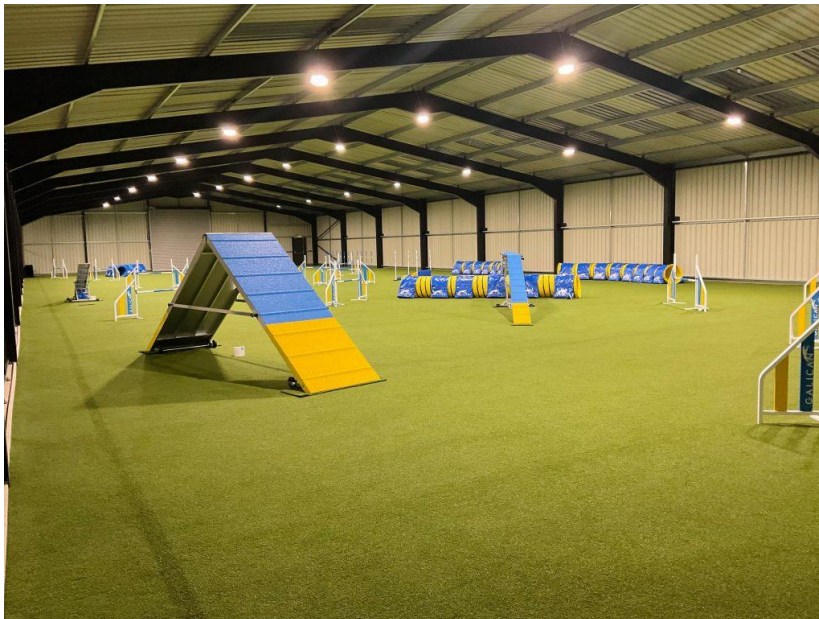
## Indoor arena preliminary plan (5-year plan)

Example of outside structure

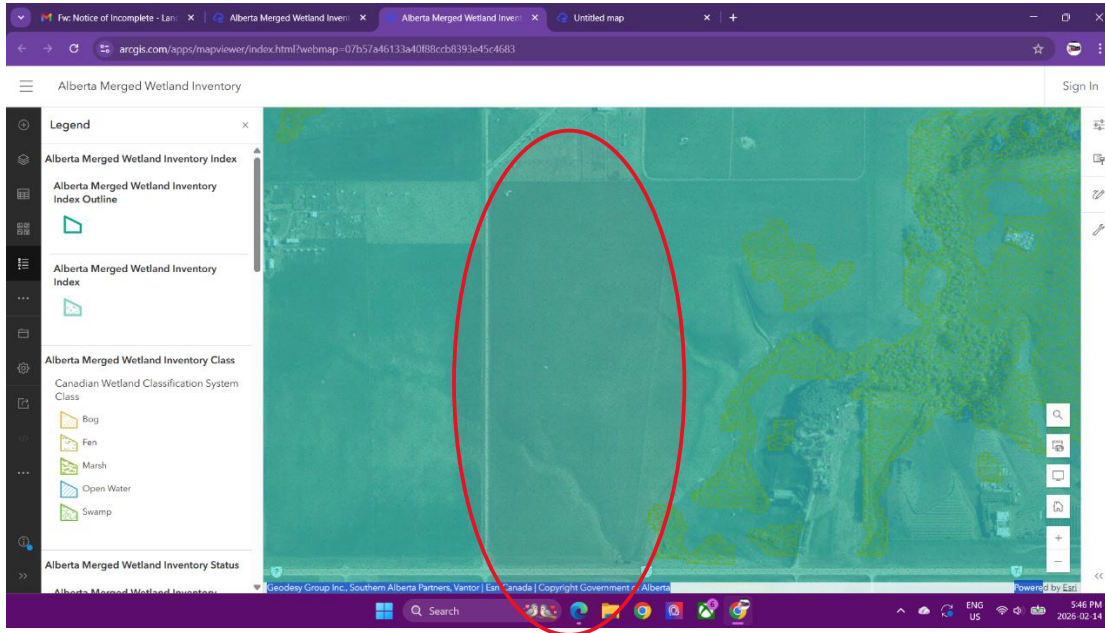


Size of 100 ft wide x 160 ft long. 17 feet high. There is no comparable high level training space for dogs in Alberta. As a member of Agility Team Canada, we would like to facilitate International level training as well as introduction to the sport. The facility would have interior synthetic grass, heated and well lit.

Example of interior training space



# Wetland Map



# Abandoned well map

