AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Monday, October 26, 2026 – 10:00 a.m.

Council Chambers – 53109A Haw 779, Parkland County, AB

Virtual attendance option available

Please email SDAB@parklandcounty.com no later than 8:30 a.m. on Monday October 26, 2026, to register to attend virtually.

1) Call to Order

2) Members Present

3) Adoption of Agenda

4) Adoption of Minutes

5) 10:00 a.m. Appointment

   I. The appeal of Development Permit – Discretionary Use located at
   Legal Location: NW-23-51-26-4
   Municipal Address: 26127 TWP RD 514
   Permit Number: PLDPH20260743

   II. Applicant: Laneway Getaway Inc.
   III. Appellant: John Timmons

6) Adjournment

APPEAL OF DEVELOPMENT PERMIT – DISCRETIONARY USE:

DEVELOPMENT PERMIT NUMBER PLDPH20260743

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8. SUBMISSION OF THE APPELLANT ..... PAGE 124

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE ON SEPTEMBER 21, 2026 AT 10:00 A.M.

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1. CALL TO ORDER
   Chairperson, M. Fix, called the meeting to order at 10:00 a.m.

2. PRESENT (in-person)
   Members: B. Bundt, M. Fix, L. Helton, M. Chambers, A. Tollenaar
   Clerk: O. Bartel
   Recording Secretary: O. Bartel and D. Crowder
   Legal Counsel for the Board: J. Redman, Shores-Jardine LLP

3. ADOPTION OF AGENDA
   Board Member B. Bundt moved that the September 21, 2026 Agenda be adopted, as presented.

   Carried

4. NEW BUSINESS
   10:00 a.m. Appointment

   Subdivision and Development Appeal Hearing for the following matter:

   The appeal of Notice of Stop Order located at:
   Legal Location: NE-8-53-26-4
   Permit Number: 16-D-129
   Applicant: William Cosgrove and Disposal Services Inc.
   Appellant: William Cosgrove and Disposal Services Inc.
   Agent for Applicant/Appellant: Matt Feehan, Ogilvie LLP

5. DEVELOPMENT AUTHORITY (in-person)
   Arlan Delisle, Counsel, Brownlee LLP
   Braden Slemko, Manager, Development Planning & Safety Codes, Planning & Development Services
   Chad Fremmerlid, Development Engineer II, Engineering Services

6. HEARING
   The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. The agent asked if any member of the Board is an employee of Parkland County. The Board advised that no members of the Subdivision and Development Appeal Board are employees of Parkland County. There were no objections to the Board present.

   The were no jurisdictional items that the Board needed to be aware of related to the appeal on the agenda today.

   The Chairperson advised that the agenda package for today's hearing contains all written materials, audio materials and visual communications provided to the Clerk in advance of the hearing. The agenda package was distributed to the Board and made available for public inspection prior to today's hearing. The records contained within the agenda package will be marked as exhibits for the Board's record.

   The Chairperson asked if there was anyone in attendance who plans to present materials that are not part of the Hearing package. No one present at the meeting came forward.

UNADOPTED

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package presented for this hearing. There were no objections.
The Chairperson asked those in attendance if anyone in attendance today was requesting a postponement of the hearing to a different date. No one present at the hearing came forward.

The Chairperson provided an outline of the hearing process and advised that at all times during the hearing each Board Member shall have the right and opportunity to ask questions of any party. The Chairperson asked those in attendance if they have any concerns about the process that was outlined. No one present at the hearing came forward.

The Chairperson advised parties that all Board Members have reviewed and are familiar with the submitted materials and asked that presentations be kept brief and do not repeat comments or positions that have been stated by others.

The Chairperson confirmed the list of speakers with parties in attendance.

The Chairperson called on the Development Authority to make their presentation. B. Slemko, for Parkland County's Development Authority provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

The Chairperson called on the Appellant/Applicant to make their presentation. The Appellant/Applicant, W. Cosgrove, was represented by his agent, M. Feehan. Agent, M. Feehan, provided a verbal presentation on behalf of the Appellant/Applicant and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellant/Applicant and their agent. The Appellant/Applicant and agent provided responses to the Boards questions.

RECESS - The Chairperson recessed the meeting at 10:57 a.m. and reconvened the meeting at 11:22 a.m.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

The Subdivision and Development Appeal Board asked questions of the Appellant/Applicant and their agent. The Appellant/Applicant and agent provided responses to the Boards questions.

The Chairperson asked if there was anyone in attendance who has not registered to speak at the hearing today that would like to speak either in support or in opposition appeal. No one present at the hearing came forward.

The Chairperson called on the Development Authority to provide their concluding remarks. A. Delisle, Counsel for the Development Authority, provided a closing submission on behalf of the Development Authority.

UNADOPTED

The Chairperson called on the Appellant/Applicant to provide their concluding remarks. M. Feehan, agent for the Appellant/Applicant, provided a closing submission on behalf of the Appellant/Applicant.

The Chairperson asked if the Appellant/Applicant feel that they have had a fair opportunity to present their evidence and argument. The agent responded on behalf of the Appellant/Applicant, stating they have.

The Subdivision and Development Appeal Board asked the same question to both the Development Authority and the Appellant/Applicant and their agent. The Development Authority and agent of the Appellant/Applicant provided their responses to the Board.

RECESS - The Chairperson recessed the meeting at 12:14 a.m. and reconvened the meeting at 12:45 a.m.

7. ADOPTION OF MEETING MINUTES

Board Member M. Chambers moved that the July 20, 2026, Meeting Minutes be adopted, as presented.

Carried

8. ADJOURNMENT

At 12:45 p.m. the Chairperson declared the hearing closed and advised that the Board will not hear or receive further information regarding this appeal. The Board will issue their written decision within 15 days.

The Chairperson closed the Subdivision and Development Appeal Board meeting at 12:45 p.m.

UNADOPTED

_____

Chairperson

parkland county

Notice of Appeal
Subdivision and Development Appeal Board

Site and appellant information (fill out completely)

Site Information

Municipal address of site
26127 Township Road 514, Parkland County, AB

Legal land description of site (plan, block, lot and/or 'range-township-section-quarter)
Plan 1920357, Block 1, Lot 2A

Development permit number or subdivision application number
PLDPH20260743

Clerk
Subdivision and Development Appeal Board
Legal & Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1
Email: SDAB@parklandcounty.com

Date Received:

Receipt No.

Appellant Information

Name of Appellant	Agent name (if applicable)
John Timmons	

Street Address
[redacted] Range Road 262

City	Province	Postal Code	Day Phone Number
Spruce Grove	AB	T7Y 1B4	[redacted]

Evening Phone Number	Fax Number	Email Address
		[redacted]@outlook.com

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

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)

See attached Grounds of Appeal - Development Permit PLDPH20260743.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Protection of Privacy Act (POPA)*. 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 the Legal Services Coordinator at 780-968-3229 or ATI@parklandcounty.com.

Signature of Appellant/Agent	Date (YYYY/MM/DD)
[redacted]	2026/10/01

Last Revised: February 25, 2026

Grounds of Appeal

Development Permit PLDPH20260743

26127 Township Road 514, Parkland County

I am an affected neighbouring landowner residing directly across Township Road 514 from the subject property. I appeal the approval of Development Permit PLDPH20260743 and the associated variances.

I am not opposed in principle to the operation of a home-based business at this property. My concern is with the scale and intensity of the approved operation, particularly the extended hours of operation, increased vehicle activity, and the cumulative effect of the approved variances on neighbouring residential properties.

Importantly, this is not a case where the impacts of the use are hypothetical or speculative. The business has operated for several years, and there is therefore an established operating history from which actual impacts on neighbouring properties can be assessed.

I also understand from the Development Authority that the existing operation was not previously operating under an approved development permit. While I recognize that previous permitting history is not itself determinative of the present application, it reinforces the importance of assessing the actual impacts that have arisen during the business's established period of operation when considering whether the requested variances are appropriate.

1. Actual Impact on Neighbouring Residential Properties

The dog park has operated for several years and has generated recurring impacts that are noticeable from our residence directly across the road.

- dogs barking during client visits;
- customers calling, shouting for, or otherwise directing dogs;
- client vehicles arriving and departing; and
- activity associated with clients loading and unloading dogs.

These impacts are particularly noticeable during evening hours and affect the use and enjoyment of our property. We also own dogs, which react to activity occurring across the road when outside.

Because the use has already been operating for an extended period, the Board has the benefit of considering evidence of actual impacts rather than relying solely on anticipated impacts or proposed mitigation measures.

2. Extension of Client Hours from 7:00 p.m. to 10:00 p.m.

The approval extends permitted client visits from the otherwise applicable 7:00 p.m. client-visit limit to 10:00 p.m.

The applicant's justification for the extended hours focuses primarily on matters such as parking location, screening, vehicle headlights, idling restrictions, and staggered bookings. From a neighbouring resident's perspective, however, the principal evening impacts arise from the activity inherent in the use itself, including:

- barking dogs;
- customers calling or shouting for dogs;
- client arrivals and departures; and
- associated vehicle movements.

The location and configuration of the site entrance also contribute to the impact on our property. Vehicle headlights from clients entering and leaving the site are directed toward the kitchen and living areas of our residence. In addition, the entrance does not readily accommodate simultaneous entering and exiting traffic. We have observed vehicles reversing or manoeuvring on Township Road 514 to allow another vehicle to enter or leave, and have observed near misses involving other road traffic.

These impacts are particularly relevant given the substantial increase in permitted client vehicle activity and the extension of client visits into evening hours.

These activities form part of the client use being authorised until 10:00 p.m. and are therefore directly relevant to the assessment of the requested hours variance.

The 10:00 p.m. closing time is also currently advertised publicly as an operating hour for the business. This indicates that the extended hours are not merely a theoretical maximum but form part of the advertised operation.

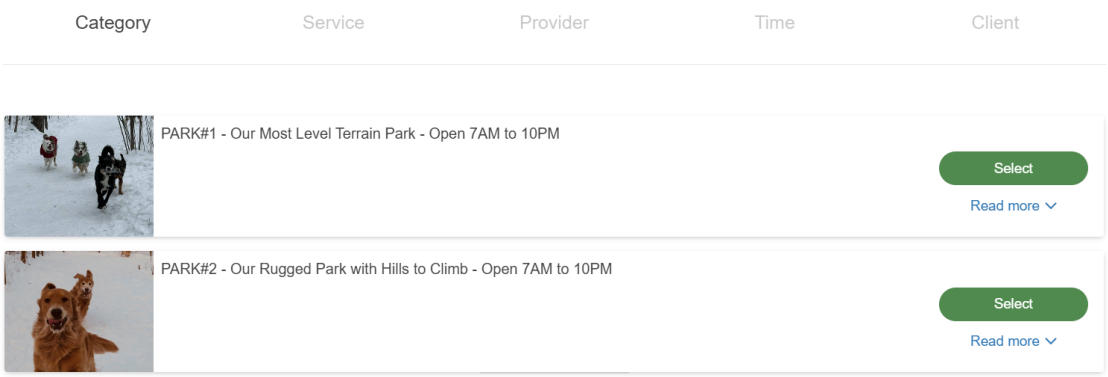


Figure 1 - Laneway Getaway's current online booking page advertising both Park #1 and Park #2 as open from 7:00 a.m. to 10:00 p.m.

The Home-Based Business provisions of the Land Use Bylaw are intended to address impacts associated with noise, traffic, client attendance, and compatibility with surrounding residential uses. In my submission, the approval does not adequately address the actual evening impacts experienced by neighbouring residents, particularly where evidence of those impacts already exists through the operation's established history.

I respectfully request that the Board reconsider the variance permitting client visits until 10:00 p.m. and determine whether the otherwise applicable 7:00 p.m. client-visit limit, or another materially earlier closing time, would be more appropriate.

3. Ambiguity Regarding the Maximum Number of Client Vehicles

The published notice of decision describes a variance increasing the maximum number of daily client vehicles from 10 to 24.

However, the application materials submitted in support of the permit state that:

- a typical day involves approximately 21 to 24 client vehicles; and
- a day involving a multifamily booking may involve approximately 25 to 28 client vehicles.

As a result, there appears to be uncertainty regarding the actual maximum number of client vehicles permitted under the approval.

An approval affecting neighbouring residential properties should contain clear and enforceable operating limits. Where the published notice references a maximum of 24 vehicles while the supporting application

materials contemplate up to 28 vehicles, uncertainty exists regarding the scope of the approval and the basis upon which compliance is to be assessed.

The business also publicly advertises a "Group Private Visit" permitting up to 10 people, 8 dogs and a maximum of 5 vehicles for a single booking. This reinforces the need for the approval to state clearly how multifamily or group bookings are to be counted against the permitted daily vehicle limit.



Figure 2 - Current public advertising for a Group Private Visit allowing up to 10 people, 8 dogs and 5 vehicles.

I respectfully request that the Board establish a clear and enforceable maximum number of client vehicles permitted on any day.

4. Cumulative Effect of the Approved Variances

The approval contains three variances from the otherwise applicable requirements:

- reduced separation from a Multi-Parcel Residential Subdivision;
- substantially increased client vehicle activity; and
- extension of client visits from 7:00 p.m. to 10:00 p.m.

In my submission, these variances should not be considered only in isolation.

Taken together, they increase both the intensity and duration of commercial activity adjacent to existing residential properties. The reduced separation distance makes the effectiveness of proposed mitigation measures particularly important.

Based on our actual experience of the existing operation, measures such as screening, scheduling, and operational management have not prevented the activity from being audible and noticeable from our property.

The cumulative effect of the variances therefore warrants careful consideration by the Board.

5. Consideration of Actual Neighbouring Experience

I understand from the Development Authority that formal public engagement was not required for this application.

Neither my wife nor I were contacted by the applicant regarding the operation or its impacts. To my knowledge, the immediately neighbouring residents on either side of us were likewise not contacted.

Given that the operation has already existed for several years, directly affected neighbouring residents are able to provide evidence of the actual effects of the use rather than prospective concerns regarding a new development.

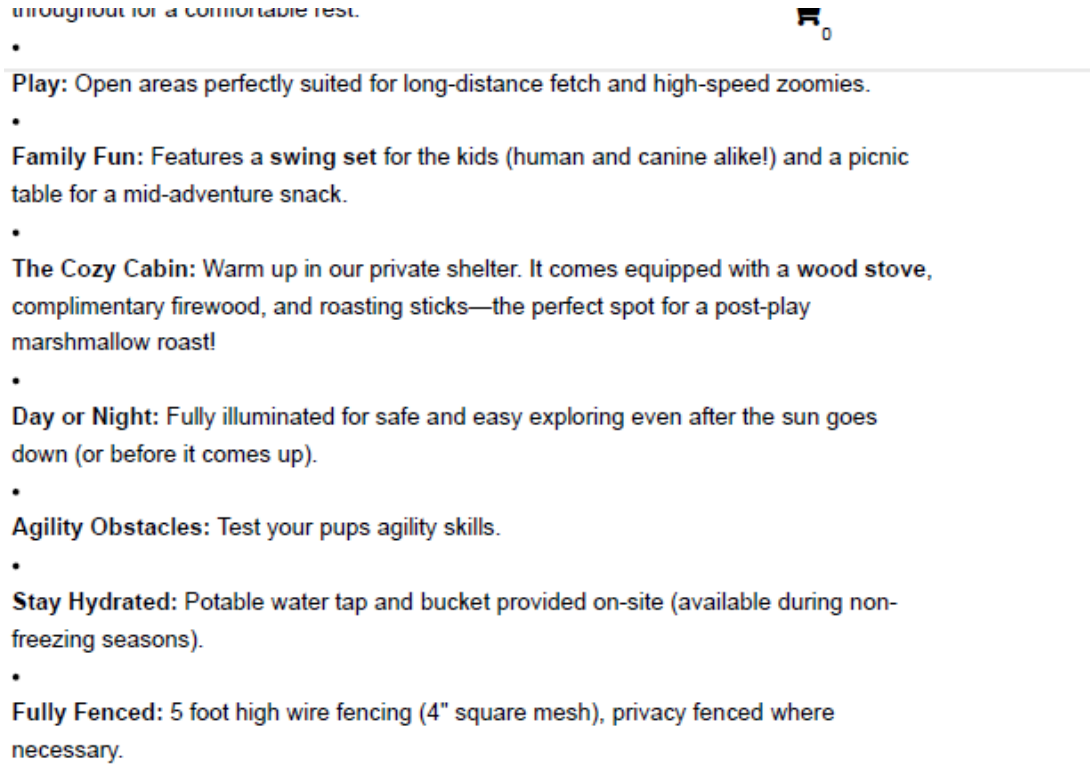
I am not aware that evidence regarding our experience of the existing operation was obtained or considered before the requested variances were approved.

I respectfully request that the Board give appropriate weight to this actual operating experience when assessing whether the approved hours, vehicle activity, and other variances are appropriate.

6. Scope and Character of the Advertised Use

The business is publicly advertised as providing amenities and activities beyond fenced areas for exercising dogs. Current advertising describes children's play facilities including a swing set, picnic facilities, a private shelter equipped with a wood stove and complimentary firewood, marshmallow roasting facilities, illumination for use after dark, and agility equipment.

These advertised amenities appear relevant to the intensity and character of the use, including the potential for people to remain on the site for recreational and social activities in addition to exercising dogs.


throughout for a comfortable rest.

- **Play:** Open areas perfectly suited for long-distance fetch and high-speed zoomies.
- **Family Fun:** Features a **swing set** for the kids (human and canine alike!) and a picnic table for a mid-adventure snack.
- **The Cozy Cabin:** Warm up in our private shelter. It comes equipped with a **wood stove**, complimentary firewood, and roasting sticks—the perfect spot for a post-play marshmallow roast!
- **Day or Night:** Fully illuminated for safe and easy exploring even after the sun goes down (or before it comes up).
- **Agility Obstacles:** Test your pups agility skills.
- **Stay Hydrated:** Potable water tap and bucket provided on-site (available during non-freezing seasons).
- **Fully Fenced:** 5 foot high wire fencing (4" square mesh), privacy fenced where necessary.

Figure 3 - Current public advertising describing family play, picnic, heated shelter/fire, after-dark illumination and agility amenities.

The published development permit decision describes the approved development as a "private, reservation-only canine recreation facility."

I respectfully request that the Board consider whether the full range of advertised activities and amenities was contemplated in assessing the nature, intensity, hours and potential impacts of the approved use, and whether additional or clarified conditions are appropriate.

Requested Outcome

I respectfully request that the Subdivision and Development Appeal Board vary the approval by:

- reducing the permitted hours of client attendance from 10:00 p.m. to the otherwise applicable 7:00 p.m. client-visit limit, or to such other earlier time as the Board considers appropriate;
- establishing a clear and enforceable maximum number of client vehicles permitted on any day;

- considering whether additional conditions respecting noise, client activity, traffic, evening operations, and the scope of ancillary recreational activities are necessary to mitigate impacts on neighbouring residential properties; and
- making any further amendments to the approval that the Board considers appropriate.

I may provide additional evidence, including photographs showing the relationship between the subject property and neighbouring residential properties, records of observed activity associated with the existing operation, and further written submissions in accordance with the Board's hearing procedures.

53109A Hwy 779
Parkland County, AB T7Z 1R1
P: 780-968-8888
E: hello@parklandcounty.com
W: www.parklandcounty.com

OFFICIAL RECEIPT

John Timmons

GST Registration No.: 106989189
Receipt #: 3808842
Receipt Date: October 02, 2026
Page:

Tax Codes: E=Exempt; T=Taxable; I=Included

Account No.	Invoice No.	Description	Tax Code	Net Amount	Tax	Payment
		Develop Appeal Fee-Non Residen	E	200.00	0.00	200.00

Tender Type	Reference	Amount
Master Card	Re: PLDPH20260743	200.00
Total Tender Received		**200.00**

Total Net Amount:	200.00
Total Sales Tax:	0.00
Total Payments Due:	200.00
Tender Received:	200.00
Change Given:	0.00

Thank you for your payment. The Mayor and Council's commitment to you is to spend your tax dollars responsibly.

DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT

Application No: PLDPH20260743
Roll: 117008

Applicant(s)

Laneway Getaway Inc.
26127 TWP RD 514
Spruce Grove, AB T7Y 1B5

On August 21, 2026, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "A private, reservation-only canine recreation facility with variances to setback from a multi-parcel residential subdivision, maximum daily client vehicles proposed from 10 vehicles to 24 vehicles, and permitted hours of client visits extended to 10 pm (from 7 pm)", the Development Authority determined the use to be for Home-Based Business, Major.

The subject property is located at 26127 TWP RD 514 , legally described as 1920357/1/2A, W4-26-51-23-NW and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Home-Based Business, Major as a DISCRETIONARY USE in accordance with Section 2.70 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
2.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
3.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
4.	As per Bylaw 2023-02, Section 6, the owner shall be responsible for any damage/alterations resulting from construction equipment/traffic use of the approach over the development period for the site.
5.	The applicant shall preserve all existing stands of trees and shrubbery outside the development area for environmental and sound attenuation purposes.
6.	There shall be adequate on-site parking for clients.
7.	The home-based business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area, and shall not exceed the number of vehicle trips described in the application submittal documents.
8.	Hours of operation shall be as described in the application submittals.
9.	No variation from the external appearance and residential character of land or buildings shall be permitted.
10.	The fence shall complement the character and quality of the principal building.
11.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
12.	At all times the privacy of the adjacent residential dwellings shall be preserved and the home based business use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion.
13.	The site shall be kept in a neat and orderly manner.

DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT

Application No: PLDPH20260743
Roll: 117008

14.	As per Parkland County Policy all commercial lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
15.	A sign shall be located completely within the boundary of the subject site and may not project over or onto a road right-of-way or easement.
16.	The owner/developer shall remove all garbage and waste at their own expense and keep the site in a neat and orderly manner.
17.	The number of animals on the site at one time shall not exceed the approved number as described in the application submittal.

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	The applicant is responsible to ensure the development is not located on top of an abandoned well and a minimum 5 metre setback radius around a well must be maintained.
2.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
3.	The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
4.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
5.	The applicant shall ensure they obtain their green Municipal Address sign from Parkland County, and post the sign so it is visible from the road. Email customerservice@parklandcounty.com to order a sign, if required.
6.	The landowner is responsible for ensuring that all property approaches are sited, designed and constructed in accordance with Parkland County's Engineering Design Standards and County Policy C-EN10. For more information on approach requirements, contact Land Development Engineering at lde@parklandcounty.com or 780-800-9313.
7.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s), Caveat(s) and Right(s)-of-way registered on Title.

This decision was issued on September 11, 2026

If no notice of appeal is served**, the permit will come into effect on**:
October 3, 2026

Stephanie Camilleri
Development Planner I
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT

Application No: PLDPH20260743
Roll: 117008

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act*, *RSA 2000*, *CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-3234 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of $**200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

October 8, 2026

John Timmons
[redacted] Rge Rd 262
Spruce Grove, AB T7Y 1B4

Sent by email: [redacted]@outlook.com

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Development Permit Permit Number: PLDPH20260743
Location:	Legal Address: NW-23-51-26-4 Municipal Address: 26127 TWP RD 514, Parkland County
Appeal Received:	October 1, 2026
Applicant:	Laneway Getaway Inc.
Appellants:	John Timmons
Appeal Hearing Date:	Monday, October 26, 2026, at 10:00 a.m.
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB *Virtual attendance also available*
Submissions Deadline:	Tuesday, October 20, 2026, by 4:00 p.m.
Agenda Published:	Thursday, October 22, 2026, by 4:00 p.m.

Parkland County received a Notice of Appeal submitted by the Appellants (listed in table above) for a Development Permit that was issued on September 11, 2026.

Correspondence has been received appealing the Development Permit 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 26, 2026 at 10:00 a.m.

All written submissions for the agenda package must be sent by email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before Tuesday, October 20, 2026 by 4:00 p.m.

The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than 4:00 p.m. on Thursday, October 22, 2026. 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 & Legal Services at 780-968-3234 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 Parkland County Council Chambers. However, for those unable to attend in person the option of attending virtually, via Zoom, is available. Should you wish to attend virtually please contact the SDAB Clerk by email at SDAB@parklandcounty.com or by telephone at 780-968-3234 no later than 8:30 a.m. on Monday, October 26, 2026.

If you have any questions related to the SDAB Hearing process, please contact the SDAB Clerk.

Sincerely,

Odessa Bartel

Odessa Bartel
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
DEVELOPMENT APPEAL

SDAB HEARING DATE:	MONDAY OCTOBER 26, 2026
PRESENTED BY:	STEPHANIE CAMILLERI, DEVELOPMENT AUTHORITY
PARKLAND COUNTY FILE:	PLDPH20260743

SITE LOCATION

Municipal Address:
26127 Twp Rd 514

Legal Description:
W4-26-51-23-NW

PBL

District:
CR – Country Residential District



APPLICATION DETAILS

- On August 14, 2026, Development Permit application was received for application for "Laneway Getaway – A private, reservation-only canine recreation facility" under **Parkland County Land Use Bylaw 2025-12:**

Determined Use Class: *HOME-BASED BUSINESS, MAJOR*

Use Type: DISCRETIONARY Use

Use Class Definition: …Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling, Accessory Building, or in the open. This type of Use should not alter the character or external appearance of the main Dwelling, can involve off-site employees, and may have off-site effects that reach beyond the Parcel boundary. Typical Uses may include small-scale fabrication, general commercial services, and contractor services.

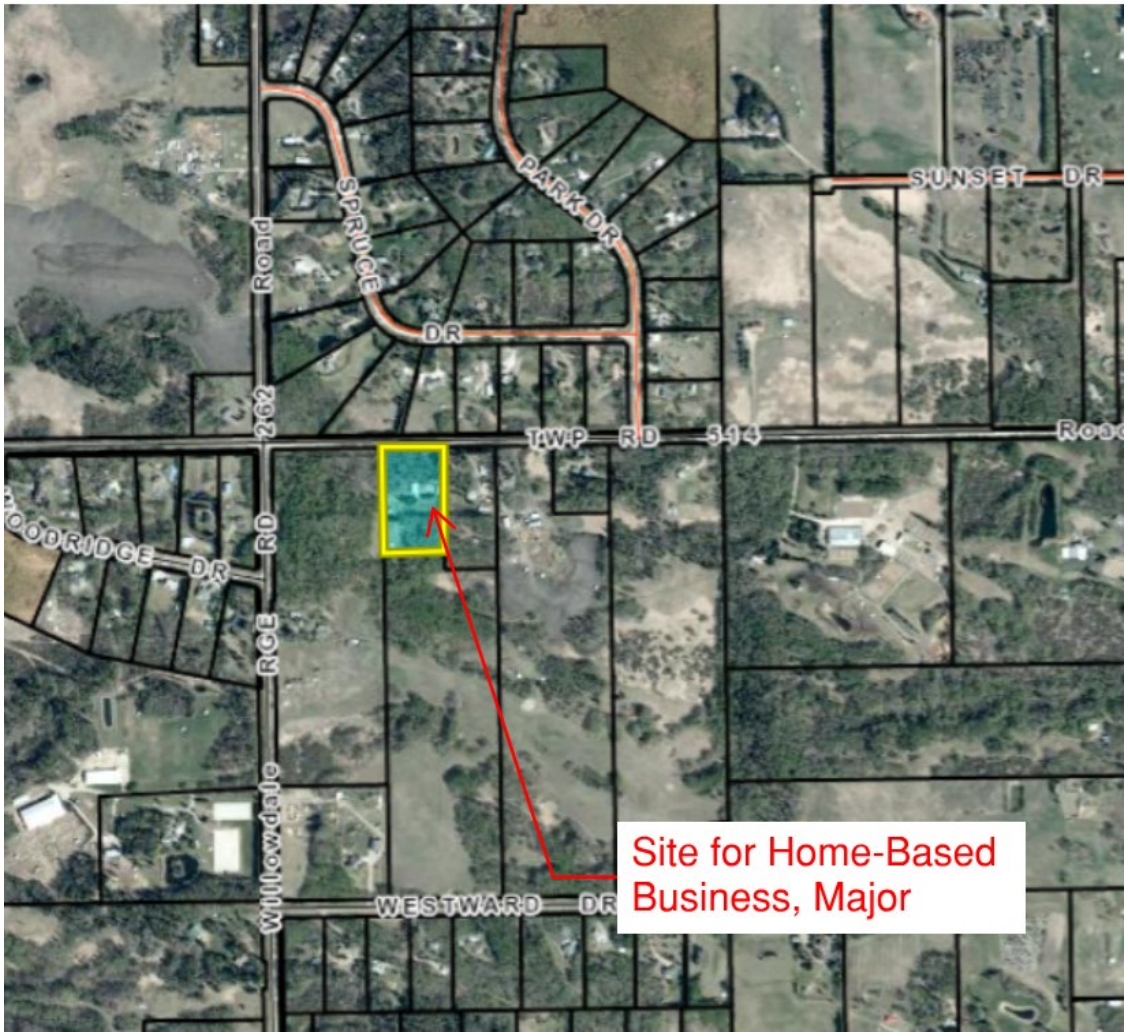
- The development was determined not to be a Major Development as described by Public Engagement Policy CAD-51, and so Public Engagement was not required, but was recommended by the Development Authority (Exhibit I).

APPLICATION DETAILS – SUBMISSION DOCUMENTS

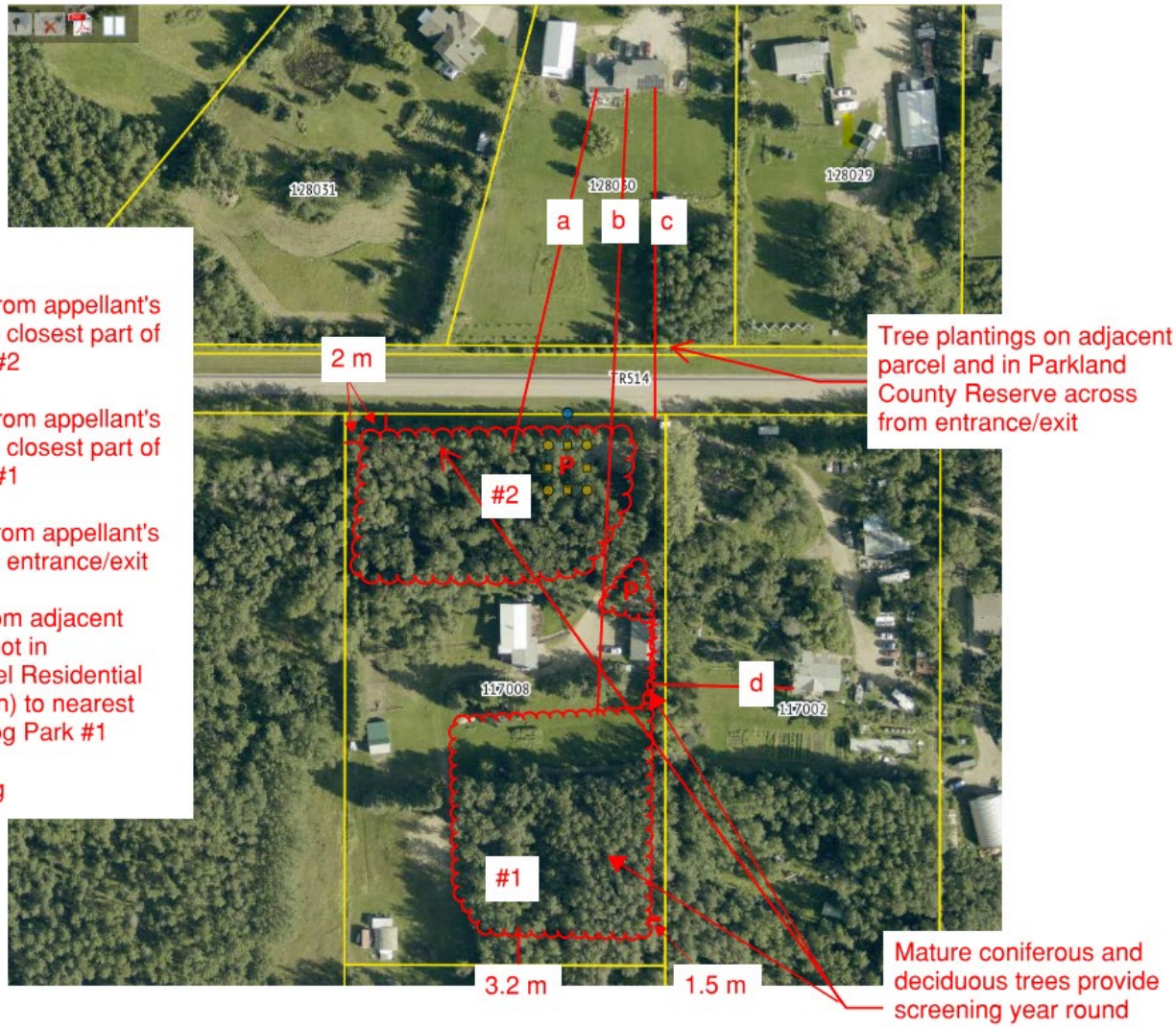
Application Items Included:

1. Landowner Authorization Form
2. Certificate of Title
3. Variance Request Letter
4. Building Elevations/Photos
5. Site Plan
6. Letter of Intent
7. Statement of Number of Dogs

PROPOSED DEVELOPMENT SCOPE



PARCEL – LOCATION CONTEXT



STATUTORY POLICY ALIGNMENT AND LUB REGULATIONS

- MDP Bylaw 2024-22
- Woodbend-Graminia ASP Bylaw 36-2012
- Land Use Bylaw 2025-12



MDP BYLAW 2024-22 - POLICY ALIGNMENT

PROPOSED DEVELOPMENT ALIGNS WITH KEY POLICIES

Development Concept Plan Areas

- Policy 2.2.6 Lands within the River's Edge Development Concept Plan Area are located south of the Enoch Cree First Nation and abutting the City of Edmonton, the focus of River's Edge is to accommodate country residential growth while balancing important natural systems and wetlands. The area will enable recreation opportunities and enhanced access to natural spaces."

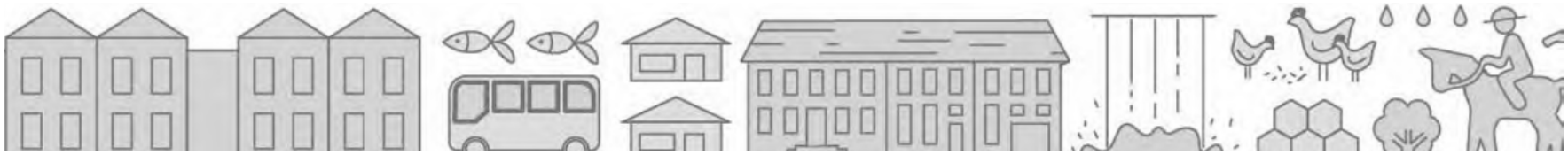
Development Policies to Protect Natural Functions

- Policy 3.3.2 (a) Development must protect and enhance natural features and their functions in High-Priority Landscapes and Environmentally Significant Areas through incorporation of nature-positive operations.

Development Policies to Manage Growth

- Policy 3.5.1 (c) Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties

- Policy 3.5.1 (e) Compatible land uses may be mixed within buildings or on individual sites



WOODBEND-GRAMINIA ASP 36-2012 - POLICY ALIGNMENT

PROPOSED DEVELOPMENT ALIGNS WITH KEY POLICIES

Land Use Concept

- 4.3 Mixed Use/Country Residential Land Use Concept

  The predominant use of land within the Mixed use/Country Residential area will be as follows:

Permitted Uses:	Discretionary Uses:
Multi-Parcel Country Residential Uses Recreational Uses	Rural Commercial Uses

*non-relevant uses not listed



LAND USE BYLAW 2025-12 - REGULATIONS

PROPOSED DEVELOPMENT ALIGNS WITH LUB REGULATIONS

- S1.20.1.3 Applicability: Compliance with other applicable municipal legislation, such as the Community Standards Bylaw
- S2.70 District Purpose: To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.
- S4.40.1.1 Landscaping – The Development Authority is satisfied that the lands are sufficiently screened by trees to maintain the privacy of adjacent residential uses
- S4.50.3 Parking



LAND USE BYLAW 2025-12 - REGULATIONS

PROPOSED DEVELOPMENT ALIGNS WITH LUB REGULATIONS

- S5.100.1 Home-Based Business General Development Regulations
- S5.100.3 Home-Based Business, Major Development Regulations



LAND USE BYLAW 2025-12 - REGULATIONS

PROPOSED DEVELOPMENT ALIGNS WITH LUB REGULATIONS

- S4.50.6.3 Parking – Home-Based Business Variances – The Development Authority is satisfied that the Applicant has demonstrated proposed measures to mitigate visual and noise impact generated by the variance to parking regulations.
- The Development Authority considered the potential impact that could be generated based on what is permitted for a typical residential use, and is satisfied that the off-site impacts are sufficiently mitigated.
- S6.40 Variances - The Development Authority is satisfied the Variance to allow a Home-Based Business, Major within 150 m of a Multi-Parcel Residential Subdivision with vehicle visits varied from 10 vehicles to 24 and hours of operation extended to 10 pm (from 7 pm) would not materially interfere with or affect the use, enjoyment or value of neighbouring properties



APPLICATION DETAILS – TIMELINE OF EVENTS

1. On August 14, 2026, the application was submitted.
2. On August 19, 2026, the DA determined the development would not be considered a Major Development per Policy C-AD51, therefore Public Engagement would not be required but is recommended (Exhibit I).
3. On August 20, 2026, Development Planning received the complete application with the requested submittals.
4. The Use was determined to fit the definition of Home-Based Business, Major.
5. The fee for the development permit, with fee for variance, was paid on August 20, 2026 and assigned to a Planner.
6. On August 21, 2026 the Development Authority received the Variance Request Letter.
7. On August 21, 2026, the Development Authority sent a Deemed Complete Notice to the applicant.
8. On September 1, 2026, the Development Authority requested revisions and additional information.
9. On September 11, 2026, the Development Authority approved the Discretionary Development Permit.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority has approved the application for the following reasons:
  - Home Based Business, Major is a Discretionary use in CR Country Residential District and is compatible with the intended use of the district
  - The Home-Based Business, Major aligns with Parkland County's Statutory Plan Policies.
  - The proposed development meets the Land Use Bylaw Regulations Sections 2.70, 4.50, 5.100, 6.40 and 9.10, with variance
  - The proposed development is compatible with surrounding adjacent residential land uses and the public realm.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority submits that the SDAB upholds the decision of the Development Authority.

Questions?

Report Date: October 16, 2026
Parkland County File No.: PLDPH20260743
Legal Description: W4-26-51-23-NW
Municipal Address: 26127 TWP RD 514
1920357/1/2A Roll #: 117008
Roll No.: 117008
Electoral Division: 1

Development Authority Report

Appealed?	YES
Appeal Details	Appeal Hearing Date: October 26, 2026 Appellant(s): John Timmons

Application Details

Applicant(s)	Rebekah Campbell
Landowner(s)	BOYD CAMPBELL, REBEKAH CAMPBELL,
Application Date	August 14, 2026
Deemed Complete Date	August 21, 2026
Decision Date	September 11, 2026
Description of Development	*Home-Based Business, Major - Outdoor dog recreation and exercise area*
Submittals	1. Planning Application Submittal 1.1. Landowner Authorization Form 1.2. Certificate of Title no more than 30 days old 1.3. Variance Request Letter 1.4. Building Floor Plan and Elevation photos 1.5. Site Plan 1.6 Letter of Intent 1.7 Other / Miscellaneous
Variance Requested?	Yes
Reasonings for Variance	To allow for the use, *Home-Based Business, Major,* to be allowed within 150 m of a Multi-Parcel Residential Subdivision with customer visits extended to 10 pm, and to allow for additional customer visits to the business

Site Information

Title Area	2.02 (ha) (4.99 ac)

Current Land Use District	Country Residential District
Use of Adjacent Parcels	Residential to the North and East Agricultural to the South Mixed Use of Residential and Agricultural to the West
Environmental Considerations	Not applicable
Gas wells and pipelines abandoned and active within Title Area	No
Instruments Registered on Title	7825HN Utility ROW Grantee – Atco Gas and Pipelines Ltd. 872 008 104 Zoning Regs Re: Dept of Transport Edmonton Int'l Airport 212 213 551 Mortgage 252 242 686 Writ

Legislative History and Higher Order Planning Documents

Municipal Development Plan Bylaw 2024-22 (MDP)

In reference to s2.3 of the MDP, the subject parcel is identified in the following classifications:

Development Concept Designation	Country Residential Concept
Development Concept Plan	River's Edge
Prime Agricultural Areas	☐Yes / ☒No
High Priority Landscapes	☒Yes / ☐No

The subject Lands is situated in the Country Residential Development Concept Area as indicated on the MDP s2.3 Development Concept Map (Exhibit E). The following policy analysis refers to the policies in the MDP (Exhibit D).

Policy	Development Authority (DA) Rationale/Explanation
Section 2 Development Concept Plan Areas	
Policy 2.2.6 River's Edge "Located south of the Enoch Cree First Nation and abutting the City of Edmonton, the focus of River's Edge is to accommodate country residential growth while balancing important natural systems and wetlands. The area will enable recreation opportunities and enhanced access to natural spaces."	The Home-Based Business is located on a residential parcel and accessory to the principal residential use. The proposed business is on a parcel already developed for residential use, so there is no disruption of natural systems. The business provides recreation opportunities to clients, as supported in the River's Edge Plan Area.

Section 3.3 Development Policies to Protect Natural Functions	
Policy 3.3.2 (a) Development must protect and enhance natural features and their functions in High Priority Landscapes and Environmentally Significant Areas through incorporation of nature-positive operations.	Parkland County is committed to preserving its natural features which support natural systems. The Home-Based Business, Major does not propose ground disturbance or vegetation clearing, and operates from a residential developed parcel. The application is aligned with this policy as there is no disturbance to natural features and functions.
Section 3.5.1 General Growth and Land Use	
Policy 3.5.1 (c) "Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties." Policy 3.5.1 (e) "Compatible land uses may be mixed within buildings or on individual sites."	The Home-Based Business, Major is well-suited to the context of the site. The natural features, nuisance mitigation strategies and low-impact nature of the development ensures there is no significant impact to neighbouring properties and the public realm. The Home-Based Business use is compatible with the primary residential use on the site.

Area Structure Plan

The Lands are governed by the Woodbend-Graminia ASP Bylaw 36-2012, and lies within the Mixed Use/Country Residential Land Use Concept (Exhibit G). The following policy analysis refers to the policies in the ASP (Exhibit F).

Policy	Development Authority (DA) Rationale/Explanation
4.3 Mixed Use/Country Residential Land Use Concept	
Policy 4.3.1 "The predominant use of land within the MIXED USE/COUNTRY RESIDENTIAL area will be as follows: Permitted Uses: Multi-Parcel Country Residential Uses: Recreational Uses Discretionary Uses: Rural Commercial Uses"	The Home-Based Business, Major is by definition a business activity accessory to a residential use, and is compatible with Country Residential Uses. The business is recreational and small-scale commercial in nature.

Land Use Bylaw 2025-12 Regulation

Use Class Determination

Current Land Use District	Country Residential District
Description of Development	A private, reservation-only canine recreation facility with variances to setback from a multi-parcel residential subdivision, maximum daily client vehicles proposed from 10 vehicles to 24 vehicles, and permitted hours of client visits extended to 10 pm (from 7 pm).
Determined Use Class	Home-Based Business, Major
Use Class Definition (LUB s.9.10)	*Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling, Accessory Building, or in the open. This type of Use should not alter the character or external appearance of the main Dwelling, can involve off-site employees, and may have off-site effects that reach beyond the Parcel boundary. Typical Uses may include small-scale fabrication, general commercial services, and contractor services.* (Exhibit C)
Is Use Class a Listed Use in District?	Yes, Discretionary Use (Exhibit C)
Applicable Specific Use Regulations	Yes – see Chart 1 "Applicable General Specific Development Regulations".

Chart 1: Applicable General and Specific Development Regulations (Exhibit C)

Section	Development Regulation	Land Use Compliance	Development Authority (DA) Rationale/Explanation
S1.20.1.3	Applicability	In addition to complying with this Bylaw, a person must also comply with the requirements of applicable federal, provincial or other municipal legislation.	The proposed development must comply with the regulations in the Community Standards Bylaw 2023-19, which addresses nuisances such as noise, light, and odours.
S2.70.2: Uses	Use Classification	"Home-Based Business, Major" is classified as a **Discretionary Use** within CR District	The Development Authority has the discretion to approve or refuse the application based on site suitability, compatibility with adjacent uses, and public feedback.
S9.10	Definition Compliance	"Home-Based Business, Major" means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling, Accessory Building, or in the open. This type of Use should	The proposed development is designed to provide a safe, low-impact site for clients to exercise their dogs, and is conducted by the resident in the open, and within the perimeter of the fenced area. The character of the main dwelling is not altered, and minimal off-site

		not alter the character or external appearance of the main Dwelling, can involve off-site employees, and may have off-site effects that reach beyond the Parcel boundary. Typical Uses may include small-scale fabrication, general commercial services, and contractor services.	effects reach beyond the Parcel boundary.
S5.100.1.1.1	Specific Development Regulation	Must be located in the Principal Building or Accessory Building	The definition of Home-Based Business, Major states that a business activity may be conducted in the open. The outdoor business activity is conducted within the perimeter of the fence, which by definition is a building, and is accessory to the principal use.
S5.100.1.1.2	Specific Development Regulation	Must not alter the external appearance and residential character of land or buildings	The business scope area is screened by mature coniferous and deciduous trees and fencing and there is no outdoor storage, nor significant additional buildings proposed. The residential character of the lands and buildings is maintained (Exhibit B).
S5.100.1.1.3	Specific Development Regulation	Must not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.	24 vehicle visits are allowed per day and visits are staggered throughout the day. The vehicle visits to the site are suitable and moderate for the road type, Collector Road, as described in the Transportation Master Plan. The Transportation Master Plan states that "Collector Roads connect neighbourhoods to the arterial road network with a **moderate** degree of traffic mobility and property access". The site's access point is approximately 353 m and 555 m from the nearest Local Road access points into a Multi-Parcel Residential Subdivision (Exhibit H).
S5.100.1.1.4	Specific Development Regulation	Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority;	The business scope area is visually screened by a mature stand of coniferous and deciduous trees parallel to Twp Rd 514, and along both the East and West property lines. A 6 ft privacy fence is located inside the row of trees on the property. Proposed lighting on the site is Dark Sky Compliant to mitigate off-site light or glare impacts. Vehicle parking is oriented southward, to prevent headlights from being directed towards the Multi-Parcel Residential Subdivision and the business does not allow vehicle idling. Regular waste disposal is proposed, to mitigate odour impacts. The operating hours of the business are consistent with the Day-Time hours of Parkland

			County's Community Standards Bylaw, and are also enforceable under that bylaw. The noise generated by customers and their dogs on weekdays from 7:00 am to 10:00 pm, and on weekends from 9:00 am to 10:00 pm is not considered excessive by the Development Authority. The development comply with applicable Municipal legislation, such as the Community Standards Bylaw, per S1.20.1.3.2
S5.100.1.1.5	Always maintain the privacy of Adjacent Dwellings;	Always maintain the privacy of Adjacent Dwellings;	The mature stand of trees provide screening for adjacent properties. The closest point of Dog Park #2 to the appellant's dwelling in the Multi-Parcel Residential Subdivision is approximately 115 m , and the distance from Dog Park #1 is approximately 208 m from the appellant's dwelling. 6 ft high Privacy fencing is proposed. Privacy of adjacent dwellings is maintained.
S5.100.1.1.6	Not impact Adjacent Dwellings by excessive lighting, late calling of clients, unreasonable number of clients, traffic congestion, or excessive on-street or off-street parking	Not impact Adjacent Dwellings by excessive lighting, late calling of clients, unreasonable number of clients, traffic congestion, or excessive on-street or off-street parking	Adequate customer parking is provided on-site. The amount of traffic and number of clients is compatible with the moderate traffic expected on a Collector Road, as identified by the Transportation Master Plan. Lighting is Dark Sky Compliant to mitigate impacts to adjacent dwellings. The hours of operation are consistent with the Day Time hours described in the Community Standards Bylaw. Customer visits outside of the approved business hours is not allowed. The development must comply with applicable Municipal legislation, such as the Community Standards Bylaw, which enforces nuisance effects that may be considered an annoyance to adjacent landowners, per S1.20.1.3.2
S5.100.1.1.7	Specific Development Regulation	Provide adequate parking for all on-site employees.	There are no non-resident employees proposed.
S5.100.1.2	Specific Development Regulation	The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Section 4.100.	Aerial Pictometry shows that the sign is located completely within the boundary of the parcel.
S5.100.4.1.1	Specific Development Regulation	Up to 4 additional employees, in addition to the residents of the Parcel, who may work on-site in the business.	There are no non-resident employees proposed.
S5.100.4.2.1	Specific	At the discretion of the	No storage of goods, materials, commodities or

	Development Regulation	Development Authority, the following may be permitted: 4.2.1. Outdoor Storage of goods, materials, commodities or finished products	finished products is proposed.
S5.100.4.2.2	Specific Development Regulation	At the discretion of the Development Authority, the following may be permitted: 4.2.2. Parking of any commercial or off-site employee vehicles, including the number and location of Parking Stalls.	No commercial or off-site employee vehicle parking is proposed.
S5.100.4.3	Specific Development Regulation	Home-Based Business, Major Uses must be Setback a minimum of 150.0 m from a Multi-Parcel Residential Subdivision.	A variance to setback from the Multi-Parcel Residential Subdivision was requested and approved. The Development Authority considered the distance of the parcel's access (113 m), Dog Park #2 (115 m) and Dog Park #1 (200 m) from the appellant's dwelling, the nearest dwelling within the adjacent Multi-Parcel Residential Subdivision. The entrance to the lands is 353 m and 555 m to the two nearest Multi-Parcel Residential Subdivision Local road entrances (Exhibit H). The Development Authority granted this variance request as the proposed use produces minimal off-site impacts, and strategies to mitigate impacts were addressed by the applicant (Exhibit B).
S4.40.1.1	Landscaping	The Development Authority may require Landscaping or Screening for any Development Permit application if, in their opinion, it would contribute to the improved compatibility with Adjacent properties, improve environmental stewardship, or mitigate the impacts of the Development or Use.	Mature stands of coniferous and deciduous trees line the property and the dog exercise areas are heavily treed. The mix of coniferous and deciduous trees provides screening year-round (Exhibit B). To the north of Twp Rd 514, there is a row of coniferous trees in the Parkland County Reserve, and there is a stand of deciduous trees opposite the entrance/exit of the subject lands.
S4.50.3.1	Parking	All parking related to a Home-Based Business must be provided on-site	Sufficient client parking is provided on-site as shown on the submitted Site Plan. There are no proposed commercial vehicles, so no additional parking for commercial vehicles is required.
S4.50.3.2	Parking	A maximum of 1 business vehicle related to a Home-Based Business over 10,000 lbs gross vehicle weight is allowed, to a maximum of 16,000 lbs, and may include walk-in vans, and box trucks.	No commercial vehicles are proposed.
S4.50.3.3	Parking	A business vehicle related to a	No business vehicle is proposed.

		Home-Based Business over 10,000 lb gross vehicle weight must not be parked in the Front or Side Yards.	
S4.50.3.4	Parking	No more than 10 delivery/client visit vehicles per day on the property of a Home-Based Business.	A variance for up to 24 client vehicles was granted. As there are no additional employees and no commercial vehicles proposed, the additional client vehicle visits were considered compatible with the context of the site.
S4.50.3.5	Parking	Delivery and client visits must be between the hours of 7 am – 7 pm for Home-Based Businesses.	A variance from 7 pm to 10 pm for the closing hours of operation was requested. Weekdays: 7 am – 10 pm Weekends: 9 am – 10 pm The low—impact nature of the development, proposed noise mitigation measures, and scheduled timing of the vehicle visits were considered. The development must also comply with applicable Municipal legislation, such as the Community Standards Bylaw, which enforces nuisance effects that may be considered an annoyance to adjacent landowners, per S1.20.1.3.2
S4.50.6.3	Parking Home-Based Business Variances:	Where additional on-site parking is sought, the Applicant must demonstrate there is no: 6.4.1. Visual impact; and 6.4.2. Noise impact on nearby residents and/or the public realm. 6.5. Where such impacts are identified, the Applicant must demonstrate what measures are proposed to mitigate the impacts arising. 6.6. When assessing a Variance, the assessment must consider the potential impact that could be generated based on what is permitted for a standard residential Development and to what level the impact is likely to arise from the Use.	Additional on-site parking is not required. However, the number of client visit vehicles, and hours of client visits, are under parking regulations. The site is visually screened by mature trees and by privacy fencing. Noise generated by additional client vehicle visits to the site is minimal, as the noise is generated by personal client vehicles (not commercial vehicles), is consistent with the noise generated by regular traffic on Twp Rd 514, and the applicant demonstrated that idling of vehicles is not allowed on the site. Additionally, light impact from vehicle headlights is mitigated as the applicant demonstrated that vehicles will park oriented to the south, away from the public realm. The parcel is not within a Multi-Parcel Residential Subdivision, and is accessed by way of a Collector Road, rather than a Local Road. The distance from the site's approach to the nearest two Multi-Parcel Residential Subdivision Local Road entrances is 353 m, and 555 m, respectively (Exhibit H). The impact to the residential area of additional vehicle visits is low and compatible with the uses in the area.

S6.40	Variances to Regulations	To grant a Variance, the Development Authority must be satisfied that the proposed Development: - Would not unduly interfere with the amenities of the neighbourhood; or - Would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and - Conforms with the Use prescribed for that Land or Building under this Bylaw.	The Development Authority is satisfied the Variance to allow a Home-Based Business, Major within 150 m of a Multi-Parcel Residential Subdivision with vehicle visits varied from 10 to 24 and hours of operation varied to 10 pm (from 7 pm) would not materially interfere with or affect the use, enjoyment or value of neighbouring properties. The development must also comply with applicable Municipal legislation, such as the Community Standards Bylaw, which enforces nuisance effects that may be considered an annoyance to adjacent landowners, per S1.20.1.3.2

Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application? ☐Yes / ☒No

If no, was public pre-consultation recommended by the Development Authority as part of the development permit application? ☒Yes /☐No (Exhibit I)

Referral Agency Comments

Agency	Response Received	Comments
Parkland County Safety Codes	☒Yes / ☐No	While a building permit is not required for the 8' x 10' structure, a wood burning appliance would trigger a building permit. Having a solid fuel appliance in a small structure like this could be a hazard in itself due to the excess heat build-up in such a small area. The applicant submitted that this feature will be removed and not used.

Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed activity on the Lands meets the intent of the definition and regulations for *Home-Based Business, Major.*

The Development Authority took into consideration the following:

1. Land Use Compliance
    - Home-Based Business, Major is a Discretionary Use within the CR – Country Residential District.
    - The proposed development is compatible with the intended use of Country Residential District: *To allow for rural residential Development and supportive local business Uses. The District is intended to be residential in nature with low-density development or larger Parcels while allowing for limited commercial and agricultural Uses.*

The application aligns with the purpose of the CR District, which is intended to accommodate rural residential development and supportive business uses.

- The proposed development meets the definition and requirements for *Home-Based Business, Major* as outlined in Section 5.100 of the Land Use Bylaw, with variances:
  A variance to setback from a multi-parcel residential subdivision, maximum daily client vehicles allowed from 10 vehicles to 28 vehicles, and permitted hours of client visits extended to 10 pm (from 7 pm) was requested to support the business on the specific site and to obtain municipal approval for the existing business.

  The variance was supported, with a maximum of 24 vehicles by the Development Authority, as it was assessed and determined that the impact of the business on adjacent parcels and to the public realm is minimal and nuisance mitigation strategies are proposed by the applicant. Additional vehicle visits were considered reasonable in the context of a Home-Based Business, Major, as this development proposes no traffic generated by non-resident employees, no commercial vehicles, and the access to the site is from a Collector Road. The Development Authority also identified the Community Standards Bylaw as a tool to enforce potential nuisances, such as excessive noise, light, and noise beyond Day Time Hours.

2. Alignment with Relevant Planning Documents

   - The governing Area Structure Plan supports mixed use on the lands. The proposed is a Home-Based Business commercial use, accessory to the primary use, *Residential, Single Detached.*

   - The governing Area Structure Plan supports recreation uses on the lands. The proposed use is a small-scale use, providing recreational opportunities.

   - The governing MDP supports mixing compatible land uses on individual sites. The proposed *Home-Based Business, Major* is accessory to the primary use, *Residential, Single Detached*

   - The governing MDP supports Home-Based Businesses throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties. It was determined that the impacts of the Home-Based Business are mitigated and do not significantly impact neighbouring properties and is well-suited for the location and context of the site.

   - The governing MDP supports integration of recreation developments with surrounding land uses while mitigating off-site impacts

   - The governing MDP supports recreation supportive uses located in River's Edge Plan Areas, in which the lands are located.

3. Impact Mitigation

   - The Development Authority is of the opinion that the proposed development is compatible with surrounding adjacent land uses.

   - The Development Authority considered:

- the proposed hours of operation,
- no additional employees and employee vehicles
- no outdoor storage of materials or equipment
- adequate on-site parking
- proximity to residential uses
- proximity to nearest Local (subdivision) access road
- location of entrance/exit in relation to adjacent uses, and road type
- no proposed land and natural feature disturbance
- proposed mitigating nuisance reduction measures
- proposed operational nuisance reduction measures
- natural features and additional proposed screening measures

and determined that the proposed development would not unduly affect the use and enjoyment of the adjacent residential uses.

The application included all submittal items as required by the Development Authority. The application was circulated to Parkland County's Safety Codes work group for review.

Closing Statement

The Development Authority submits that the application provides a compatible use within the existing Residential parcel, consistent with the County's long-term growth and development objectives, and that the proposed development and associated submittal items sufficiently address the Specific Development Regulations and General Development Regulations applicable to *Home-Based Business, Major* use within Parkland County.

The Development Authority recommends that the Subdivision and Development Appeal Board (SDAB) uphold the decision to approve the *Home-Based Business, Major* Use on the subject Lands.

EXHIBITS

Exhibit A: Development Permit Decision
Exhibit B: Location Map
Exhibit C: Land Use Bylaw 2025-12 Excerpts
Exhibit D: Municipal Development Plan Bylaw 2024-22 Excerpts
Exhibit E: MDP s2.3 Development Concept Map
Exhibit F: Woodbend-Graminia Area Structure Plan Bylaw 36-2012 Excerpts
Exhibit G: ASP Development Concept Map
Exhibit H: Map with Setbacks to Subdivision Entrances
Exhibit I: Correspondence re: Public Engagement Recommendation

Prepared by: Parkland County Development Authority 10/16/2026 12:00:00 AM

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Exhibit A: Development Permit Decision

DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT

Application No: PLDPH20260743
Roll: 117008

Applicant(s)

Laneway Getaway Inc.
26127 TWP RD 514
Spruce Grove, AB T7Y 1B5

On August 21, 2026, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "A private, reservation-only canine recreation facility with variances to setback from a multi-parcel residential subdivision, maximum daily client vehicles proposed from 10 vehicles to 24 vehicles, and permitted hours of client visits extended to 10 pm (from 7 pm)", the Development Authority determined the use to be for Home-Based Business, Major.

The subject property is located at 26127 TWP RD 514 , legally described as 1920357/1/2A, W4-26-51-23-NW and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Home-Based Business, Major as a DISCRETIONARY USE in accordance with Section 2.70 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
2.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
3.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
4.	As per Bylaw 2023-02, Section 6, the owner shall be responsible for any damage/alterations resulting from construction equipment/traffic use of the approach over the development period for the site.
5.	The applicant shall preserve all existing stands of trees and shrubbery outside the development area for environmental and sound attenuation purposes.
6.	There shall be adequate on-site parking for clients.
7.	The home-based business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area, and shall not exceed the number of vehicle trips described in the application submittal documents.
8.	Hours of operation shall be as described in the application submittals.
9.	No variation from the external appearance and residential character of land or buildings shall be permitted.
10.	The fence shall complement the character and quality of the principal building.
11.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
12.	At all times the privacy of the adjacent residential dwellings shall be preserved and the home based business use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion.
13.	The site shall be kept in a neat and orderly manner.

DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT

Application No: PLDPH20260743
Roll: 117008

14.	As per Parkland County Policy all commercial lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
15.	A sign shall be located completely within the boundary of the subject site and may not project over or onto a road right-of-way or easement.
16.	The owner/developer shall remove all garbage and waste at their own expense and keep the site in a neat and orderly manner.
17.	The number of animals on the site at one time shall not exceed the approved number as described in the application submittal.

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	The applicant is responsible to ensure the development is not located on top of an abandoned well and a minimum 5 metre setback radius around a well must be maintained.
2.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
3.	The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
4.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
5.	The applicant shall ensure they obtain their green Municipal Address sign from Parkland County, and post the sign so it is visible from the road. Email customerservice@parklandcounty.com to order a sign, if required.
6.	The landowner is responsible for ensuring that all property approaches are sited, designed and constructed in accordance with Parkland County's Engineering Design Standards and County Policy C-EN10. For more information on approach requirements, contact Land Development Engineering at lde@parklandcounty.com or 780-800-9313.
7.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s), Caveat(s) and Right(s)-of-way registered on Title.

This decision was issued on September 11, 2026

If no notice of appeal is served**, the permit will come into effect on**:
October 3, 2026

Stephanie Camilleri
Development Planner I
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

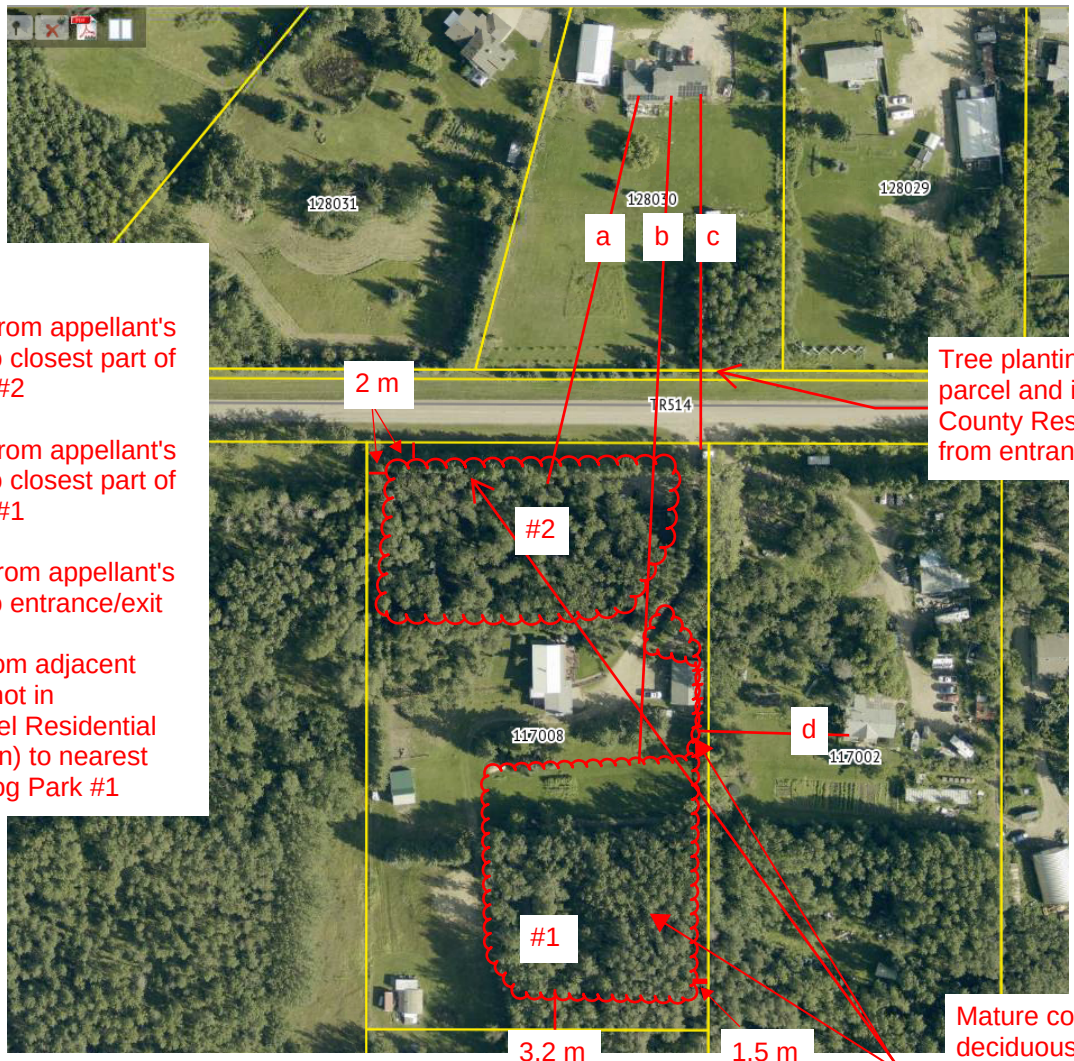
DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT

Application No: PLDPH20260743
Roll: 117008

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-3234 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of $**200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

Exhibit B: Location Map



Setbacks

a) 115 m from appellant's dwelling to closest part of Dog Park #2

b) 200 m from appellant's dwelling to closest part of Dog Park #1

c) 113 m from appellant's dwelling to entrance/exit

d) 50 m from adjacent dwelling (not in Multi-Parcel Residential Subdivision) to nearest point of Dog Park #1

Tree plantings on adjacent parcel and in Parkland County Reserve across from entrance/exit

Mature coniferous and deciduous trees provide screening year round

Exhibit C: Land Use Bylaw 2025-12 Excerpts

1.10. Purpose

1. General Purpose

1.1. The purpose of the Parkland County Land Use Bylaw (Bylaw) is to regulate the Use and Development of land and Buildings within Parkland County (the County), pursuant to Part 17 of the Municipal Government Act (the Act).

1.2. The Bylaw serves as a tool to ensure the orderly and economic development of land and to ensure all applications to use, develop, and subdivide land to align with the Municipal Development Plan (MDP) and other statutory plans within the County.

1.20. Applicability

1. Applicability

1.1. This Bylaw applies to all lands and Buildings within the corporate limits of Parkland County in accordance with the Act.

1.2. No Development may be commenced within Parkland County unless it conforms with this Bylaw.

1.3. In addition to complying with this Bylaw, a person must also comply with the requirements of the following:

1.3.1. Parkland County statutory plans;

1.3.2. Applicable federal, provincial, or other municipal legislation; and

1.3.3. The conditions of any instrument registered on title affecting a Building or land.

1.4. The provisions of this Bylaw will prevail when in conflict with another municipal Bylaw.

3. Special Information Requirements

3.1. A comprehensive biophysical assessment must be submitted for the following development:

3.1.1. A Multi-Parcel Subdivision;

3.1.2. Area Structure Plan;

3.1.3. Outline Plan or Conceptual Scheme; or

3.1.4. A Natural Resource Development.

3.2. A desktop biophysical assessment may be required for the following development if any or part of the Site is located within 0.8 km (0.5 mi.) of an Environmentally Significant Area, High Priority Landscape, or is adjacent to a water body:

3.2.1. A subdivision or lot line adjustment;

3.2.2. Any Stripping, Filling, Excavation and Grading activities;

3.2.3. A Major Development;

3.2.4. Tree Clearing;

3.2.5. Development on a Site containing Hazard Lands; or

3.2.6. Creation of a dugout, pond, or other artificial water feature.

3.3. The Development Authority may, in consultation with the appropriate County Department, require the submission of additional information as per Section 7.40 Special Information Requirements.

4. Specific Development Regulations

4.1. Unless otherwise noted, Uses must comply with Part 5.

Uses Not Permitted in Multi-Parcel Residential Subdivisions

4.2. The following Uses must not be located in a Multi-Parcel Residential Subdivision:

4.2.1. Animal Boarding and Training;

4.2.2. Agriculture, Value-Added;

4.2.3. Agri-Tourism;

4.2.4. Campground;

4.2.5. Cannabis Cultivation;

4.2.6. Cemetery;

4.2.7. Community Service;

4.2.8. Event Venue;

4.2.9. Health Care Service, Major & Minor;

4.2.10. Home-Based Business, Major;

4.2.11. Commercial Services, Indoor;

4.2.12. Indoor Entertainment and Recreation, Major & Minor;

4.2.13. Natural Resource Development;

4.2.14. Office;

4.2.15. Outdoor Entertainment;

4.2.16. Outdoor Commercial;

4.2.17. Outdoor Recreation Service;

4.2.18. Renewable Energy Generation, Major;

4.2.19. Storage, Outdoor;

4.2.20. Utility, Major; or

4.2.21. Wellness Centre.

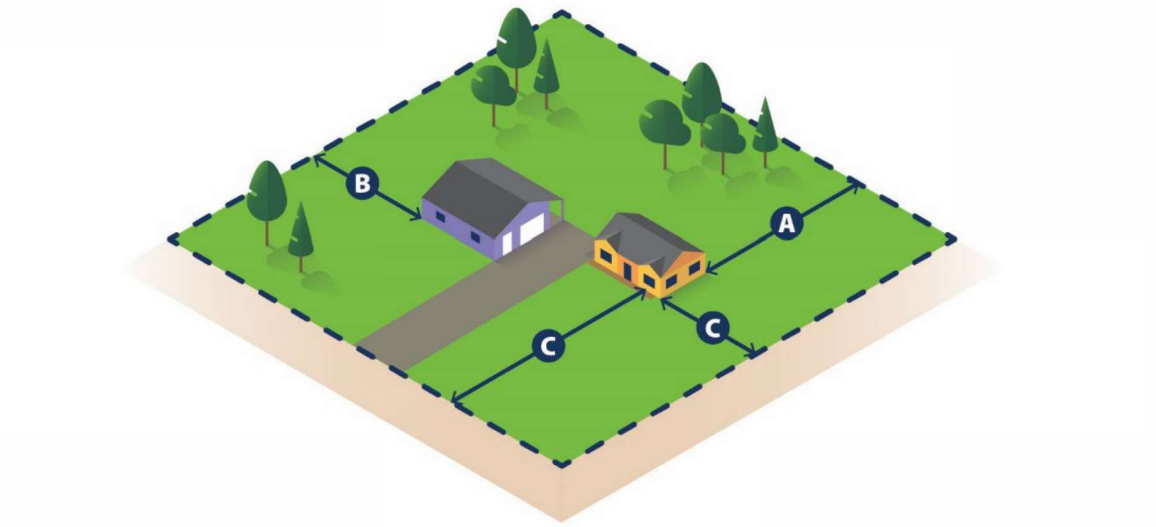
2.70. CR - Country Residential District

1. Purpose

1.1. To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Major Agriculture, Minor	Agriculture, Value-Added Agri-Tourism Riding Arena
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor, limited to Horticultural Uses Event Venue Health Care Service, Major Health Care Service, Minor Home-Based Business, Major Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Outdoor Entertainment Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
Industrial Uses	
	Industrial, Minor, limited to Cannabis Cultivation Natural Resource Development Storage, Outdoor, limited to those existing before May 27, 2025
Public Service and Infrastructure	
Renewable Energy Generation, Minor	Cemetery
Community Uses	
Park	Campground Child Care Services Community Service Outdoor Recreation Services School
Other Uses	
	Outbuilding



5. Additional Regulations for Specific Uses

Commercial Uses

5.1. Commercial Uses must incorporate Screening, to the satisfaction of the Development Authority, where:

5.1.1. Impacts extend beyond the boundary of the Parcel; and

5.1.2. Any outdoor storage activities are located on-site.

5.2. Commercial Uses should be prioritized on Corner Parcels.

5.3. Short-Term Accommodation Uses must be an Accessory Use to a Principal Residential Use.

Public Service and Infrastructure Uses

5.4. Public Service and Infrastructure Uses should be prioritized on Corner Parcels.

6. General Regulations

Special Information Requirements

6.1. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:

6.1.1. Impacts to local flora and fauna;

6.1.2. Management of sediment run-off;

6.1.3. Mitigation of stormwater run-off; and

6.1.4. Impacts to Water Body health.

4.40. Landscaping

1. General Requirements

1.1. The Development Authority may require Landscaping or Screening for any Development Permit application if, in their opinion, it would contribute to the improved compatibility with Adjacent properties, improve environmental stewardship, or mitigate the impacts of the Development or Use.

1.2. All required Landscaping must be completed within one (1) year of the issuance of an approved Development Permit.

Landscaping Not Required

1.3. Landscaping is not required for the following:

1.3.1. Residential Development, except Row Housing and Multi-unit Developments;

1.3.2. Institutional Development;

1.3.3. Change of tenancy that does not increase the size of the existing Building or parking requirements;

1.3.4. Along a Setback that is a zero-lot line; or

1.3.5. Agricultural Uses.

Development Permit Conditions

1.4. Where Landscaping is required as a condition of approval, the Applicant is responsible for avoiding using noxious plants as designated by the province and may require a weed management plan.

Variance to Landscaping Requirements

1.5. The Development Authority may consider a Variance to Landscaping regulations subject to the submission of a landscape plan prepared by a certified landscape architect that demonstrates how the landscape plan will mitigate the hardscape (both surface and Building(s)) when viewed from the public realm.

2. Landscaping Plan

General Requirements

2.1. The Development Authority may require that a landscaping plan be prepared by a Qualified Professional as part of a Development Permit application or as a condition of approval.

Landscape Plan Requirements

2.2. The landscaping plan must provide a Site Plan with the following information:

2.2.1. Proposed Site Area, in hectares, and percentage of the Parcel to be landscaped;

2.2.2. Number, location, type, and size of proposed trees, grasses, or other plant types;

2.2.3. Utility Structures;

2.2.4. Location and type of existing vegetation to be retained; and

2.2.5. Proposed ground cover, soft Landscaping or Xeriscaping, and hard surfacing areas.

2.3. The Development Authority may require the following information to be included on the landscaping plan:

2.3.1. Existing and proposed Site grading, including Site drainage;

2.3.2. Location of existing and proposed utilities and Easements;

2.3.3. Location of outdoor lighting; and

2.5. No employee or staff parking is allowed within a public right-of-way, unless, in Commercial Districts only, it can be demonstrated that the public right-of-way can accommodate overflow parking.

Requirements for Industrial Districts

2.6. Development Permit applications must include an estimate of the total expected number of employees anticipated to occupy the Building at peak times, on any given day.

Requirements for Commercial Districts

2.7. A change in Use of the Building from a commercial Use, or any form of sales or the increase in the scale of the Building must obtain a new Development Permit to demonstrate compliance in providing on-site parking.

2.8. Any increase to the intensity of the Use of the Building, such as an increase in Building footprint, must require a new Development Permit if the additional parking required to accommodate the increase cannot be met by the parking provided through the original Development Permit, based on the provisions of the Land Use Bylaw. The Development Permit must be accompanied by a Traffic or Parking Study.

2.9. No employee parking is allowed within a public right-of-way unless the public right-of-way (Road) can accommodate overflow Parking.

3. Parking for Home-Based Businesses

Home-Based Business Parking Requirements

3.1. All parking related to a Home-Based Business must be provided on-site.

3.2. A maximum of 1 business vehicle related to a Home-Based Business over 10,000 lbs gross vehicle weight is allowed, to a maximum of 16,000 lbs, and may include walk-in vans, and box trucks.

3.3. A business vehicle related to a Home-Based Business over 10,000 lb gross vehicle weight must not be parked in the Front or Side Yards.

3.4. No more than 10 delivery/client visit vehicles per day on the property of a Home-Based Business.

3.5. Delivery and client visits must be between the hours of 7 am – 7 pm for Home-Based Businesses.

4. Parking for Seasonal or Temporary Events and Agriculture-Related Uses

4.1. The regulations of this Subsection apply to the following Developments:

4.1.1. Temporary or Seasonal Uses and Events;

4.1.2. Agri-tourism Uses; and

4.1.3. Agriculture, Value-Added Uses.

4.2. All parking required under this Subsection must be provided on-site.

4.3. The Applicant must estimate the number of anticipated Parking Stalls based on visitor numbers during peak hours, and demonstrate, through the provision of an accompanied Site Plan, how the parking will be accommodated on the Site along with providing a safe access management plan.

4.4. In addition to the requirements above, the Development Authority may require the Applicant to provide additional rationale on how the anticipated parking needs were calculated.

4.5. No parking of traffic is allowed within the public right-of-way (Road) unless it can be demonstrated that parking can be accommodated safely.

4.6. As conditions of approval, the Development Authority may require traffic personnel to be provided during the event to manage traffic to and from the Site.

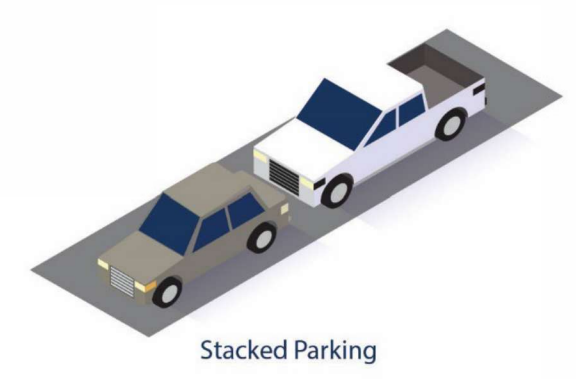
5. Stacked and Shared Parking Requirements

Applicability

5.1. The regulations of this Subsection apply to Industrial and Commercial Districts.

Stacked Parking

5.2. Stacked parking, as per Figure 1, must be accepted for employee parking spaces. Stacked parking is not permitted for visitor parking.



Stacked Parking

Shared Parking

5.3. The Development Authority may accept parking on an Abutting Property, where:

5.3.1. The Property Line Abuts the subject Parcel of the Development Permit application;

5.3.2. A formal lease agreement has been established and provided to the Development Authority;

5.3.3. A Site Plan demonstrates the location of a clearly marked pedestrian connection between the parking area and the Building occupied by the Use; and

5.3.4. Sufficient on-site parking is maintained on the Parcel(s) named in the lease.

5.4. If the Development Authority accepts the shared parking plan, the lease agreement must be registered on the title of all Parcels of land to which the lease applies.

6. Variances to Parking Requirements

Industrial and Commercial Variances

6.1. Variances to parking regulations will be assessed based on the following criteria:

6.1.1. Impact of reduced on-site parking within the public right-of-way; and

6.1.2. Ability of the public right-of-way to accommodate additional parking and have sufficient capacity to do so safely.

6.2. A Variance to parking requirements must be accompanied by a Traffic and Parking Study.

Home-Based Business Variances

6.3. Variances to parking regulations will be assessed on the following:

6.3.1. Where parking for the Home-Based Business is within the public right-of-way (Road), it must be demonstrated that capacity exists to accommodate parking safely; and

6.3.2. Should parking be accommodated within the public right-of-way the County may impose a condition of an annual fee for accommodating the parking.

6.4. Where additional on-site parking is sought, the Applicant must demonstrate there is no:

6.4.1. Visual impact; and

6.4.2. Noise impact on nearby residents and/or the public realm.

6.5. Where such impacts are identified, the Applicant must demonstrate what measures are proposed to mitigate the impacts arising.

6.6. When assessing a Variance, the assessment must consider the potential impact that could be generated based on what is permitted for a standard residential Development and to what level the impact is likely to arise from the Use.

5.100. Home-Based Business

1. General Development Regulations

1.1. Home-Based Businesses must:

1.1.1. Be located in the Principal Building or Accessory Building;

1.1.2. Not alter the external appearance and residential character of land or Buildings;

1.1.3. Not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area;

1.1.4. Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority;

1.1.5. Always maintain the privacy of Adjacent Dwellings;

1.1.6. Not impact Adjacent Dwellings by excessive lighting, late calling of clients, unreasonable number of clients, traffic congestion, or excessive on-street or off-street parking; and

1.1.7. Provide adequate parking for all on-site employees.

1.2. The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Section 4.100.

2. Home-Based Business, Home Office

2.1. Only the residents of the Parcel may work on-site in the business.

2.2. Home-Based Business, Home Office must not:

2.2.1. Include any outside storage of goods, materials, commodities or finished products; and

2.2.2. Include any on-site attendance of clients or customers.

3. Home-Based Business, Minor

3.1. Home-Based Business, Minor may include:

3.1.1. One additional employee, in addition to the residents of the Parcel, who may work on-site in the business;

3.1.2. On-site client attendance, where one client visit may be allowed at one time, and one on-site Parking Stall must be available as per the specifications of Section 4.50; and

3.1.3. Parking of up to two commercial vehicles with up to two accessory trailers, such as a dual axle gravel truck with pup, a trailer carrying a small backhoe, bobcat, or similar, tractor unit only (no trailer), or a three-ton truck or similar vehicle, at the discretion of the Development Authority.

3.2. Outdoor Storage of goods, materials, commodities, or finished products must not be permitted.

4. Home-Based Business, Major

4.1. Home-Based Business, Major may include:

4.1.1. Up to 4 additional employees, in addition to the residents of the Parcel, who may work on-site in the business.

4.2. At the discretion of the Development Authority, the following may be permitted:

4.2.1. Outdoor Storage of goods, materials, commodities or finished products; and

4.2.2. Parking of any commercial or off-site employee vehicles, including the number and location of Parking Stalls.

4.3. Home-Based Business, Major Uses must be Setback a minimum of 150.0 m (492.1 ft.) from a Multi-Parcel Residential Subdivision.

5.110. Industrial, Minor and Major

1. Development Permit Application Requirements

1.1. A Development Permit application for an Industrial, Minor, or Industrial, Major Use may require the following information to be provided:

1.1.1. Estimated water demand and anticipated source;

1.1.2. Wastewater and effluent treatment and disposal;

1.1.3. Reclamation information;

1.1.4. Traffic impact; and

1.1.5. Requirements for off-site improvements.

2. Recycling Facility

2.1. The following regulations must apply to a Recycling Facility as part of an Industrial, Major Use.

2.2. The development must include a Principal Building used for the indoor receiving, sorting, and processing of materials.

2.3. All Outdoor Storage areas must:

2.3.1. Be Screened from Adjacent properties and Roads;

2.3.2. Not be vertically higher than the approved Screening height; and

2.3.3. Not include household waste or organic material.

2.4. As part of a Development Permit Application a Debris and Dust Control Plan may be required.

2.5. A Recycling Facility Use may be required to mitigate odours to the satisfaction of the Development Authority.

	nature. Typical Uses include medical and dental offices, health clinics, counselling, and health services. This Use may include Accessory Uses such as drug stores and pharmacies.
Home-Based Business, Home Office	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity does not alter the outward appearance or character of the main Dwelling and does not have any impacts outside of the Building where the Use is located. Typical Uses include office support services.
Home-Based Business, Major	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling, Accessory Building, or in the open. This type of Use should not alter the character or external appearance of the main Dwelling, can involve off-site employees, and may have off-site effects that reach beyond the Parcel boundary. Typical Uses may include small-scale fabrication, general commercial services, and contractor services.
Home-Based Business, Minor	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity should not alter the outward appearance or character of the main Dwelling, involves only a limited number of client visits, and has no impact outside of the Parcel. Typical Uses include mobile or off-site services, Bed and Breakfasts, Home-Based Child Care, or small-scale vehicle repair.
Hotel	Means a Development containing multiple guest rooms or suites for temporary sleeping accommodation and is not located within a Dwelling. Units may be equipped with kitchen facilities. This Use may also include commercial or services such as event and convention centres, eating and drinking services, and other similar Uses. This Use includes hotels, motels, hostels, and other similar Uses.

I

Indoor Entertainment and Recreation, Major	Means a Development that provides facilities within an enclosed Building to gather patrons for entertainment or recreation. The nature of Development may produce major impacts extending beyond the Parcel's boundaries. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. The nature of Development may produce major impacts extending beyond the Parcel's boundaries. Typical facilities would include spectator sports complexes, conference halls, concert halls, playhouses, Agri-plexes, and other related Uses.
Indoor Entertainment and Recreation, Minor	Means a Development that provides facilities within an enclosed Building to gather patrons for entertainment or recreation. The Development may have minimal off-site and Nuisances impacts to neighbouring Parcels. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. Typical facilities would include curling rinks, community hockey rinks, bowling alleys, museums or exhibits, and other similar Uses.
Industrial, Major	Means a Development used for the following: • Processing of raw goods and materials • Manufacturing, cleaning, servicing, repair, or testing, and assembling of products and equipment • Storage and shipment of products and equipment • Training, research, and development • Distribution and selling of materials, goods, and equipment This Use may create Nuisances that extend off-site, beyond the boundaries of the Parcel and may be harmful to, or that affect the safety, Use and enjoyment of property of surrounding areas due to noise, light, emissions, dust, traffic, or other effects. Typical Uses include Cannabis Cultivation and Cannabis Processing facilities with a plant canopy over 200.0 m^2 (2,152.8 ft^2), concrete and asphalt plants, oil and gas facilities such as upgraders or petroleum plants, chemical and fertilizer plants, and land treatment facilities.
Industrial, Minor	Means a Development used for the following: • Processing of raw goods and materials • Manufacturing, cleaning, servicing, repair, or testing, and assembling of products and equipment • Storage and shipment of products and equipment • Training, research, and development • Distribution and selling of materials, goods, and equipment • Indoor cultivation of plant products

Exhibit D: Municipal Development Plan Bylaw 2024-22 Excerpts

2.2.2 Acheson Industrial Area

The Acheson Industrial Area will continue to support ongoing development in the rural industrial and commercial sectors. The focus of the area is industrial growth coordinated with existing residential uses and sensitive natural areas.

The Acheson Industrial Area is subject to an **Area Structure Plan** *that outlines specific planning direction for the area.*

2.2.3 West Parkland

The focus of West Parkland is to support ongoing agricultural activity and rural experience. The area will continue to balance agriculture with well-connected natural systems. Small residential and industrial growth in this area should be primarily concentrated within hamlets.

2.2.4 Agricultural Heartland

The Agricultural Heartland is home to most of the County's **Prime Agricultural Areas**. Agricultural activities should continue to be balanced with the preservation of natural spaces, including lakes and wetlands. The area can support limited residential growth, while maintaining its agricultural focus.

2.2.5 Lake Country

The focus of Lake Country is to accommodate country residential growth in balance with agricultural activity and the health of lakes or other natural spaces, including the unique Carvel Pitted Delta. The area will enable opportunities for recreation and enhanced protection of lakes and natural areas.

2.2.6 River's Edge

Located south of the Enoch Cree First Nation and abutting the City of Edmonton, the focus of River's Edge is to accommodate country residential growth while balancing important natural systems and wetlands. The area will enable recreation opportunities and enhanced access to natural spaces.

2.2.7 Wabamun Country

The focus of Wabamun Country is to leverage its proximity to Wabamun Lake and post-industrial landscapes to unlock unique development opportunities in recreation, residential, and employment. The area is positioned to provide year-round experiences that attract new audiences to Parkland County. The area's success hinges on balancing the health of the Wabamun Lake Watershed with new development.

2.2.8 North Saskatchewan River

The focus of the North Saskatchewan River area is to protect watershed health and the riparian environments of the North Saskatchewan River, while enabling local and regional recreation opportunities.

2.2.9 Pembina River

The Pembina River area focuses on protecting its riparian environments while enabling recreation opportunities.

the County more than they impair, degrade, or nullify them. The best way for development to be nature-positive is to avoid the significant disruption of natural functions in the first place. This is the best option because is it very difficult to replicate the function of established, intact natural areas. When avoidance is not viable, the next best approach is to mitigate or reduce the impacts of a development. As a final option, when disturbance is unavoidable and mitigation is not viable, impacts to natural functions can be offset. Offsetting natural functions generally includes replacing or restoring part of the removed functions.

3.3.1 Nature Positive Development

a. Development should protect and avoid impacts to natural features and functions. Where disturbance cannot be avoided, development must mitigate or offset impacts to natural features and functions by achieving nature-positive design.

b. Development must complete a Biophysical Impact Assessment when requested by the County.

c. When the potential for species-at-risk are identified through the Biophysical Impact Assessment, development must provide additional species studies and protection measures as requested by the County and according to all relevant Federal and Provincial requirements.

d. Where carrying capacities, measures of cumulative effects, or development limits are defined in an **Area Structure Plan**, **Conceptual Scheme**, or **Master Site Development Plan**, development must demonstrate that it is within defined limits.

Natural features are the key components of natural systems. They include things like forests and tree-stands, lakes, wetlands, drainage paths, and native vegetation.

Natural functions are the beneficial processes enabled by natural systems. They keep natural systems vital and provide goods and services that include provisioning services, regulating services, habitat services, and cultural and spiritual services.

3.3.2 Environmentally Significant Areas and High Priority Landscapes

a. Development must protect and enhance natural features and their functions in **High Priority Landscapes** and **Environmentally Significant Areas** through incorporation of nature-positive operations.

b. Development in or adjacent to **High Priority Landscapes** and **Environmentally Significant Areas** must complete a Biophysical Impact Assessment.

c. Development in **Environmentally Significant Areas** and **High Priority Landscapes** must maintain landscape connectivity and wildlife corridors as identified by Parkland County.

Parkland County's ESAs are recognized as the backbone of the ecological networks that span the County. As part of a green network approach, **High Priority Landscapes** *have also been identified that connect* **Environmentally Significant Areas**.

3.3.3 Reserves & Easements

a. Development must dedicate the following areas as **Environmental Reserve** as part of subdivision at the request of the County:

i. a swamp, gully, ravine, coulee or natural drainage course;

ii. land that is subject to flooding or is, unstable;

iii. **High Value Wetlands**, wetlands hydrologically connected to **High Value Wetlands**, or wetlands that cross property boundaries; or

iv. a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

Environmental Reserve, **Environmental Reserve Easement**, **Conservation Reserve**, *and* **Conservation Easements** *are all defined in the Municipal Government Act (MGA). Detailed requirements for MR and other reserve types are located in Parkland County Policy C-PD15 Dedication and Use of MR,* **Environmental Reserve** *(ER) and* **Environmental Reserve Easement** *(ERE).*

b. Development must protect surface water quality quantity, and the health of aquatic ecosystems. Supporting studies may be required, including hydrology or hydro-geology studies, water balance studies, wetland assessment and impact reports, and flow rate/discharge quantity and quality studies.

c. Development should maintain natural drainage patterns by:
   i. implementing naturalization, retention and enhancement of natural drainage patterns in the development process;
   ii. managing peak and overall stormwater volumes leaving the development area;
   iii. reducing impermeable surfaces within a development area; and
   iv. implementing **Low Impact Development** techniques for storm water management.

Alberta's Public Lands Act claims public ownership of the bed and shore of all wetlands deemed to be permanent or semi-permanent. Development activity within a Crown-owned **Water Body** *requires Provincial approval.*

High Value Wetlands *means wetlands scoring "Good", "Very Good", and/or "Excellent", as identified in the Parkland County Wetland Inventory & Historical Loss Assessment.*

Permittee-responsible replacement is defined under the Alberta Wetland Policy by the Province as restorative replacement in accordance with the criteria and guidance of the Province.

3.4 Development Policies to Conserve Agriculture

Agricultural lands are one of Parkland County's most important resources, contributing to the region's economy, food security, and culture. The County has a responsibility to conserve agricultural lands and the viability of agricultural operations for future generations. This means balancing the needs of farmers and their families while limiting the fragmentation of farmland caused by subdivisions for non-agricultural purposes.

The MDP defines two types of agricultural land, shown on the Development Concept Map (Figure 4):

- **Rural Agricultural Areas**; and
- **Prime Agricultural Areas**.

Rural Agricultural Areas make up most of the county's agricultural lands—in these areas, agricultural uses take priority over other types of development. **Prime Agricultural Areas** are areas with the highest quality soils—in these areas, conservation of agricultural land and operations is the highest priority.

3.4.1 Rural Agricultural Areas

Rural Agricultural Areas are the base district across most of the county. These areas prioritize a range of agricultural and agriculture-supporting uses. Subdivision is limited to protect agricultural lands from fragmentation while allowing flexibility and multi-generational farm-living.

a. In **Rural Agricultural Areas**, agricultural operations and uses will have precedence over other land uses.

b. Development and subdivision in **Rural Agricultural Areas** should avoid breaking up large, continuous stretches of farmland into smaller, disconnected pieces.

c. Development in **Rural Agricultural Areas** should minimize impacts to agricultural operations.

d. A quarter section in a **Rural Agricultural Area** may be subdivided into a maximum of four total parcels.

e. Development should cluster **Agriculture-Related Uses**, **Value-added Agricultural Uses**, and non-agricultural uses to minimize impact on agricultural lands.

f. Major energy development within the **Rural Agricultural Areas** should provide an Agricultural Impact Assessment to address co-location of agriculture with energy facilities.

3.4.2 Prime Agricultural Areas

Prime Agricultural Areas are the highest value agricultural lands in the county that are a priority for conservation. These areas have additional subdivision limitations and study requirements to limit fragmentation and retain existing agricultural uses.

a. **Prime Agricultural Areas** should be conserved for agricultural uses.

b. Development of the following uses is allowed in **Prime Agricultural Areas**, where they can mitigate impacts to agricultural land and operations:

   i. **Agriculture-related Uses**;

   ii. **Value-added Agricultural Uses**; and

   iii. **On-farm Diversified Uses**.

c. Development of a use not related to agriculture in **Prime Agricultural Areas** must provide an Agricultural Impact Assessment.

d. A quarter section in a **Prime Agricultural Area** may be subdivided into a maximum of three total parcels.

3.5 Development Policies to Manage Growth

Parkland County is expected to grow from 33,000 to 40,000 residents between 2023 and 2051. This growth, when managed effectively, will help the County expand opportunities and grow its tax base.

Responsible and coordinated growth involves prioritizing and concentrating higher intensity development in strategic locations, including employment areas and hamlets. Focused hamlet growth supports effective service provision, unlocks new types of housing, and builds employment momentum while supporting rural areas. Concentrating commercial and industrial growth in employment areas leverages servicing and builds economic diversity and capacity.

3.5.1 General Growth and Land Use

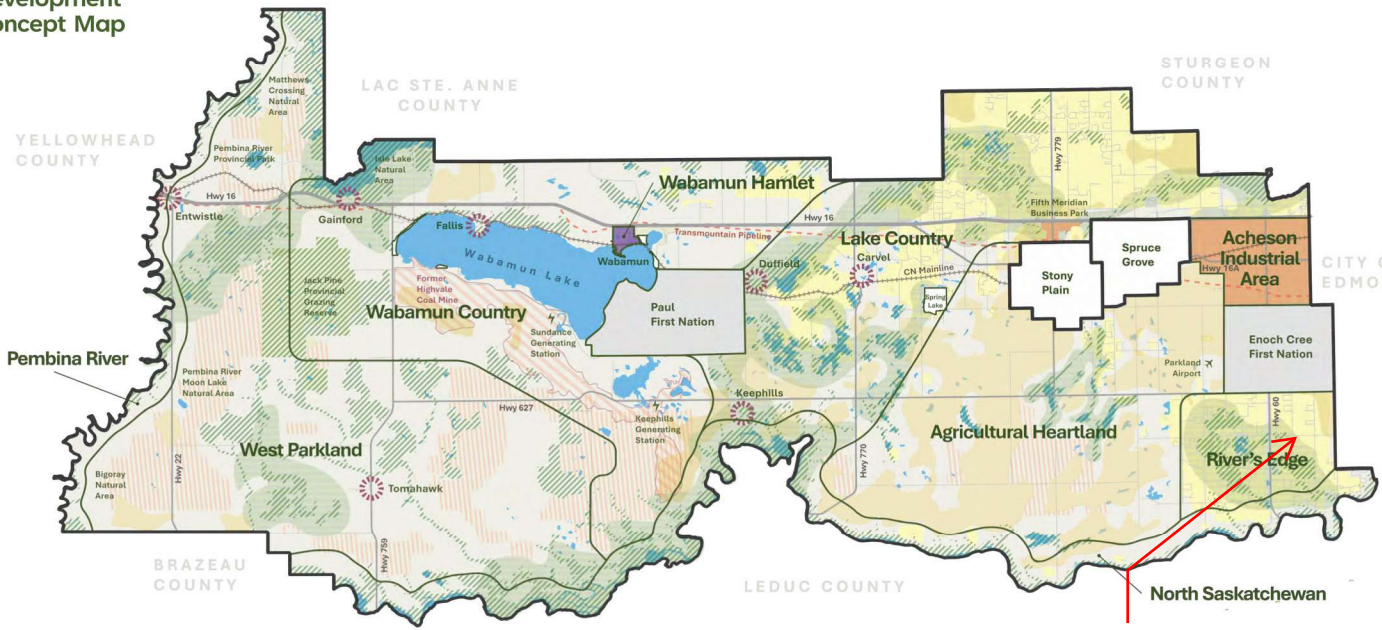
a. All growth and development in the County must align with the Edmonton Metropolitan Region Growth Plan policies, including density targets.

b. Secondary and garden suites will be allowed throughout the County.

c. Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties.

Exhibit E: MDP s2.3 Development Concept Map

2.3 Development Concept Map



Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas
- Major Employment Areas
- Priority Growth Hamlets
- Country Residential Areas
- High Priority Landscapes
- Environmentally Significant Areas
- Confined Feeding Operation Compatible Areas

0 5 10 20
Kilometres

Figure 4. Development Concept Map

Exhibit F: Woodbend-Graminia Area Structure Plan Bylaw 36-2012 Excerpts

2.4.5 Definitions

In this document:

Extensive Agricultural Pursuit means a system of tillage or animal husbandry through which one may gain a livelihood from large areas of land by the raising of crops or the rearing of livestock, either separately or in conjunction with one another, and includes residences and buildings ancillary to the operation.

Concentrated Horticultural Use means the raising of crops or produce for commercial purposes within a confined area, either indoors or outdoors, and includes residences and buildings ancillary to the operation. Without restricting the generality of the foregoing a concentrated horticultural use may include: market gardens, mushroom farms, nurseries and apiaries.

Intensive Livestock Operation means the rearing of livestock or poultry for commercial purposes within a confined area and includes residences and buildings ancillary to the operation. Without restricting the generality of the foregoing an intensive livestock operation may include: poultry farms, dairy operations, hog farms and confined livestock facilities.

Recreational Use means an active or passive recreational use that either localizes users and development within a defined area of land or scatters users and development over a dispersed area of land. Without restricting the generality of the foregoing a recreational use may include: parks, hiking trails, scenic lookout points, picnic areas, riding stables, golf courses and clubhouses, sportsfields, ball diamonds, and outdoor skating rinks.

Institutional Use means a building or lot used for public services or community facilities by the municipality, a school authority, a board or agency of the provincial or federal government or by a recognized religious organization. Without restricting the generality of the foregoing an institutional use may include: community halls, schools, post offices, churches, firehalls, bird sanctuaries, botanical gardens and public utilities.

Rural Commercial Use means a retail business activity providing a service or retail function to local residents. Without restricting the generality of the foregoing a rural commercial use may include: a convenience food store.

4.3 MIXED USE/COUNTRY RESIDENTIAL

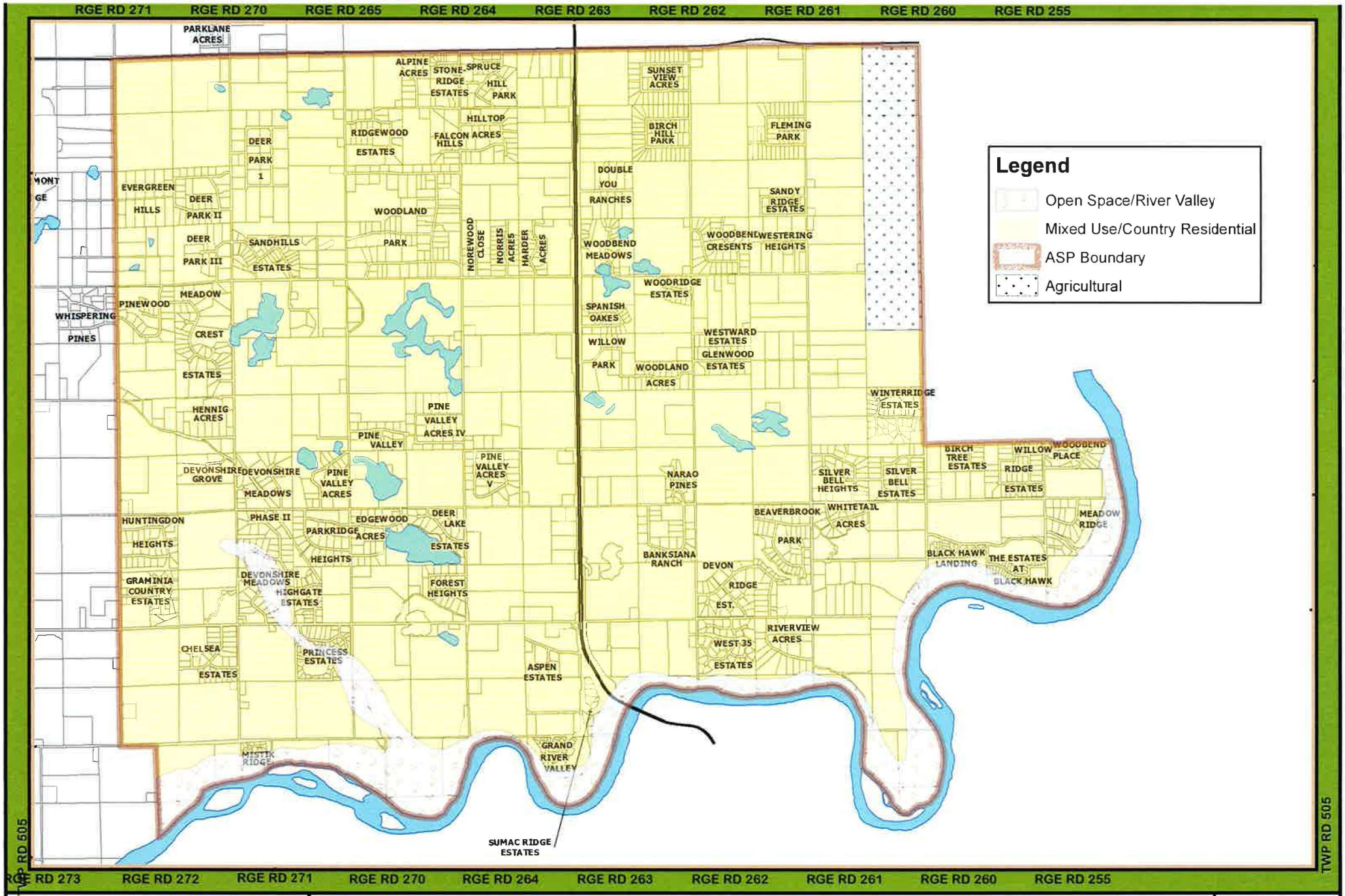
This area is characterized by organic soils and rolling, sandy terrain. Much of the area is interspersed with sloughs, bogs and small lakes with large areas subject to a high water table. Generally, the area has poorer quality soils for agricultural production although pockets of Class 3 soil (Canada Land Inventory Soil Classification System) do exist. Graminia Creek intersects the southwest corner but is relatively narrow in width at this point. Generally, the area is suitable for multi-parcel country residential development.

4.3.1 Land Use Allocation

The predominant use of land within the MIXED USE/COUNTRY RESIDENTIAL area will be as follows:

PERMITTED USES	DISCRETIONARY USES
Multi-Parcel Country Residential Uses Extensive Agricultural Pursuits Recreational Uses	Intensive Livestock Operations Concentrated Horticultural Uses Institutional Uses Rural Commercial Uses Natural Resource Extractive Industries

Exhibit G: ASP Development Concept Map



parkland county

WOODBEND - GRAMINIA LAND USE CONCEPT

Disclaimer:
Parkland County offers this information in good faith, but makes no warranty with regard to correctness, and accuracy of the data.

Drawn By: brh | 2011 Orthophotography | Geopositional Accuracy (+/- 3-5m)

Date: August 08, 2013 | Scale: 1:70,000

Exhibit H: Map with Setbacks to Subdivision Local Road Entrances

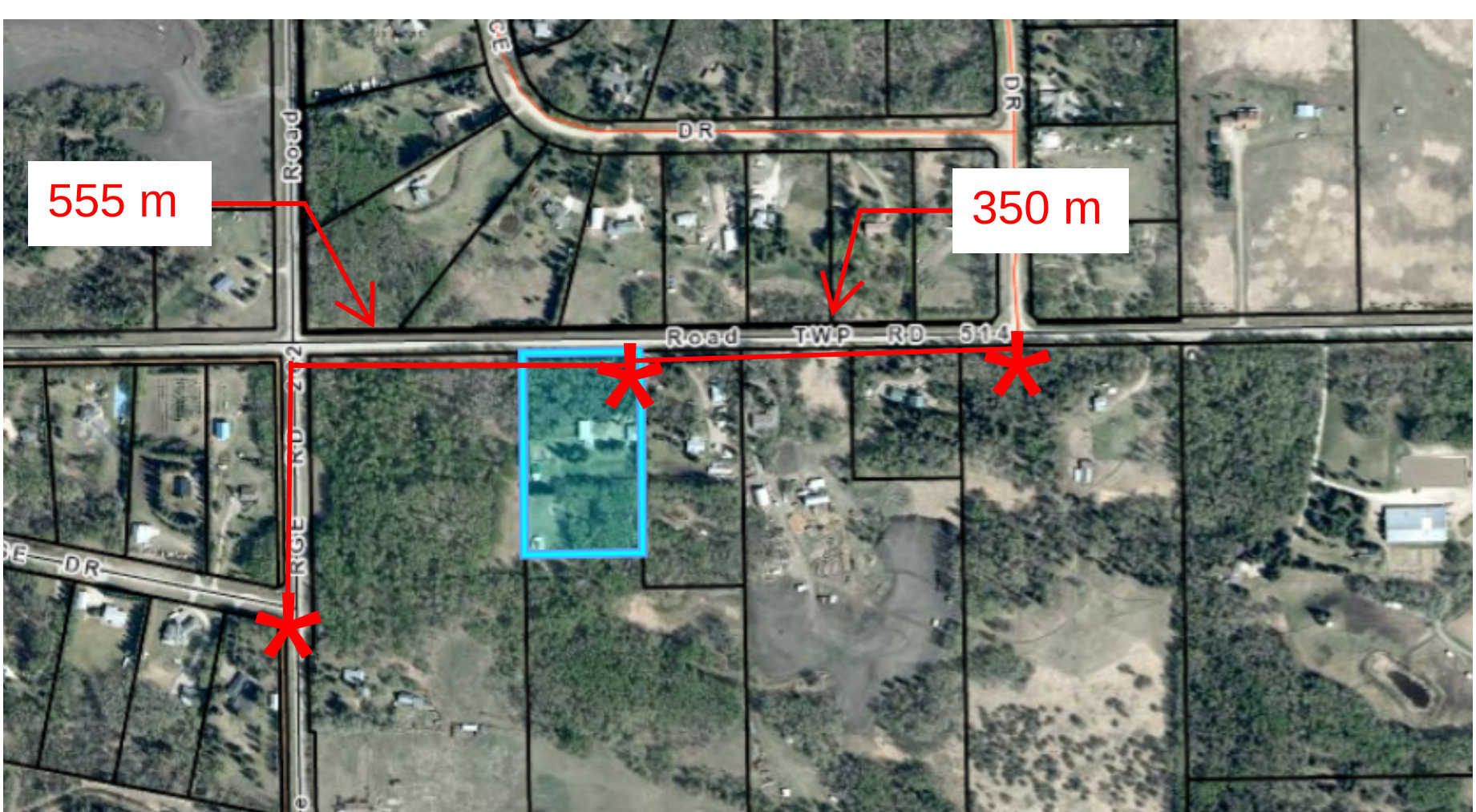

555 m
350 m
Road
DR
DR
Road
TWP
RD
514
RGE
RD
DR
Lowdale

Exhibit I: Correspondence Regarding Public Engagement Recommendation

Stephanie Camilleri

From: Stephanie Camilleri
Sent: Wednesday, August 19, 2026 8:54 AM
To: 'Rebekah C'
Subject: RE: Development Permit application PLDPE20260743 - information

Categories: CityView Planning Attachment

Hi Rebekah,

Thank you for the additional information.

We have determined that your proposed use, Outdoor Recreation Services, does not meet the criteria to be deemed a Major Development. As such, public engagement is not required as prescribed by the Public Engagement Policy C-AD51.

However, we would encourage you to provide a minimum level of public engagement by speaking to landowners in your area to hear their concerns and to be able to explain how you plan to mitigate any negative impacts.

I will continue with the review of your application and will reach out if I have any questions.

Sincerely,

Stephanie Camilleri | Development Planner I | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8436 | stephanie.camilleri@parklandcounty.com | www.parklandcounty.com

One Parkland: Powerfully Connected.

This communication is intended for use of the recipient to whom it is addressed and may contain confidential, personal and/or privileged information. Please contact me immediately if you are not the intended recipient of the communication and do not copy, distribute, or take action relying upon it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Rebekah C [redacted]@gmail.com>
Sent: Tuesday, August 18, 2026 4:59 PM
To: Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Subject: Re: Development Permit application PLDPE20260743 - information

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hi Stephanie,

I appreciate your quick response.

YES we are dark sky compliant as per policy C-ES06.

Landowner Declaration and Consent Form

Registered Landowner Declaration and Consent (complete this section if you are the landowner)

Subject Legal and/or Civic Address (the "Lands") 26127 TWP 514 Spruce Grove AB

I / We, the registered owner(s) or authorized representative of the landowner hereby:

- Grant authorization for Parkland County staff to enter the Lands to conduct site inspections and evaluations;
- Understand that if an application is approved or refused by the decision-making Authority, it may be appealed to the applicable appeal board (Subdivision and Development Appeal Board or Land and Property Rights Tribunal). It is further understood that the appeal board may confirm, revoke, or vary the decision or any condition because of such an appeal being duly served, and that any work undertaken prior to an appeal being filed is entirely at my/our risk;
- Understand that any approvals granted regarding an application does not excuse me/us from complying with the requirements of any Federal, Provincial, or other Municipal Legislation, or the conditions of any easement, restrictive covenant, or agreement affecting the Lands;
- Certify the information provided with the application is, to the best of my/our knowledge, a true statement of the facts relation to the application;
- Consent to receive communication and application decisions through electronic means if applicable.

Note that Parkland County sends application-related correspondence to the named applicant.

I / We hereby authorize the applicant _____ to act as an agent on my/our
(please leave blank if you are the applicant)

behalf re[redacted] dentified below at the address above.

[redacted] Rebekah Campbell August 14 2026

Signature of Primary Registered Owner | Print Name | Date

[redacted]@gmail.com 780[redacted]

Registered Owner Email | Registered Owner Phone Number

The above signature provides consent for the following application(s):

- [x] Development Permit
- [ ] Civic Address New/Change
- [ ] Subdivision
- [ ] Comprehensive Planning Application
- [ ] Compliance Review

Signatures of additional Owners on Title (only applicable for Subdivisions and Comprehensive Planning Applications)

Registered Owner Signature	Print Name	Date
Registered Owner Signature	Print Name	Date

Registered Owner Signature	Print Name	Date
Registered Owner Signature	Print Name	Date

Applicant Declaration (complete this section if you are the applicant but not the landowner)

I / We the Applicant, hereby:

- Certify that I/we am/are the contact for the Primary Registered Landowner;
- Certify the information provided with the application is, to the best of my/our knowledge, a true statement of the facts relating to the application;
- [redacted] munication and application decisions through electronic means.

[redacted] Rebekah Campbell August 14 2026

Print Name | Date

The information collected on this document will be used for the purposes allowed under the authority of the *Municipal Government Act*. The personal information that you provide may be made public subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Questions regarding the collection and use of this information may be directed to the Freedom of Information & Protection of Privacy Coordinator for Parkland County at 780-968-3229.

Latest Revision: 08.25.2023

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0038 220 927	1920357;1;2A	212 213 550

LEGAL DESCRIPTION
PLAN 1920357
BLOCK 1
LOT 2A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;26;51;23;NW

MUNICIPALITY: PARKLAND COUNTY

REFERENCE NUMBER: 192 031 928

REGISTERED OWNER(S)

REGISTRATION	DATE (D/M/Y)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 213 550	01/10/2021	TRANSFER OF LAND	$675,000	CASH & MORTGAGE

OWNERS

BOYD CAMPBELL

AND
REBEKAH CAMPBELL
BOTH OF:
26127 TOWNSHIP ROAD 514
SPRUCE GROVE
ALBERTA T7Y 1B5
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7825HN	11/09/1950	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - ATCO GAS AND PIPELINES LTD. 909 11 AVE SW CALGARY ALBERTA T2R 1L8 AS TO PORTION OR PLAN: 2093HW INSTRUMENT NUMBER CORRECTED BY 092 216 296 JUNE 30, 2009 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 972092234) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022024840)
872 008 104	14/01/1987	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA DEPARTMENT OF TRANSPORT EDMONTON INTERNATIONAL AIRPORT
212 213 551	01/10/2021	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O FIRST NATIONAL FINANCIAL LP 100 UNIVERSITY AVE, SUITE 700 NORTH TOWER TORONTO ONTARIO M5J 1V6 ORIGINAL PRINCIPAL AMOUNT: $657,800
252 242 686	24/09/2025	WRIT CREDITOR - CAMERON - OKOLITA INC. 9415-98 AVENUE NW EDMONTON ALBERTA T6C 2C8 DEBTOR - BOYD CALVIN CAMPBELL 26127 TOWNSHIP ROAD 514 SPRUCE GROVE ALBERTA T7Y 1B5 AMOUNT: $141,000 AND COSTS IF ANY ACTION NUMBER: 24-3057294 CONSUMER PROPOSAL CERTIFICATE PURSUANT TO THE BANKRUPTCY AND INSOLVENCY ACT

TOTAL INSTRUMENTS: 004

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF AUGUST, 2026 AT 12:27 P.M.

ORDER NUMBER: ARLO260814035100

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

DEVELOPMENT PERMIT
APPROVED
09/11/2026
Development Authority
Land Use Bylaw 2025-12
parkland county
PLDPH20260743

Rebekah Campbell
26127 Township Road 514
Spruce Grove, Alberta

Parkland County Development Planning Department
Attn: Stephanie Camilleri

Re: Variance Requests — Laneway Getaway Private Dog Parks

Dear Ms. Camilleri,

I am submitting this letter in support of our Home-Based Business, Major permit application for Laneway Getaway Private Dog Parks. We respectfully request variances from the following requirements.

1. Section 5.100.4.3 — Setback from a Multi-Parcel Residential Subdivision

Section 5.100.4.3 requires a Home-Based Business, Major use to be set back a minimum of 150 metres (492.1 feet) from a Multi-Parcel Residential Subdivision.

A Multi-Parcel Residential Subdivision is located across the road from our parcel. Although the distance between the respective property lines is less than 150 metres, the private dog exercise areas are located more than 150 metres from the nearest residences within the subdivision.

Several substantial barriers provide additional separation and screening between the dog exercise areas and the subdivision:

- A row of trees or a hill at the rear of the residential properties provides an initial visual barrier.
- A row of mature spruce trees, more than 50 years old and approximately 70 to 90 feet high, forms a dense privacy screen along the edge of our property.
- A six-foot privacy fence is located inside the row of spruce trees on our property.

Traffic entering and leaving our property is not expected to adversely affect the subdivision. Our driveway is located on the back side of the subdivision and is not near either of its two access points.

Given the distance between the dog exercise areas and the nearest homes, the extensive natural and constructed screening, and the location of our driveway, we respectfully submit that the intent of the setback requirement is maintained.

2. Section 4.50.3.4 — Maximum Daily Delivery and Client Vehicles

Section 4.50.3.4 permits no more than 10 delivery or client vehicles per day on the property of a Home-Based Business.

On a typical day, approximately 21 to 24 client vehicles visit our property. These visits are scheduled and staggered throughout the day, ensuring that vehicles do not arrive or depart at the same time.

We average approximately one multi-family booking per week. During such a booking, a maximum of five client vehicles may be on the property at one time. On a day that includes a multi-family booking, the total number of client vehicles visiting the property may range from approximately 25 to 28.

All client parking is located entirely on our private property. The parking areas are screened from adjacent properties by six-foot privacy fencing and mature spruce trees.

As noted above, our driveway is located on the back side of the subdivision and is not near either of its access points. The staggered scheduling of visits, limited number of vehicles on site at one time, on-site parking, and substantial screening help minimize any potential traffic or visual impacts on neighbouring properties.

3. Section 4.50.3.5 — Permitted Hours for Delivery and Client Visits

Section 4.50.3.5 requires delivery and client visits to occur between 7:00 a.m. and 7:00 p.m.

We respectfully request approval for the following operating hours:

- Weekdays: 7:00 a.m. to 10:00 p.m.
- Weekends: 9:00 a.m. to 10:00 p.m.

These hours were selected to align with the community quiet-time guidelines previously communicated by Parkland County and to demonstrate consideration for our neighbours and the surrounding community.

We do not anticipate that the requested extended hours will adversely affect the adjacent subdivision or neighbouring parcels for the following reasons:

- Parking is located entirely on our property and is screened by six-foot privacy fencing and mature spruce trees.
- Vehicles park facing south, toward the interior of our property, so their headlights do not shine into neighbouring yards.
- Clients are not permitted to leave their vehicles idling during their visits.
- The private, scheduled nature of the facility limits the number of clients and vehicles present at any one time.

For these reasons, we respectfully request approval of the above variances. We believe the property's location, substantial screening, controlled scheduling, on-site parking, and operating practices effectively minimize potential impacts on neighbouring properties while allowing the business to operate safely and responsibly.

Thank you for considering our application. Please contact me if you require any additional information or supporting documentation.

Sincerely,

Rebekah Campbell
Laneway Getaway Private Dog Parks
780-[redacted]



PLDPH20260743

From: Rebekah C <[redacted]@gmail.com>
Sent: Wednesday, September 9, 2026 12:01 PM
To: Stephanie Camilleri
Subject: Fwd: Development Permit PLDPH20260743 - shelters updated

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hello Stephanie,

I have attached photos of the shelter buildings. They are both identical. They each have a wood stove as depicted in the photos, please note THE STOVES DEPICTED WILL BE DISABLED AND WILL NEVER BE USED.

Park 1 shelter also has an AC unit.

They shelters are built on skids. They are 10 foot x 8 foot. Metal roofs.

DEVELOPMENT PERMIT
APPROVED
09/11/2026
Development Authority
Land Use Bylaw 2025-12
parkland county
PLDPH20260743



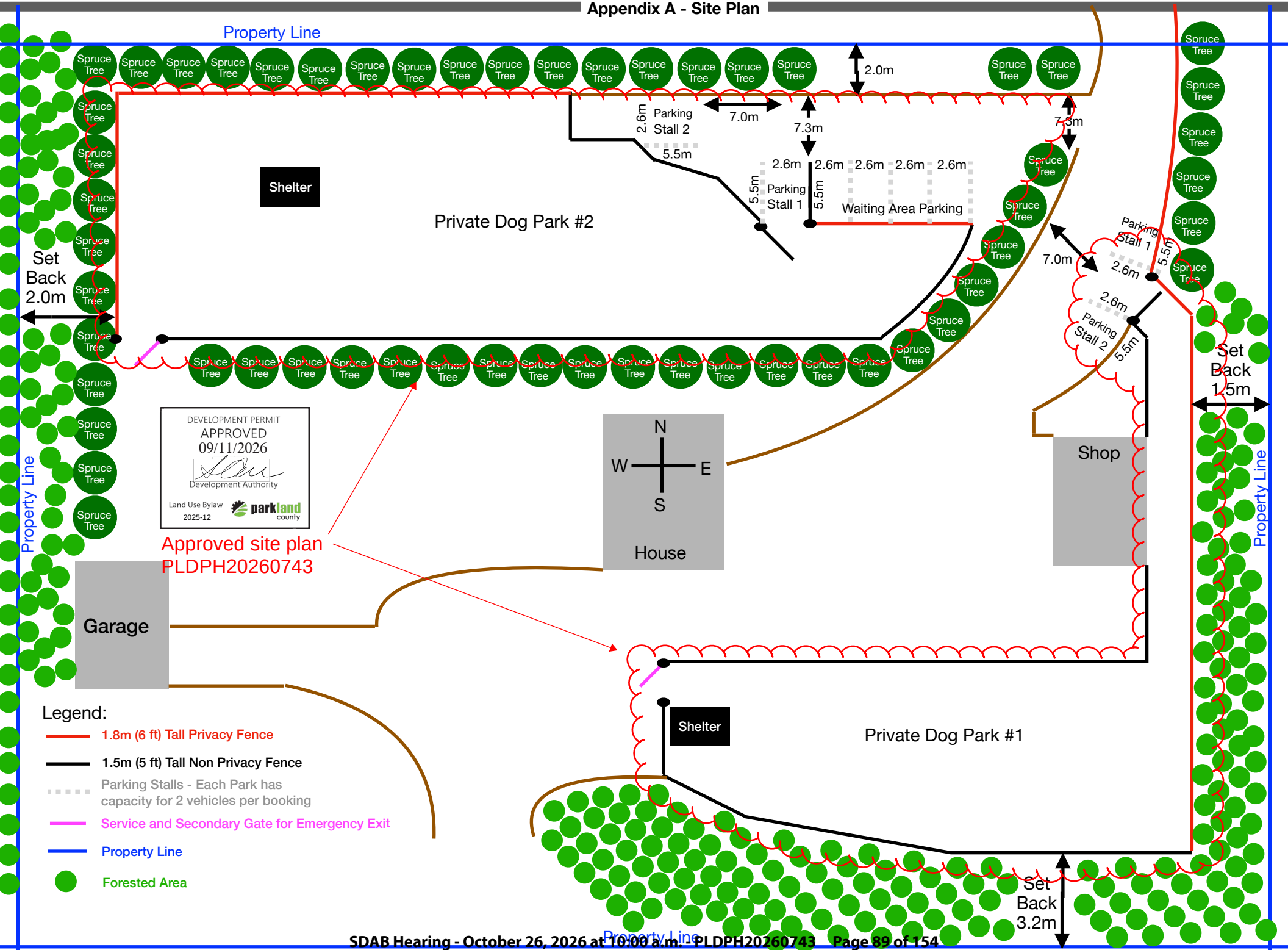
DEVELOPMENT PERMIT
APPROVED
09/11/2026
Development Authority
Land Use Bylaw 2025-12
parkland county
PLDPH20260743



DEVELOPMENT PERMIT
APPROVED
09/11/2026
Development Authority
Land Use Bylaw 2025-12
parkland county
PLDPH20260743



Appendix A - Site Plan



DEVELOPMENT PERMIT
APPROVED
09/11/2026
Development Authority
Land Use Bylaw 2025-12
parkland county

PLDPH20260743

Rebekah and Boyd Campbell
Laneway Getaway Inc.
26127 Township Road 514
Spruce Grove, AB
780-717-3655
lanewaygetaway@gmail.com

Date: August14, 2026

Development Services
Parkland County
53109A Highway 779
Parkland County, AB T7Z 1R1

Re: Development Permit for Private Canine Recreation Area

Property: 26127 Township Road 514, Parkland County, Alberta
Legal Description: NW-23-51-26-W4

Project Number: TMPPL20260003224

Dear Development Services,

We are applying for a development permit to operate our existing business as a discretionary use categorized as Outdoor Recreation Services at 26127 Township Road 514, Parkland County.

Laneway Getaway operates a private, reservation-only canine recreation facility. Unlike a traditional dog park, kennel, boarding facility, or dog daycare, our business provides individually scheduled outdoor recreation space where dog owners remain with and supervise their own dogs throughout each visit. There is no transfer of care or custody of animals, no overnight boarding, no daycare services, and no unrestricted public access.

Our objective is to operate a low-impact recreational use that remains compatible with the surrounding Country Residential area while providing a unique service to residents of Parkland County and the surrounding region.

We recognize that discretionary use applications are evaluated on their individual merits, and we want to ensure our proposal is presented clearly and comprehensively. To assist with that review, we have prepared a preliminary planning package outlining our operation, site layout, traffic management, parking, noise management practices, and other operational details.

Some of the key characteristics of our operation include:

- Access by advance reservation only.
- Approximately 94% of reservations involve a single vehicle.
- Visitor arrivals are scheduled throughout the day rather than concentrated at one time.
- Parking is provided entirely on private property.
- Dogs remain under the supervision and control of their owners during each visit.
- There is no boarding, daycare, grooming, breeding, or retail storefront associated with the operation.
- The property contains two separate fenced exercise areas, allowing reservations to be managed in a controlled and organized manner.

We value being good neighbours and have designed our business to minimize potential impacts related to traffic, parking, noise, and overall site activity. We welcome any guidance the County can provide regarding additional information or studies that may assist in evaluating our proposal.

We respectfully request the opportunity to meet with a Development Planner to discuss the proposed use, receive preliminary feedback, and better understand the requirements for a complete discretionary use application.

Thank you for your time and consideration. We appreciate the opportunity to work collaboratively with Parkland County throughout this process and look forward to meeting with you.

Sincerely,

Rebekah and Boyd Campbell
Owners
Laneway Getaway Inc.

Table of Contents

1. Cover Letter
2. Executive Summary
3. Appendix A – Site Plan
4. Appendix B – Property Photographs
5. Appendix C – Operational Management Plan
6. Appendix D – Neighbour Compatibility Plan
7. Appendix E – Traffic & Visitor Activity
8. Appendix F – Booking Process & Reservation Controls
9. Appendix G – Evidence of Responsible Operation

Executive Summary

Pre-Application Submission

Proposed Discretionary Use – Private Canine Recreation Area (Reservation Only)

Applicant: Laneway Getaway Inc.

Property Address: 26127 Township Road 514, Parkland County, Alberta

Legal Description: NW ¼-4-51-26-W4

Land Use District: Country Residential (CR)

Purpose

This Executive Summary has been prepared in support of a request for a pre-application meeting with Parkland County Development Services regarding a proposed discretionary use for a private, reservation-only canine recreation facility.

The purpose of the pre-application meeting is to:

- obtain preliminary planning guidance regarding the most appropriate land use classification for the proposed use;
- confirm the information required to support a complete development permit application;
- discuss any planning considerations specific to the property; and
- work collaboratively with Parkland County to ensure the proposal is presented in a complete and appropriate manner.

This submission provides an overview of the proposed operation, explains how it functions, and outlines the measures incorporated to minimize impacts on neighbouring properties while maintaining compatibility with the Country Residential District.

About Laneway Getaway

Laneway Getaway Inc. operates private outdoor recreation spaces where dog owners reserve exclusive use of securely fenced exercise areas for themselves and their dogs.

The business was created to provide an alternative to traditional public off-leash parks by offering a safe, controlled environment where dogs can exercise without interaction with unfamiliar dogs.

Many clients choose the facility because their dogs are reactive, anxious, senior, recovering from injury or veterinary treatment, in training, or simply benefit from exercising in a quiet, controlled environment.Others appreciate the privacy and security that a reservation-only environment provides.

Laneway Getaway is intended to provide outdoor recreation opportunities while maintaining respect for neighbouring rural residential properties and preserving the character of the surrounding area.

Laneway Getaway has developed established operating procedures focused on neighbour compatibility, controlled scheduling, and responsible site management. These practices have evolved through practical operating experience and form the basis of the proposed operational management plan.

Nature of the Proposed Use

The proposed operation differs significantly from traditional commercial animal-related businesses.

The operation is **not**:

- a boarding kennel;
- a dog daycare;
- a grooming facility;
- a breeding operation;
- a veterinary clinic; or
- a public off-leash dog park.

Instead, the business functions as a private outdoor recreation facility where visitors reserve exclusive access to a fenced exercise area for a scheduled period of time.

Clients remain on-site with their dogs throughout each reservation.

At no time does Laneway Getaway assume responsibility for the care, custody, supervision, or control of a client's animal.

Operational Characteristics

The operation has been intentionally designed to function as a low-intensity, reservation-based recreational use.

Key operational characteristics include:

- Reservation-only access.
- No drop-in visitors.
- Operating hours: 7:00 a.m. to 10:00 p.m. Monday to Friday; 9:00 a.m. to 10:00 p.m. Saturday to Sunday.
- Approximately 94% of reservations involve a single vehicle.
- Reservations are managed to ensure no more than eight visitor vehicles are scheduled on the property at one time.
- All visitor parking is provided on-site.
- Visitor arrivals are staggered throughout the day.
- Two separately booked private exercise areas.
- Dogs remain under the direct supervision of their owners.
- Camera surveillance and posted emergency contact numbers support safe operation.
- No boarding, daycare, grooming, breeding, overnight accommodation, or transfer of care or custody of animals.

Compatibility with the Country Residential District

The proposed operation has been designed with the objective of remaining compatible with the purpose and intent of the Country Residential District.

The proposal:

- maintains the existing residential use of the property;
- preserves the rural character of the site;
- generates relatively low traffic volumes;
- accommodates all visitor parking on-site;
- avoids intensive commercial development;
- does not involve industrial activities or manufacturing;
- does not require large commercial buildings or infrastructure; and
- manages visitor activity through scheduled reservations rather than unrestricted public access.

The applicant recognizes that compatibility with neighbouring properties is one of the primary considerations in evaluating discretionary use applications and has developed the operation accordingly.

Neighbour Considerations

The proposal has been intentionally designed to minimize impacts on neighbouring properties through reservation-only scheduling, on-site parking, privacy fencing, controlled operating procedures and ongoing site management. Additional details are provided in Appendix D – Neighbour Compatibility Plan.

Planning Context

During preparation of this submission, the applicant noted that Parkland County has previously approved a discretionary development described publicly as **"Outdoor Participant Recreation Services (Private Dog Run Facility)."** Development Permit **PLDPE20250215.**

The applicant recognizes that every discretionary use application must be evaluated independently based on its own site characteristics, operational details, and compatibility with surrounding lands.

The reference is provided solely to request guidance regarding whether a similar land use classification may be appropriate for consideration in this instance.

Community Benefit

The proposed facility provides a unique recreational service that supports responsible dog ownership while expanding safe outdoor recreation opportunities within Parkland County.

The facility serves a broad range of residents, including:

- families;
- owners of reactive or anxious dogs;
- senior dogs;
- dogs requiring controlled exercise following veterinary care;
- dogs in training;
- service dogs and service dogs in training
- owners seeking an alternative to busy public off-leash parks.

The proposal contributes to the diversity of recreational opportunities available within the County while maintaining a carefully managed operational model.

Commitment to Responsible Operation

The applicant is committed to operating Laneway Getaway in a manner that reflects the expectations of Parkland County and neighbouring residents.

This commitment includes:

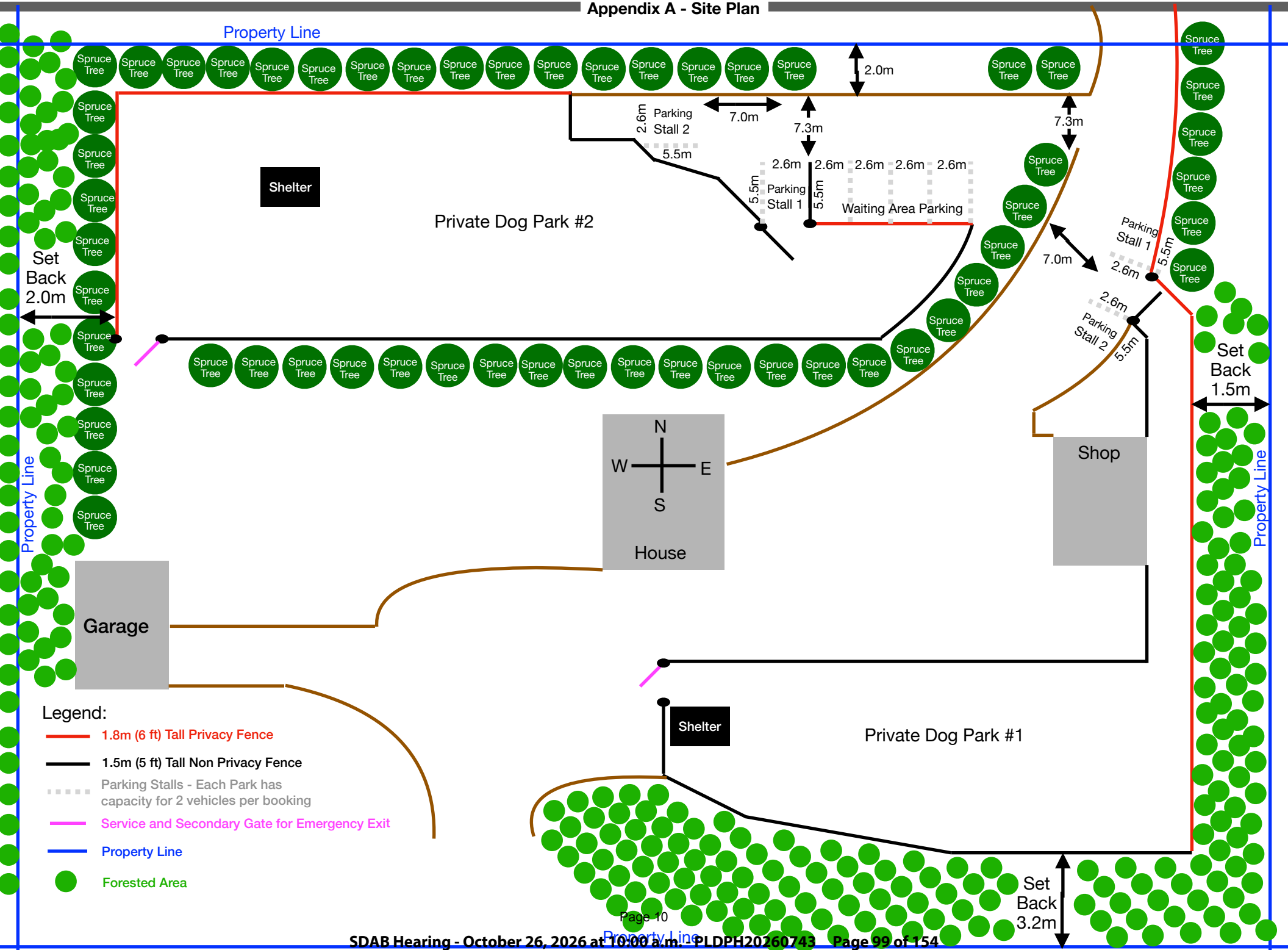
- maintaining the property to a high standard;
- providing adequate on-site parking;
- monitoring reservations and visitor activity;
- responding promptly to concerns;
- continually reviewing operational practices;
- working collaboratively with Parkland County to ensure the operation remains compatible with surrounding lands.
- Strong customer satisfaction, reflecting a well-maintained, professionally operated facility.

Request

The applicant respectfully requests a pre-application meeting with Parkland County Development Services to discuss the proposed operation, obtain guidance regarding the most appropriate land use classification, identify any additional information required for a formal discretionary use application, and ensure that the proposal aligns with the intent of the Parkland County Land Use Bylaw.

Laneway Getaway appreciates the opportunity to work collaboratively with Parkland County and looks forward to receiving guidance that will assist in preparing a complete and well-supported discretionary use application.

Appendix A - Site Plan



Appendix B
Property Photographs

Driveway Entrance (View from Road)



Parking area.



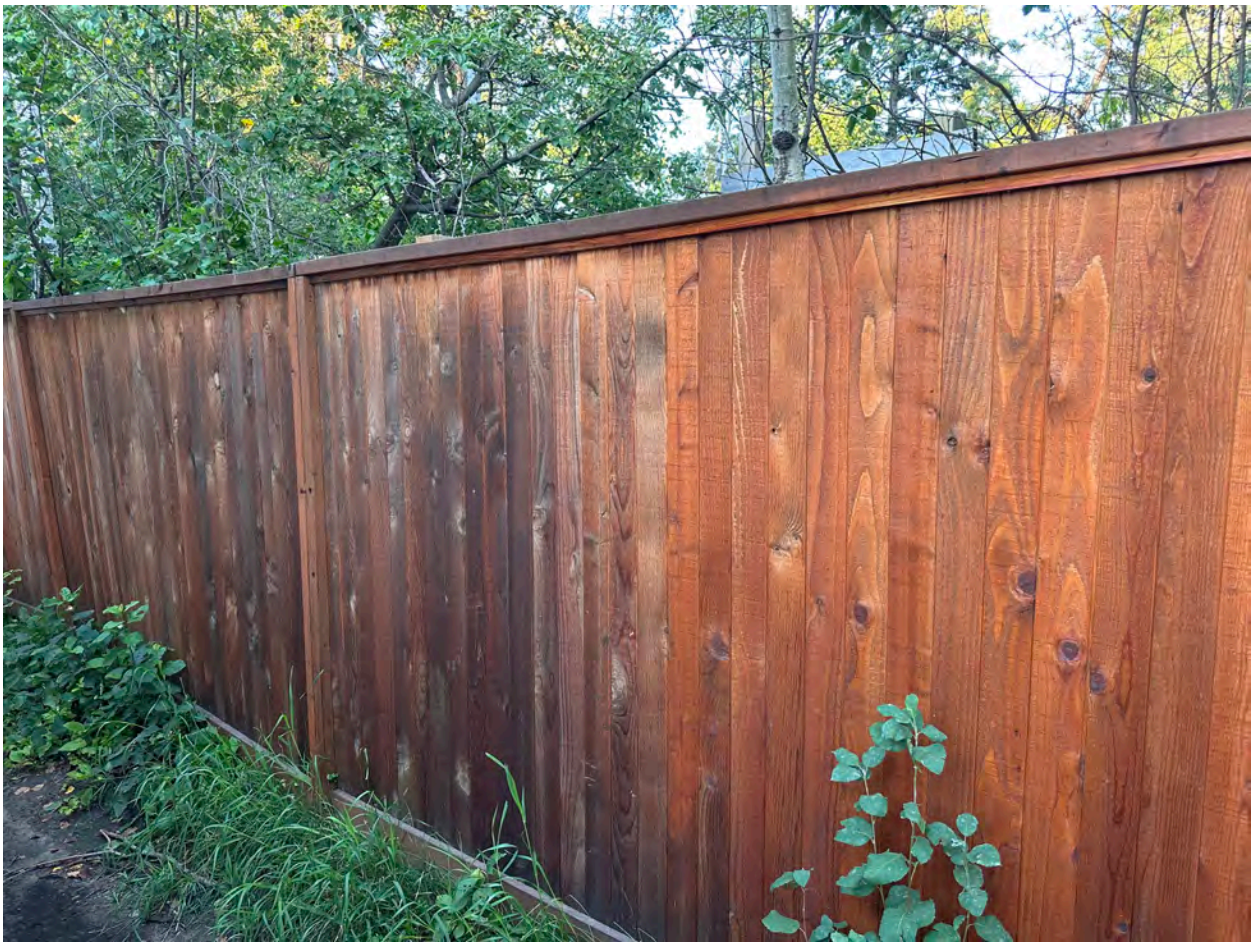
Park 1 Entrance



Park 2 Entrance



Privacy fencing on Neighbour Property Line (6 Ft. High)



Appendix C
Operational Management Plan

Purpose

This Operational Management Plan outlines the procedures used to operate Laneway Getaway in a safe, organized, and neighbour-conscious manner. The policies described below are intended to support the responsible operation of the facility while minimizing impacts on surrounding properties.

Security & Monitoring

Laneway Getaway is equipped with a camera surveillance system that monitors key areas of the property during operating hours. The system supports the safe operation of the facility, assists in responding to operational concerns, and provides an additional layer of security for visitors and the property.

In addition, **two emergency contact telephone numbers are prominently posted within each exercise area and are monitored throughout operating hours**, allowing visitors to contact management promptly should assistance be required.

Because the facility operates by advance reservation only, management maintains a schedule of all visitors expected on the property during operating hours. This allows management to respond efficiently to visitor inquiries, operational issues, or emergencies should they arise.

Reservation System

Laneway Getaway operates exclusively by advance reservation. The property is **not open to unrestricted public access**, and no drop-in visits are permitted.

Visitors reserve a private, securely fenced exercise area through our online booking system.

Each reservation is **50 minutes in duration**, followed by a **10-minute buffer period** between bookings. This transition period allows visitors to depart before the next reservation begins, reducing the potential for vehicle congestion and interaction between unrelated visitors and dogs.

Arrival Procedures

Upon arrival, visitors park in the designated waiting area until the start of their reservation.

At their scheduled time, visitors proceed to the gate of their assigned exercise area, park immediately outside the entrance, and enter the securely fenced park with their dog on leash.

Once inside the park, visitors close and secure the gate using the interior safety latch before removing their dog's leash.

These procedures are intended to ensure the safe entry of both visitors and dogs while maintaining separation between unrelated reservations.

Owner Supervision

Dogs remain under the direct supervision and control of their owners for the entire duration of each visit.

Laneway Getaway does **not** provide boarding, daycare, walking, training, or animal handling services.

At no time does Laneway Getaway assume responsibility for the care, custody, or supervision of visitors' animals.

Waste Management

Responsible waste management is an important component of the operation.

Each exercise area is equipped with:

- Multiple waste receptacles;
- Biodegradable dog waste bags; and
- Shovels for waste collection when required.

Waste receptacles are emptied **twice each week** and disposed of through **GFL Environmental** collection services.

During routine property inspections, any waste that has not been collected by visitors is removed to maintain a clean and sanitary environment.

Emergency Procedures

Laneway Getaway maintains procedures to respond promptly to unexpected situations.

Should an emergency require the evacuation of an exercise area, visitors will be instructed to leash their dogs immediately and return to their vehicles in an orderly manner.

Examples may include severe weather, wildlife activity, medical emergencies, or any situation where continued use of the park could present a safety concern.

Emergency contact information is prominently posted within each exercise area and monitored throughout operating hours.

Emergency access routes are maintained at all times.

Visitor Rules

- Dogs must remain leashed until inside the fenced area.
- Owners are responsible for their dogs at all times.
- Aggressive behaviour must be managed by the owner.
- Visitors must clean up after their dogs.
- Visitors must leave promptly at the end of their reservation.

Property Maintenance

The property is inspected and maintained on a regular basis to ensure a safe and enjoyable experience for visitors.

Routine maintenance includes:

- Emptying waste receptacles twice weekly;
- Removing any remaining dog waste;
- Inspecting fencing, gates, and latches for security and proper operation;
- Checking the condition of walking surfaces and recreation areas;
- Monitoring signage and visitor amenities; and
- Addressing any maintenance issues promptly.

The applicant is committed to maintaining the property to a high standard and continually reviewing operational practices to support safe operation and compatibility with neighbouring properties.

Appendix D
Neighbour Compatibility Plan

Planning Consideration	Mitigation
Traffic	Reservation-only scheduling; approximately 94% single-vehicle visits. Reservations are managed to ensure that no more than eight (8) visitor vehicles are scheduled to be on the property at any one time. This operational limit is supported by the site's eight designated parking stalls and is consistent with the applicant's historical operating records, which demonstrate that actual vehicle occupancy has remained below this threshold.
Parking	All parking on-site.
Privacy	6-foot privacy fencing installed on all fence lines that face property lines, specifically to protect neighbour privacy.
Noise	Owners supervise dogs; operating hours; controlled scheduling.
Visual Impact	Recreation areas screened where neighbours have line of sight.
Hours	7 a.m.–10 p.m. weekdays; 9 a.m.–10 p.m. weekends.
Property Maintenance	Ongoing maintenance of fencing, landscaping, and grounds.
Site Management	Property monitored by camera surveillance; emergency contact numbers posted in each park; active management during operating hours.
Safety	Secure fencing around recreation areas.

Appendix E
Traffic & Visitor Activity

Traffic Characteristics

Vehicle activity at Laneway Getaway is managed through an advance reservation system. There is no unrestricted public access or drop-in visitation.

Operational records demonstrate that the vast majority of reservations involve only one vehicle.

Sample Weekly Activity

Activity	Recent Week	January Week
Reservations	163	210
Single-vehicle reservations	154	197
Two-vehicle reservations	9	11
Three-vehicle reservations	0	2
Average vehicles per reservation	1.06	1.07
One-vehicle reservations	94.5%	93.8%

In both representative weeks, approximately **94% of reservations involved only one vehicle**.

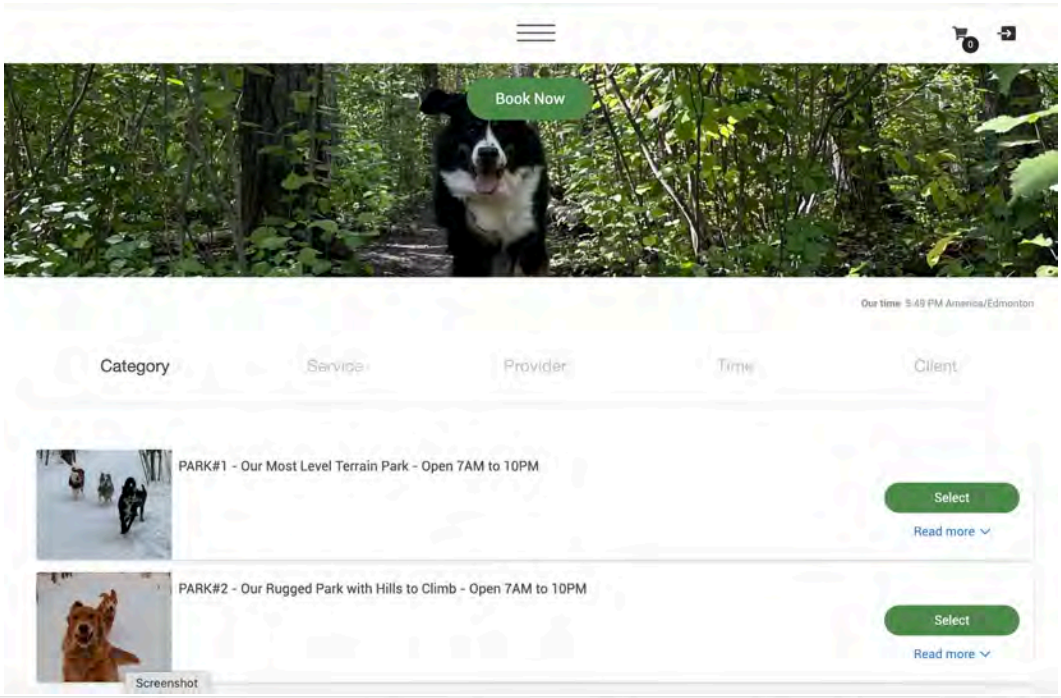
Vehicle arrivals are distributed throughout the day using scheduled reservations with transition periods between bookings. This operating model prevents concentrated traffic volumes and allows visitor activity to remain orderly and predictable.

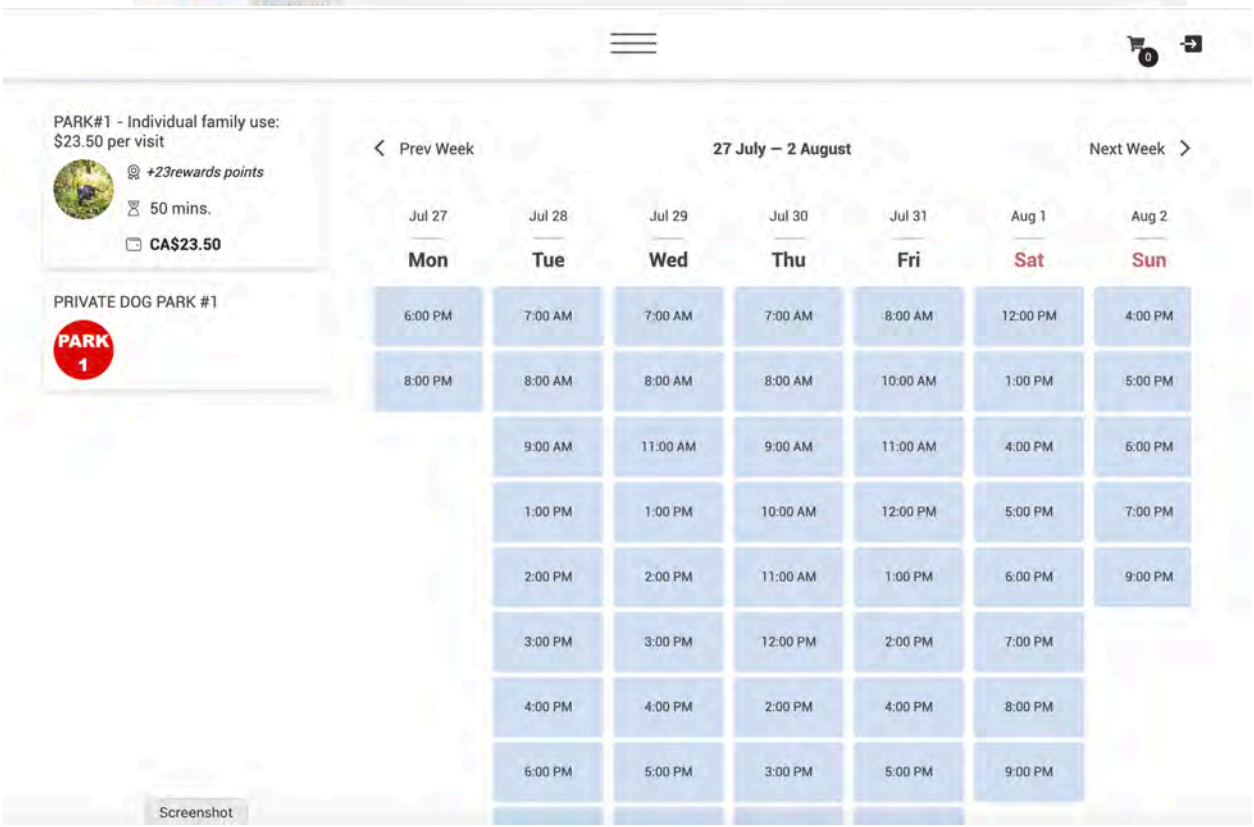
All visitor parking is provided on-site, and no roadside parking is required.

Reservations are managed to ensure that no more than eight (8) visitor vehicles are scheduled to be on the property at any one time. This operational limit is supported by the site's eight designated parking stalls and is consistent with the applicant's historical operating records, which demonstrate that actual vehicle occupancy has remained below this threshold.

Appendix F
Booking Process & Reservation Controls

Booking Site and Calendar of Availability:





Confirmation Email

Subject: Booking confirmation for PARK#1 - 1.5 ACRES - Individual family use: $22.50 per visit at Laneway Getaway Inc. on 21-07-2025 03:00 PM - PLEASE REVIEW ENCLOSED INSTRUCTIONAL VIDEOS AND PARK RULES

Thank you for booking an appointment in PARK #1 at Laneway Getaway Inc..

BEFORE YOU ARRIVE, if you haven't already done so, it is CRITICAL that you please WATCH THE PARK #1 INSTRUCTIONS VIDEO on our website to facilitate the safety and security of all visitors: https://lanewaygetaway.com/parking-instructions.

Please also review the Dog Park Rules on our website: https://lanewaygetaway.com/oudoor-dog-park-rules

(If these links won't open please copy and paste them into your web browser).

You have booked PARK#1 - 1.5 ACRES - Individual family use: $22.50 per visit at PRIVATE DOG PARK #1 at 21-07-2025 03:00 PM. PLEASE NOTE WHETHER YOU HAVE BOOKED THE AM OR PM HOUR AS WE ARE OPEN THROUGH THE EVENINGS AS WELL. This appointment is 50 minutes which allows a 10 minute buffer time for you to vacate the park before the next appointment starts at the top of the hour. We recommend setting a timer on your phone for 45 minutes so you don't run late. If you cause the visitors after you to lose any of their park time you will be responsible to pay for their visit.

We have taken steps to ensure that visitors will not need to cross paths with other people, dogs, or even vehicles while they are here. But it only works if everyone follows the parking instructions EXACTLY as specified in the instructional video.

We look forward to your upcoming visit! We have two outdoor dog parks and you have booked your time in PARK#1. All signage related to PARK#1 is RED.

If you have any questions at any time before or during your visit, or if your appointment time has started and there are still other vehicles parked in either location preventing you from entering the park, please text 780-717-3655.

After you have parked you will make your way to the walk-in entry gate to PARK #1. YOU MUST MAKE SURE TO LOCK THE SAFETY LATCH once you are inside the gate (this is also explained in the video). This ensures that no one can accidentally enter while you are still in the park which is key to everyone's safety.

WE HAVE A SHELTER WITH WOOD STOVE! Instructions on how to use it are also in the video. If you have extra flyers and newspaper around please bring them along and leave them in the shelter for fire starter.

If you are ever coming during hours of darkness, we do have lighting throughout the park but please bring a flashlight or a headlamp along too. This will help you find your dog's poop!

***SPEAKING OF POOP DUTY: Once you enter the park please follow your dog closely until they have finished their pooping so you don't miss picking it up! There are a lot of trees that block visibility so you need to be close by. It is important to every visitor's health and enjoyment that we all work together to keep the park clean. We want to continue to be able to make improvements and offer more services to our visitors WITHOUT PRICE INCREASES.

Picking up your dog's poop and any other poop someone may have missed is the best way you can contribute, and we really appreciate your help. Please use our poop bags if necessary. We also have a garbage can and shovel in each of the four corners of the park.

There is a grey porta potty on the north side of the waiting parking area at the entrance to our property.

The entire property is strictly NO SMOKING for cleanliness and safety! We have beautiful forested land that needs to be protected. Anyone smoking on the property will be asked to leave and permanently banned from future visits. Thank you for your cooperation.

LASTLY PLEASE DOUBLE-CHECK YOUR APPOINTMENT DATE AND TIME AND WHICH PARK YOU HAVE BOOKED SO YOU DO NOT SHOW UP AT THE WRONG TIME OR TRY TO ENTER THE WRONG PARK!

THANK YOU!

Have a great visit.

Laneway Getaway Inc.

You can reschedule up to 24 hours prior to your appointment time here:

Rules

Welcome to Our Home

We live and work here, so please treat our property with the same respect you would your own.

Thank you for helping us keep this space safe for everyone!

Important: Please watch this Parking Instructions Video before your visit.

1. Booking & Timing

- **Double-Check Your Park:** Confirm whether you booked **PARK #1 (Red Signage)** or **PARK #2 (Blue Signage)**. Check your confirmation email for the date and time.
- **The 50-Minute Rule:** Visits are strictly **50 minutes**. We recommend setting a phone timer for **45 minutes** to ensure you are back at your vehicle before the next guest arrives.
- **Late Fees:** If your late departure cuts into the next guest's time, you will be responsible for the cost of their visit.

2. Parking Protocol

- **VIP Parking:** You **must** park in the designated VIP spot for your specific park while inside. This applies to all vehicles in your party.
- **Wait Your Turn:** If the VIP spot is occupied, the previous guest is still inside. Please wait in the **Waiting Parking Lot** until the VIP spot is vacant.
- **Arrival Issues:** If it is your start time and the previous guest has not left, please call **780-717-3655** immediately.
- **Signage:** Follow the **RED** signs for Park #1 and **BLUE** signs for Park #2.

3. Leash & Safety Rules

- **Leashed at All Times:** Dogs **must** stay on a leash from your vehicle until you are inside the double-gated entry. The property has wildlife (deer, rabbits) and other dogs nearby.
- **Secure the Gate:** Always latch the gate behind you. **Lock the safety latch** once inside to prevent others from accidentally entering during your session.
- **Supervision:** Children and dogs must be supervised by an adult (18+) at all times.

4. Cleanliness & Waste

- **Scoop the Poop:** Please pick up after your dog. If you see a "missed" mess, please help us out by grabbing it. Garbage cans and (usually) poop bags are provided at the entrance.
- **Night Visits:** Parks are illuminated, but please bring a **flashlight** to help find waste in the dark.
- **Porta-Potty:** A grey porta-potty is located on the north side of the waiting area (on your right as you enter the driveway).

5. Food & Health

- **No Smoking:** Our property is strictly **NO SMOKING**. Anyone smoking will be banned immediately to protect our forested land.
- **Food Safety:** Dispose of all food/wrappers in trash cans. Do not leave treats on the ground (allergies).
- **Bloat Prevention:** Avoid feeding your dog immediately before exercise to prevent dangerous health issues like bloat.
- **Health:** Keep dogs home if they show signs of illness (coughing, diarrhea, fleas, etc.).

6. Toys & Water

- **No Tennis Balls:** These are a choking hazard. Use frisbees or rubber balls instead.
- **Lost Items:** If a toy goes over the fence, you may retrieve it, but **your dog must stay inside the park.** We are not responsible for lost personal items.
- Water: We provide a water tap/pail during warm months. Please bring your own water and dish during freezing temperatures.

LAST, BUT NOT LEAST, HAVE FUN WITH YOUR DOG!

Waiver and Release

Welcome to Laneway Getaway Inc!

Located at 26127 TWP 514 Spruce Grove AB T7Y 1B5.

Our private dog parks have private parking areas and are securely fenced and gated. They are enclosed with a 5 foot high wire fence and the openings in the wire are 4" x 4" squares.

These are collectively called the facility.

You, your dog(s), and any guest with you use this facility at your own risk. You are solely responsible for supervising the dogs you bring while using the outdoor dog parks and deciding if this is an appropriate activity space.

Understandably, not all hazards associated with dog activities can be foreseen. There are certain risks inherent to dog and/or outdoor activities. It is impossible to guarantee absolute safety while using the outdoor dog parks.

Waiver and Release
Please read this form and be aware that, to use this facility* (*facility includes the outdoor dog parks, parking areas and surrounding areas), you assume the full risk and legal liability for all actions and damage or impact from the actions of your dog, yourself and anyone accompanying you. You waive and release all claims for injuries, damages, or loss you, your dog, or someone accompanying you might sustain as a result of using this facility.

By booking and attending your scheduled visit you are confirming this waiver, you recognize and acknowledge that using this facility entails risks of damage, loss or injury to animals, persons or property (including you, other persons, your dog, and other dogs or animals), and you agree to assume the risk and responsibility for any injuries, damages, loss, liability, costs and expenses, that (a) you, your dog, or any person accompanying you might sustain or incur in this facility or (b) any other person or animal might sustain as a result of you or your dog's actions in this facility.

By booking and attending your scheduled visit, you agree to waive (a) Laneway Getaway Inc. and Boyd Campbell and Rebekah Campbell and (b) any Laneway Getaway Inc. employees/ volunteers from all damages, injury, loss, liability, or expenses you may now have or which may accrue to you and any other person claiming through you or on your behalf associated with use of this facility.

By booking and attending your scheduled visit, you agree to indemnify a) Laneway Getaway Inc. and Boyd Campbell and Rebekah Campbell and (b) any Laneway Getaway Inc. employees/volunteers from losses, claims, damages, liabilities, cause of actions, and expenses occurring from your use of the facility, including any losses, claims, damages, liabilities, cause of actions and expenses for personal injury to or death of any person or animal, or damages to property.

If more than one person from your household brings your dog(s) or other dog(s) to the facility, then each person attending the facility is agreeing to waiver and release of all claims. Any person under the age of 18 is required to be accompanied by a parent or legal guardian.

BY BOOKING AND ATTENDING YOUR SCHEDULED VISIT, YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THE ABOVE INFORMATION, RISK, AND WAIVER AND RELEASE OF ALL CLAIMS. IF REGISTERING ONLINE, YOUR ONLINE BOOKING AND

PAYMENT FOR USE OF THE FACILITY CONSTITUTES AN ONLINE SIGNATURE AND HAS THE SAME LEGAL EFFECT AS AN ORIGINAL FORM.

BY BOOKING AND ATTENDING YOUR SCHEDULED VISIT, YOU AGREE TO ABIDE BY ALL RULES OF THE LANEWAY GETAWAY INC. OUTDOOR DOG PARK AND RELATED FACILITIES.

THANK YOU AND ENJOY YOUR TIME AT
LANEWAY GETAWAY INC.!

Appendix G
Evidence of Responsible Operation

Customer Satisfaction

Since opening, Laneway Getaway has maintained a **4.9-star Google rating based on more than 319 independent Google reviews at the time this submission was prepared.**

While customer reviews are not submitted as evidence of land-use compatibility, they provide additional context regarding the operation of the facility and demonstrate consistent feedback relating to:

- Property maintenance
- Safety
- Cleanliness
- Responsible management
- Private recreation
- Controlled environment
- Visitor experience

Common Theme	Supported By Customer Reviews
Clean & well maintained	✓
Safe environment	✓
Private recreation	✓
Controlled reservations	✓
Family friendly	✓
Secure fencing	✓
Peaceful experience	✓
Clear procedures	✓
Professional management	✓

Laneway Getaway Inc. Private Dog Parks

Write a review

26127 Township Rd 514, Spruce Grove, AB T7Y 1B4, Canada

4.9 ★★★★★ 319 reviews

christine skelly-roberts
3 reviews · 7 photos

★★★★★ 9 months ago

We had the best afternoon at Laneway Getaway. Our Dogs Kevin (Boxer) & Troy (Boston) had freedom and a safe space to play. The dogs have never had the opportunity to be off leash in a forest area as we live in the city and Troy is very anxious / reactive and we are unable to use traditional dog parks. Laneway Getaway is an absolutely perfect place to take your dogs and family for a fun day out. The property is clean, very well maintained and easy to access. The registration is easy and the fees are very reasonable. You will not come into contact with any other dogs or people and you can 100% relax and let your dogs safely roam free. The park is completely fenced off, large spaces to play and various trails for the dogs to explore. Large Picnic area, washroom, shelter for weather and lots of materials to help clean up after your dogs during your stay. I booked 2 hours back to back and the time was perfect for us. The kids (16&13) were able to play catch and socialize we had lunch and spent time together as a family and included our dogs. Everyone had fun, I booked our next visit immediately after leaving the park. 10/10 recommend this private dog parks experience.



♥ 3

Laneway Getaway Inc. Private Dog Parks (Owner)
9 months ago

Christine, thank you for leaving such a detailed review. We designed our parks to be family friendly, not only dog friendly, so we're happy to hear the 2 legged members of your family enjoyed it just as much as the four legged 😀

Laneway Getaway Inc. Private Dog Parks

Write a review

26127 Township Rd 514, Spruce Grove, AB T7Y 1B4, Canada

4.9 ★★★★★ 319 reviews



Melissa Buric
Local Guide · 77 reviews · 25 photos

★★★★★ 2 months ago

Finding this place has been an absolute game changer for both me and my dogs, one whom is really reactive.
Having a safe, secure space where we can relax without the stress of unpredictable off-leash encounters has made such a huge difference in our lives. It gives us the peace of mind to actually enjoy our time outside instead of constantly being on alert. My dog is able to run, sniff, play, and just be a dog in a calm environment, and seeing that confidence grow has been incredible.

I'm so grateful a place like this exists for reactive dogs and owners who just want a safe, stress-free experience. Highly recommend to anyone looking for a peaceful, judgment-free space for their pup!

Hover to react

Laneway Getaway Inc. Private Dog Parks (Owner)
a month ago

Thank you Melissa. We are so grateful that our space provides the freedom, security and peace of mind your pup family needs.

Laneway Getaway Inc. Private Dog Parks

Write a review

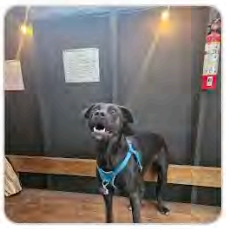
26127 Township Rd 514, Spruce Grove, AB T7Y 1B4, Canada

4.9 ★★★★★ 319 reviews

Aneta
Local Guide · 30 reviews · 11 photos

★★★★★ 8 months ago

We are so thankful for the wonderful family who created Laneway Gateway Private Dog Park! We recently adopted a shelter dog who's reactive toward other dogs on leash, and this place has truly given him the chance to live his best life. After each visit, he comes home completely relaxed and happy.
We've visited Park 1 twice and had a great experience both times, but when we tried Park 2—it was even better! The instructions are clear, both parks are spotless and beautifully maintained, and the thoughtful touches like the wood stove, benches, and picnic tables make it such a welcoming space.
We're incredibly grateful that a place like this exists. If it wasn't a 45-minute drive for us, we'd be there every few days—but for now, we're happily committing to weekly visits. Thank you so much for creating such a safe, peaceful, and special environment for dogs like ours!
❤️❤️❤️




Hover to react

Laneway Getaway Inc. Private Dog Parks (Owner)
8 months ago

Thank you Aneta. It truly warms our hearts that your family has found a safe space in our parks. Your story is a perfect example of why we created these parks. It is thanks to the support of you and so many others that we are able to maintain these parks for everyone to enjoy. Many of our guests who drive long distances book two time slots back to back 😄.

Laneway Getaway Inc. Private Dog Parks

Write a review

26127 Township Rd 514, Spruce Grove, AB T7Y 1B4, Canada

4.9 ★★★★★ 319 reviews

Jeannette Traynor
Local Guide · 18 reviews · 51 photos

★★★★★ 5 months ago

My pup had a great time being safely off leash for the first time ever. The park is nicely treed, well maintained, private and safe. The small shelter with wood stove as well as an AC unit is super cute and perfect for getting out on even the cold winter days or hot summer days.



Hover to react

Laneway Getaway Inc. Private Dog Parks (Owner)
3 months ago

Thank you for visiting Jeanette! Great photos of the park and your sweet pup.

Laneway Getaway Inc. Private Dog Parks

Write a review

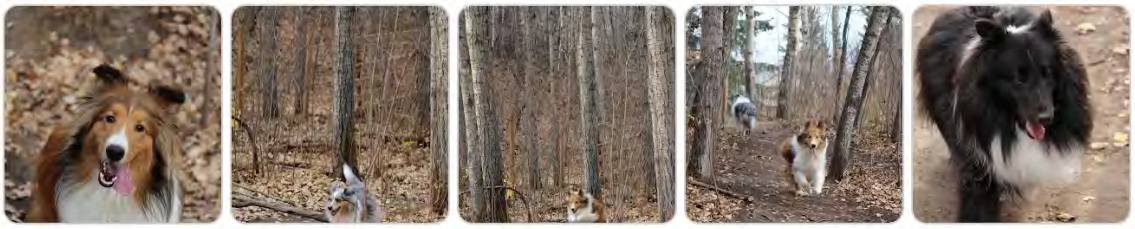
26127 Township Rd 514, Spruce Grove, AB T7Y 1B4, Canada

4.9 ★★★★★ 319 reviews

Chelsea Macaulay
Local Guide · 18 reviews · 12 photos

★★★★★ 2 years ago

First time visit was a complete success! We were looking for a safe off leash place for our boys to play and Laneway Getaway Dog Park was perfect! We felt comfortable that their safety was top priority from the private bookings and procedures in place to ensure no accidental meetings with other dogs. Our boys are nervous and stranger shy so being alone in the space was perfect! The space was clean and secure. We'll definitely be back!



Hover to react

Laneway Getaway Inc. Private Dog Parks (Owner)
2 years ago

Yay! Thank you for visiting and for taking the time to share your experience here with others 😍🐾

DEVELOPMENT PERMIT
APPROVED
09/11/2026
Development Authority
Land Use Bylaw 2025-12
parkland county

From: Rebekah C
To: Stephanie Camilleri
Subject: Number of Dogs on Property at one time
Date: Thursday, September 10, 2026 5:10:48 PM

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hello Stephanie,

In follow up to our conversation I double checked our written policy.

The maximum number of dogs on the property if both parks are booked at once by individual families is 1-3 dogs per family. This would be 2-6 dogs at one time as a typical number.

On occasion when we have a multi family booking the maximum number of dogs allowed for that booking is 8 (We stagger bookings like this to avoid multi family visit booked in both parks at the same time). In this case with a multi family visit in one park and a single family visit in the other park at the same time it would be up to 11 dogs on the property at once, this is assuming that the multifamily maxes out at the 8 dog limit and the single family has 3 of their own dogs which is not the likely scenario in either case. Many of the multifamily visits only have one dog per family which means they would have 3 dogs in their booking instead of the 8 maximum. And most of our single family bookings are one dog.

If you require further clarification on these numbers please let me know.

Thank you,

Rebekah Campbell
780-[redacted]

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

APPELLANT'S WRITTEN SUBMISSION

Development Permit PLDPH20260743

26127 Township Road 514, Parkland County

Appellant: John Timmons

Hearing: 26 October 2026

Submission deadline: 20 October 2026

Executive Decision Summary

DECISION REQUESTED

- Restore the ordinary 7:00 p.m. limit for client visits.
- Establish a clear, express and enforceable maximum number of client vehicles permitted to attend in a calendar day.
- Assess the setback, vehicle and hours variances cumulatively and retain or strengthen conditions needed to protect neighbouring residential amenity.

Why the Board is being asked to vary the permit

- The business has already operated for several years, so the Board can consider actual neighbouring experience rather than predicting impacts of a new use.
- The Appellant experiences regular evening barking, client activity and vehicle movements from the residence directly opposite the facility entrance.
- The applicant has stated that the operating parameters, including hours, have remained substantially the same for approximately the previous two years.
- Another nearby resident independently identified late-evening barking, particularly after approximately 8:00 p.m., as her concern.
- The permit describes a variance from 10 to 24 daily client vehicles, while the application materials describe 21-24 on a typical day and 25-28 on a day involving a multi-family booking.

Issue / Evidence / Requested Response

Issue	Evidence before the Board	Requested response
Evening hours	Existing operation is regularly noticeable from the Appellant residence; applicant confirms continuity of historic hours; neighbouring resident independently identifies late barking.	Restore 7:00 p.m. client-visit limit.
Vehicle intensity	Permit describes 10 to 24 daily client vehicles; application describes 21-24 typical and 25-28 with a multi-family booking.	Set an explicit daily client-vehicle maximum and define group/multi-family counting.
Setback / screening	Substantial vegetation exists, but activity remains audible and the entrance/activity corridor remains visible from the residence.	Consider reduced separation cumulatively with hours and traffic.
Permit enforcement	Several conditions use general standards or incorporate application material by reference.	Use objective operating limits where practical.

1. Introduction

I am the owner and resident of the property directly across Township Road 514 from the subject property. My wife and I have lived at our property since the end of July 2021.

I am not opposed in principle to Laneway Getaway operating a private canine recreation facility. My appeal concerns the scale and intensity of the operation authorised by Development Permit PLDPH20260743, particularly the extension of client visits from 7:00 p.m. to 10:00 p.m., the substantial increase in permitted client vehicle activity, and the cumulative effect of those variances together with the reduced setback from the neighbouring residential subdivision.

The Development Permit describes three variances: the setback from a Multi-Parcel Residential Subdivision, an increase in maximum daily client vehicles from 10 to 24, and an extension of permitted client visits from 7:00 p.m. to 10:00 p.m.

This is not a case in which the Board has to predict how a new operation might affect its neighbours. The business has operated for several years. My concerns arise from living directly opposite it and experiencing its operation over that period.

I respectfully ask the Board to consider that actual operating experience when determining whether the variances are appropriate and whether the approved operating limits adequately protect the residential use and enjoyment of neighbouring properties.

2. Relationship Between the Properties

My residence is located directly across Township Road 514 from the subject property and generally opposite the entrance used by clients of Laneway Getaway.

Exhibit A illustrates the relationship between the Appellant's residence, Township Road 514, the facility entrance and the two dog park areas. It also shows the approximate line of sight between the facility entrance and our kitchen.

There is substantial existing vegetation between the properties. I do not suggest otherwise. It provides useful visual screening and undoubtedly some attenuation of activity on the site. It does not, however, eliminate the relationship between the development and our residence.

The daytime and evening photographs show the entrance corridor through the existing vegetation and the illuminated entrance/activity area visible from our property (Exhibits B and C).

As part of improving privacy generally, and with the dog park being a significant factor, we have also planted a row of spruce trees along the southern portion of our property to provide additional screening. Those trees remain immature and will take several years to provide meaningful additional screening.

The Development Permit itself recognises the importance of screening by requiring existing stands of trees and shrubbery outside the development area to be preserved for environmental and sound attenuation purposes. The existing vegetation therefore provides relevant mitigation, but it does not eliminate the impacts associated with the use.

3. Actual Experience of the Existing Operation

Laneway Getaway has already operated for several years. The Board therefore does not have to speculate about the practical effects of the use. My evidence is based on our actual experience of living directly across the road.

When the dog park is operating, we can generally tell from our home on most operating evenings that the facility is in use. The activity includes dogs barking, customers calling or shouting for dogs, vehicles arriving and departing, and the loading and unloading of dogs. The intensity varies considerably depending upon the dogs and users present. I am not suggesting that dogs bark continuously or that every booking causes the same level of disturbance.

I recognise that dogs and other ordinary rural sounds are part of living in the area. My concern is not occasional barking from neighbouring pets. It is the regular activity associated with a commercial, reservation-based facility and, particularly, that activity continuing into the residential evening.

There is an important distinction concerning the history of the operation. The Development Authority advised me that the dog park did not previously have development approval. Its historical operating hours therefore show how the business operated in practice, not hours previously approved by the Development Authority.

This is relevant because the applicant subsequently advised me that the permit does not extend its existing hours and that substantially the same operating parameters, including the hours, have been used for approximately two years (Exhibit E). Historical material subsequently located by my wife shows that the hours publicly advertised by the business have varied over time (Exhibit G). Historical posts include repeated examples of availability advertised as early as 5:00 a.m. and as late as 11:00 p.m. during 2022 and 2023, a narrower advertised window extending to 9:00 p.m. in June 2024, and an advertised 11:00 p.m. opening for Park 2 in March 2026.

I rely on these materials only as evidence of the hours publicly advertised by the business. They do not establish that a customer actually booked or attended at each advertised time. They do, however, show that historical advertised availability was not fixed at a single operating window. Historical practice therefore remains evidence

of how the business operated or was offered to customers, not evidence that those hours were previously approved by the Development Authority.

The permit now before the Board would, for the first time, approve client visits until 10:00 p.m., rather than the ordinary 7:00 p.m. limit. The historical operation is relevant because it provides actual evidence of the effects of those hours, not because those hours were previously approved.

After the permit was approved, Rebekah Campbell contacted me to discuss our concerns. I agreed to speak with her and suggested arranging a time the following week. No further conversation was subsequently arranged, and I did not pursue it. I mention this only to explain the context of the communication in Exhibit E.

The important point for this appeal is therefore straightforward: the effects of substantially the same operation have already been experienced. The Board is being asked to decide whether those operating parameters, including client visits until 10:00 p.m., should now be authorised.

4. Extension of Client Visits to 10:00 p.m.

The applicant requested a variance from the ordinary client-visit hours of 7:00 a.m. to 7:00 p.m. to permit operation until 10:00 p.m. The applicant's variance request expressly identifies the underlying 7:00 p.m. limit and requests operation until 10:00 p.m.

The 7:00 p.m. limit provides the relevant planning baseline. Extending client activity by a further three hours materially increases the potential interaction between a commercial use and the ordinary evening use and enjoyment of neighbouring residential properties.

This is the aspect of the approval that concerns me most.

There is a material difference between commercial client activity ending at 7:00 p.m. and continuing until 10:00 p.m. immediately adjacent to existing residential properties.

The impacts are not limited to the dogs themselves. Evening operation includes client arrivals and departures, people calling or directing dogs, vehicle movements, loading and unloading, and the general activity inherent in operating the facility.

A nearby resident, Lainee, independently communicated to my wife that her concern with the facility was how late it operated and the barking associated with some dogs during those later periods. She specifically identified activity after approximately 8:00 p.m. as something she did not want to hear near bedtime. Her message states that the late operating hours were her only identified concern (Exhibit F).

I rely on that communication only for what it is: an independent neighbouring resident describing her own experience. She has been away and I have not been able to obtain a formal statement from her before the submission deadline.

4.1 Vehicle headlights

There is also a particular impact arising from the alignment of the entrance and our residence.

My principal concern is with vehicles leaving the facility. When they reach Township Road 514 and stop before entering the road, the vehicles face generally toward our residence. While waiting, their headlights are directed toward the house. On some occasions this has included high beams, apparently being used while navigating the exit.

Vehicles entering the facility generally approach along Township Road 514 and then sweep into the driveway. The more significant direct headlight impact on our property occurs on exit.

Exhibit A illustrates this relationship and the approximate line of sight between the facility entrance and our kitchen.

The question before the Board is whether client activity until 10:00 p.m. is appropriate at this location. In my submission, the ordinary 7:00 p.m. client-visit limit should apply.

5. Vehicle Intensity and the Need for a Clear Limit

The Development Permit describes the approved variance as increasing the maximum number of daily client vehicles from 10 to 24.

The applicant's variance request, however, describes approximately 21 to 24 client vehicles on a typical day, and approximately 25 to 28 client vehicles on a day involving a multi-family booking.

Condition 7 of the Development Permit does not simply state that no more than 24 client vehicles may attend in a day. Instead, it provides that the business shall not generate excessive or unacceptable increases in traffic and shall not exceed the number of vehicle trips described in the application submittal documents.

That creates uncertainty about what has actually been authorised and how compliance is to be measured.

There is also an important practical distinction between a client vehicle and the vehicle movements generated by its attendance. Twenty-four client vehicles attending the property in a day can produce up to 24 client arrivals and 24 client departures at the site access, before considering other vehicle activity associated with the property.

I am not offering traffic-engineering evidence and do not suggest that I can determine the technically correct maximum number of vehicles for the site.

I do submit, however, that the Board should consider what the proposed increase represents in actual daily activity, particularly when combined with the reduced setback and extended evening hours.

Whatever number the Board considers appropriate should be express, unambiguous and enforceable.

If the Board permits a variance from the ordinary 10-client-vehicle limit, I respectfully request that the permit state the maximum number of client vehicles permitted to attend the property in any calendar day, rather than incorporating potentially differing vehicle figures from application materials by reference.

6. Setback and Screening

The applicant's variance request acknowledges the 150-metre setback requirement from a Multi-Parcel Residential Subdivision and relies substantially upon distance to individual residences, mature trees, fencing and other screening.

I acknowledge that screening exists and that it provides mitigation.

My concern is not that the trees have no value. It is that the reduced separation should be considered together with the actual intensity and duration of the use.

Our experience demonstrates that despite the screening, activity remains audible and noticeable from our property. The photographs similarly demonstrate that the entrance/activity corridor remains perceptible from the residence.

The reduced setback therefore increases the importance of reasonable limits on the other aspects of the operation, particularly evening client activity and traffic.

7. Cumulative Effect of the Variances

The three variances should not be assessed solely in isolation.

THREE VARIANCES ACTING TOGETHER

Reduced separation + More client vehicles + Three additional evening hours

= greater duration and intensity of commercial activity adjacent to residences

Together they authorise commercial activity at reduced separation from existing residential properties, substantially greater client vehicle activity than the ordinary Home-Based Business limit, and client visits continuing three hours further into the evening.

Each affects the practical significance of the others. For example, a larger number of vehicles has a different residential impact when client visits can continue until 10:00 p.m. A reduced setback has greater significance where barking, client activity and vehicle movements continue into the evening.

This cumulative effect was a central concern in my original Grounds of Appeal.

The fact that the operation has existed for several years gives the Board an opportunity to assess that cumulative effect using actual neighbouring experience rather than relying solely upon proposed mitigation.

8. Permit Conditions and Objective Operating Limits

The Development Permit itself demonstrates that these are legitimate planning considerations.

Among other things, it requires preservation of vegetation for sound attenuation, adequate onsite parking, control of excessive or unacceptable traffic, compliance with approved operating hours, and control of noise and glare considered offensive or excessive. It also requires preservation of neighbouring residential privacy and addresses excessive lighting, late client activity and traffic congestion.

I therefore do not understand there to be any real disagreement that traffic, noise, lighting, evening activity and neighbouring residential amenity are relevant to this development.

Those general conditions provide useful protections, but they operate most effectively alongside clear objective limits where objective limits are readily available, particularly operating hours and maximum daily client vehicles.

Clear, objective limits also reduce the enforcement burden and the potential for subjective disputes between the operator, neighbouring residents and the Development Authority.

The applicant's own visitor-instruction video also describes a largely self-managed booking and turnover system (Exhibit I). Customers are instructed where to park and wait, to verify their own booking, enter and secure the park themselves, time their own 50-minute visit, leave in time for the next visitors to park and start at the top of the hour, and telephone for assistance if required. The instructions do not indicate that the operator is required to be physically present for each booking.

The same instructions allow up to five vehicles from a party and specifically tell customers not to arrive more than five minutes early in order to avoid vehicle congestion. This operating model reinforces the value of clear, objective and enforceable conditions governing operating hours and vehicle activity rather than relying solely on active supervision or reactive enforcement.

Clear limits would provide certainty for the applicant, neighbouring residents and the Development Authority responsible for enforcement.

9. Neighbouring Experience

The applicant did not approach either my wife or me before the Development Permit and variances were approved to ask whether the existing operation was affecting us or whether we had any concerns.

I understand that formal public engagement was not required, and I do not suggest that the absence of consultation itself invalidates the approval.

It is relevant for a different reason. The operation had existed for several years. Evidence of its actual effect upon immediately neighbouring residences was therefore available before the decision was made.

Following approval, the applicant contacted both me and another nearby resident. Those contacts produced information about actual neighbouring impacts that could have informed the assessment beforehand.

In my case, I identified concerns with extended operating hours, noise, traffic and evening vehicle activity. The other resident independently identified late barking, particularly after approximately 8:00 p.m., as her concern.

That evidence does not establish that the business is inherently incompatible with the area. It does demonstrate that the proposition that screening, scheduling and operational controls eliminate neighbouring impacts is not consistent with the actual experience of at least two nearby residences.

10. Development Authority Rationale Not Available at Time of Submission

In preparing this submission, I requested the existing Development Authority record relating to the September 11 decision, including the assessment or analysis undertaken in considering the application and the three variances and any other material relied upon or considered in reaching the decision.

Legislative & Legal Services subsequently directed me to request those records from the Development Authority. I did so on October 9 and, following an initial response concerning the forthcoming SDAB submission, clarified on October 14 that I was requesting the existing record supporting the decision already made, rather than an advance copy of the Development Authority's SDAB submission.

The Development Authority subsequently advised me that the "planning rationale, including a formal report" would be posted for public inspection on October 22 and that "we are unable to provide the documents before this time" (Exhibit H).

My written submission is due October 20. I have therefore prepared it from the information available to me before that deadline and make no inference regarding the Development Authority's analysis that I have not yet been able to review.

I respectfully request the opportunity at the hearing to address any relevant planning rationale, evidence or other material first made available in the October 22 agenda package.

11. Requested Outcome

I respectfully request that the Board vary Development Permit PLDPH20260743 rather than simply confirm it in its present form.

Priority of Requested Relief

Priority 1 - Hours: Restore the ordinary 7:00 p.m. client-visit limit.

Priority 2 - Vehicle limit: Establish an explicit, enforceable daily maximum.

Priority 3 - Other conditions: Maintain or strengthen conditions as necessary to protect neighbouring residential amenity.

1. Restore the ordinary 7:00 p.m. limit for client visits, rather than permitting client attendance until 10:00 p.m.
2. Consider the actual intensity represented by the proposed increase in client vehicles, including the resulting arrivals and departures at the site access.
3. If a variance from the ordinary daily client-vehicle limit is permitted, establish an express, unambiguous and enforceable maximum number of client vehicles permitted to attend the property in any calendar day.
4. Ensure that any vehicle limit clearly addresses how multi-family and group bookings are counted and is not dependent upon differing figures contained elsewhere in the application materials.
5. Maintain or strengthen conditions necessary to protect neighbouring residential properties from unreasonable evening noise, client activity, traffic, lighting and vehicle impacts.
6. Make any other amendments the Board considers appropriate after considering the three variances cumulatively and the actual operating experience of neighbouring residents.

If the Board is not persuaded that the ordinary 7:00 p.m. limit should apply, I respectfully request that any permitted extension be materially earlier than 10:00 p.m.

Possible Condition Wording for Board Consideration

Hours	Client visits shall occur only between 7:00 a.m. and 7:00 p.m.
Vehicles	No more than [Board-determined number] client vehicles shall attend the subject property in any calendar day. Multi-family and group bookings shall be included within this maximum.

I am not asking the Board to prevent a reasonable use of the property.

I am asking that the scale, hours and operating limits of that use be set at a level compatible with the residential properties immediately around it.

The ordinary 7:00 p.m. client-visit limit provides a clear separation between daytime commercial activity and the residential evening. Based upon our experience of the existing operation, I believe that is an appropriate and proportionate limit at this location.

EXHIBITS

PLDPH20260743 - Appellant John Timmons

Exhibit Index

Exhibit	Description
A	Site Relationship and Access
B	Daytime View from Appellant Property
C	Evening View from Home Office
D	Additional Spruce Screening
E	Applicant Communication
F	Neighbour Communication
G	Historical Advertised Booking Hours
H	Correspondence Concerning Development Authority Record
I	Applicant Visitor-Instruction Video and Transcript Excerpts

Exhibit A - Site Relationship and Access

Satellite imagery showing the relationship between the Appellant's residence, Township Road 514, the Laneway Getaway entrance and the two dog park areas. Annotations and boundaries are approximate and are provided for orientation only.


Appellant Kitchen
Neighbouring Residence
Line of sight
Dog Park Entrance
Township Rd 514
Township Rd 514
Township Rd
Laneway Getaway
Inc. Private Dog Parks
Dog Park 1
Approx.
Dog Park 2
Approx.

Exhibit B - Daytime View from Appellant Property

View from the Appellant's property toward the Laneway Getaway entrance corridor. Existing vegetation provides substantial screening, but the access corridor remains visible.



Exhibit C - Evening View from Home Office

View from the Appellant's home office toward Laneway Getaway during evening conditions, showing the illuminated entrance/activity area visible through the existing vegetation.



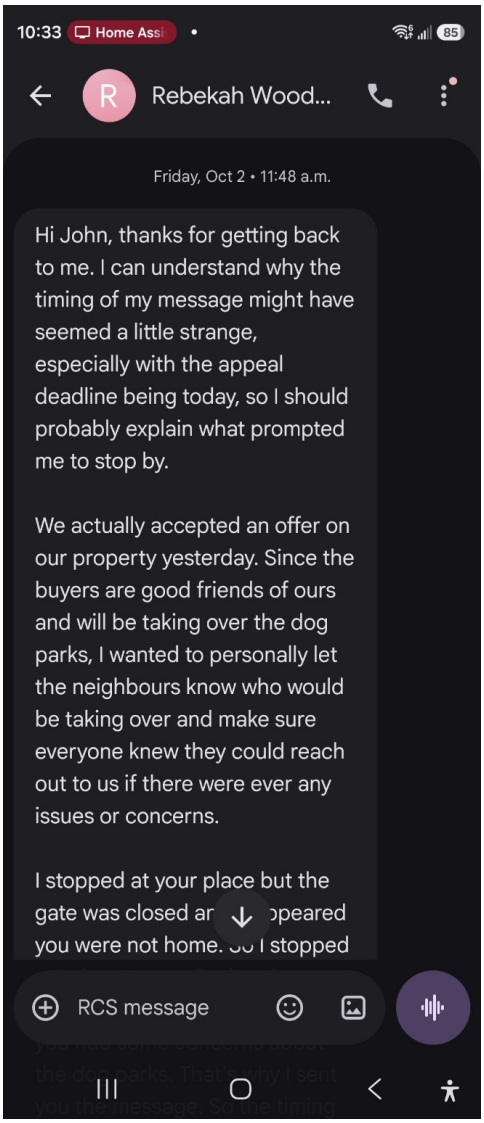
Exhibit D - Additional Spruce Screening

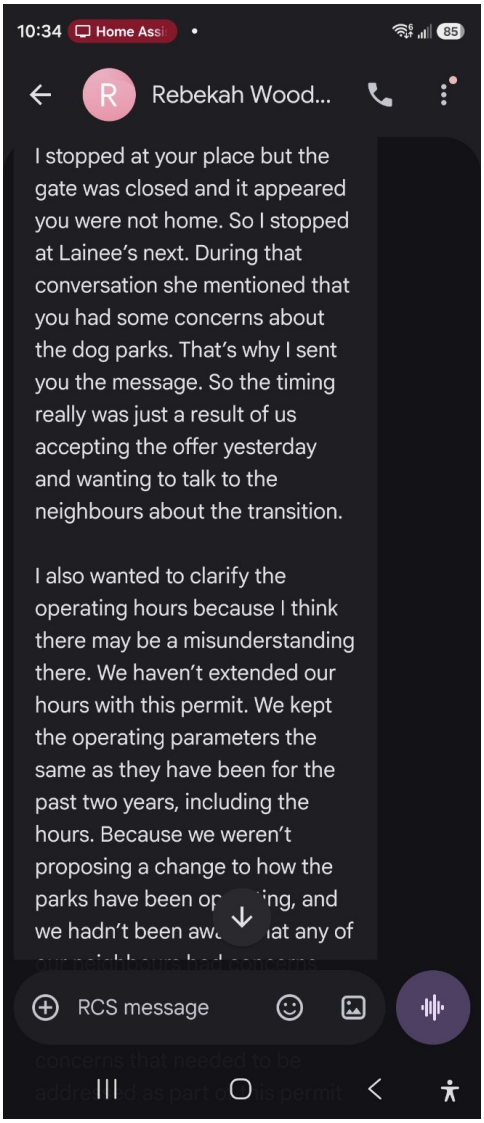


View along the southern portion of the Appellant property showing younger spruce trees planted to provide additional screening toward Township Road 514 and the subject property. The trees are presently immature and will require several years to provide substantial screening.

Exhibit E - Applicant Communication

Screenshots of the 2 October 2026 message from Rebekah Campbell concerning the property transition and continuity of the dog park's operating parameters, including hours.




10:34
Home Ass
85
Rebekah Wood...
I stopped at your place but the gate was closed and it appeared you were not home. So I stopped at Lainee's next. During that conversation she mentioned that you had some concerns about the dog parks. That's why I sent you the message. So the timing really was just a result of us accepting the offer yesterday and wanting to talk to the neighbours about the transition.
I also wanted to clarify the operating hours because I think there may be a misunderstanding there. We haven't extended our hours with this permit. We kept the operating parameters the same as they have been for the past two years, including the hours. Because we weren't proposing a change to how the parks have been op ing, and we hadn't been aw at any of
RCS message

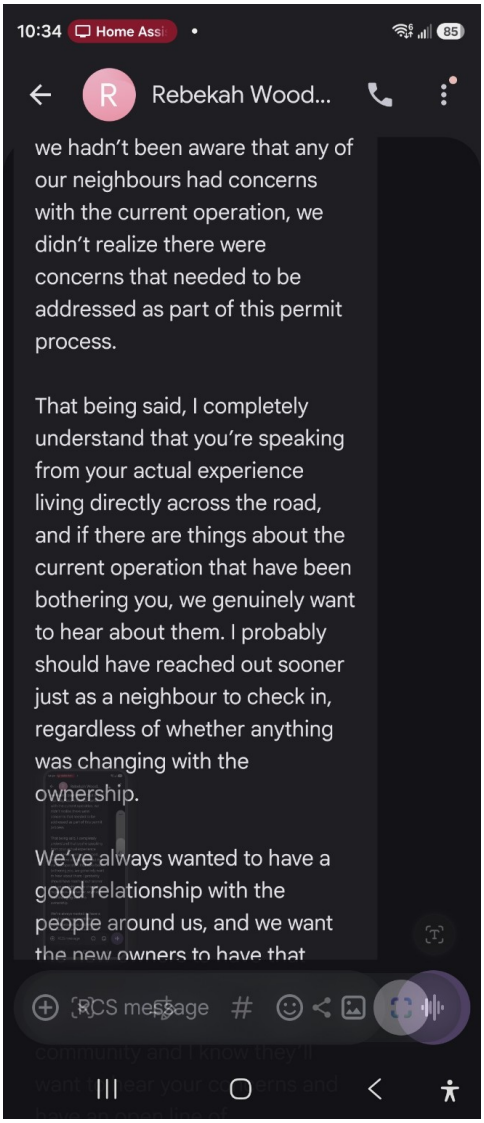
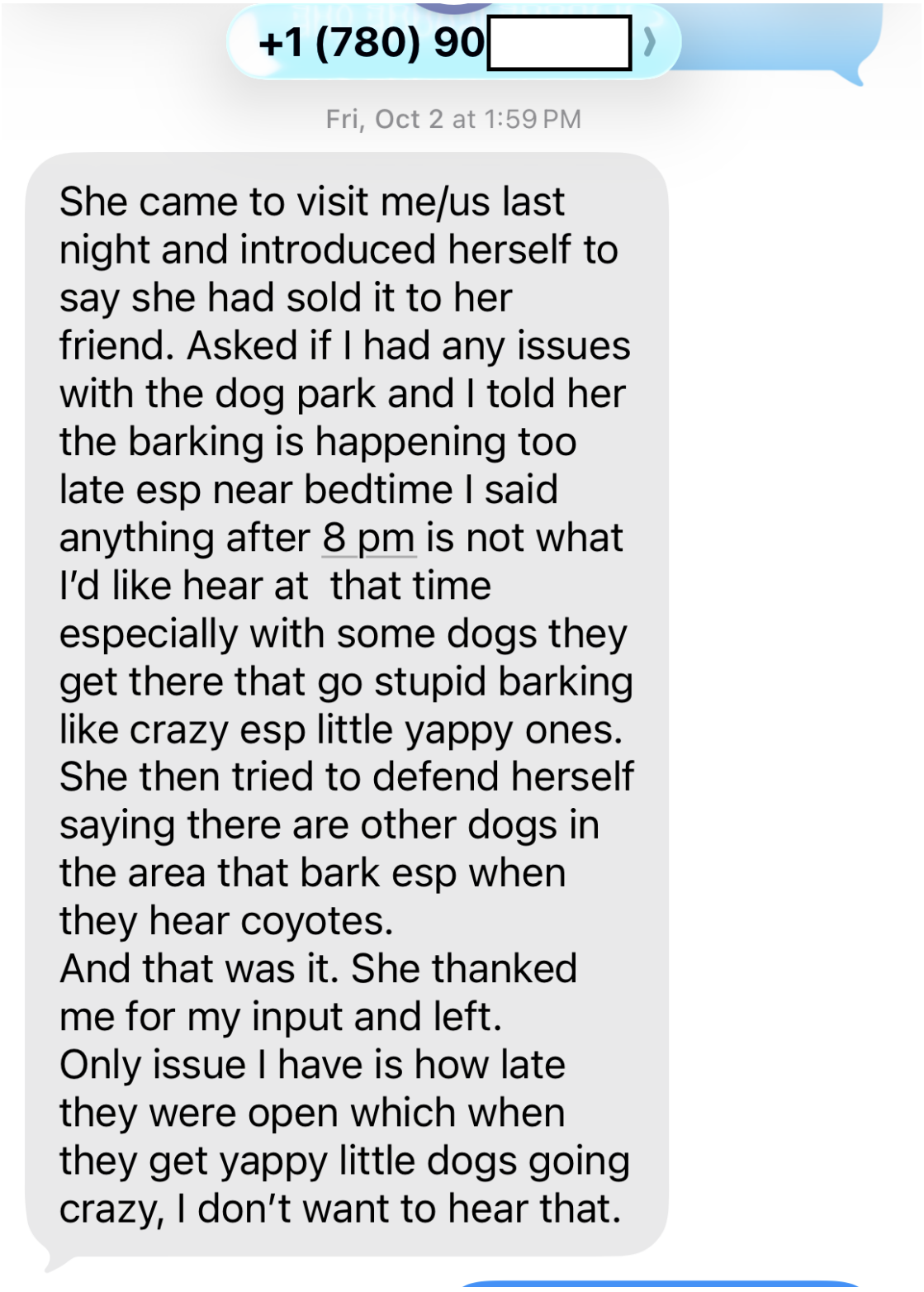

10:34
Home Assi
85
Rebekah Wood...
we hadn't been aware that any of our neighbours had concerns with the current operation, we didn't realize there were concerns that needed to be addressed as part of this permit process.
That being said, I completely understand that you're speaking from your actual experience living directly across the road, and if there are things about the current operation that have been bothering you, we genuinely want to hear about them. I probably should have reached out sooner just as a neighbour to check in, regardless of whether anything was changing with the ownership.
We've always wanted to have a good relationship with the people around us, and we want the new owners to have that
RCS message

Exhibit F - Neighbour Communication

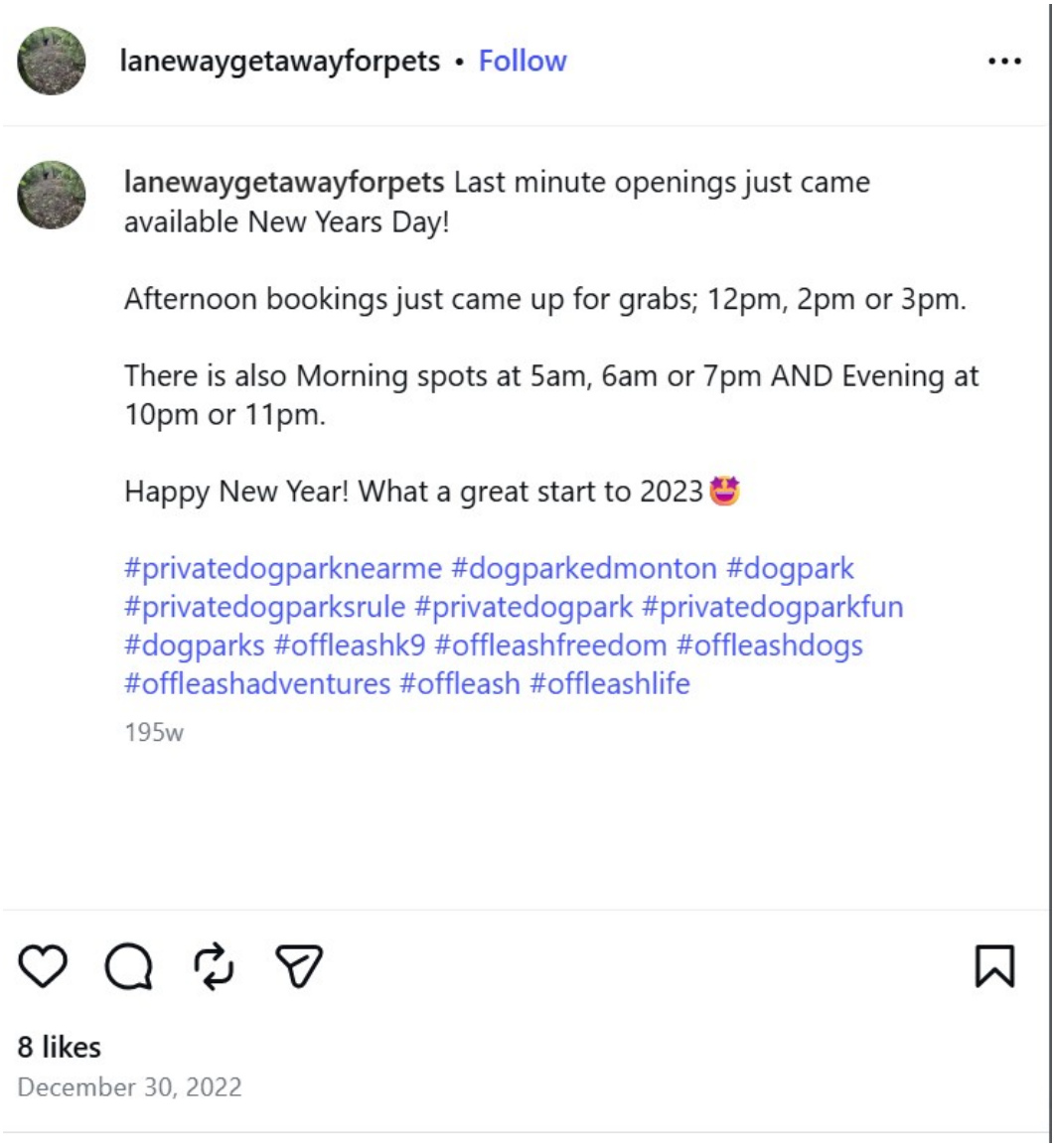


Redacted screenshot of the 2 October 2026 message received by Fiona O'Sullivan from neighbouring resident Lainee, recording her concern regarding late-evening barking and stating that the late operating hours were her only identified concern.

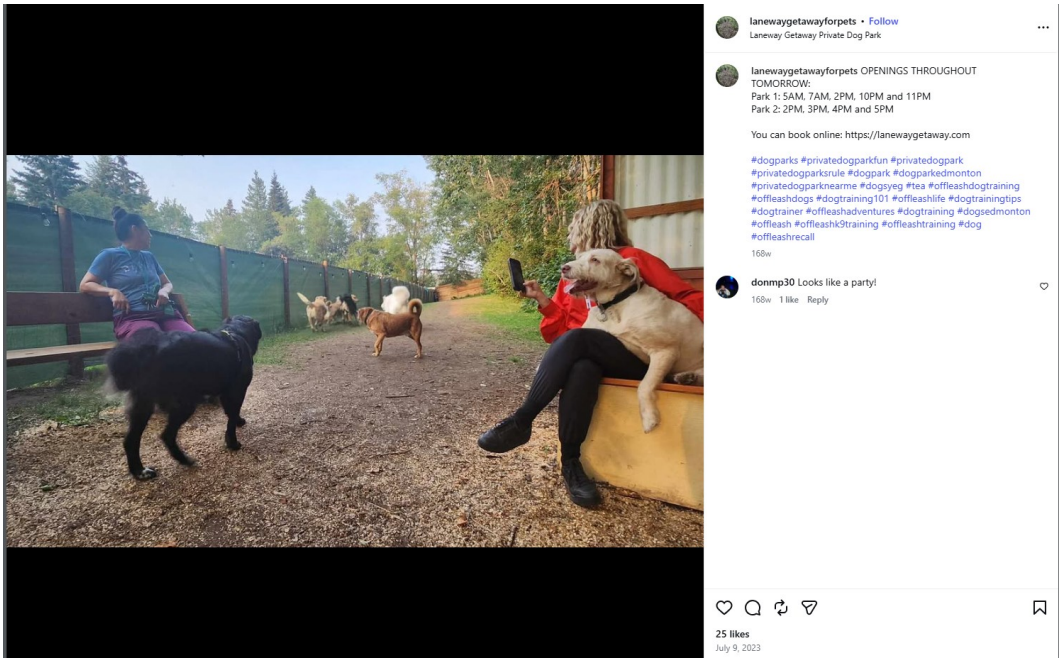
Exhibit G - Historical Advertised Booking Hours

Representative screenshots of Laneway Getaway social-media posts showing advertised booking availability at different times. These materials are relied upon only as evidence of advertised availability, not as proof that a customer attended at each listed time.

30 December 2022 - New Year's Day availability post advertising early-morning and late-evening openings, including 5:00 a.m., 10:00 p.m. and 11:00 p.m. The post itself contains an apparent typo referring to a morning spot at 7 p.m.; no inference is drawn from that entry.



9 July 2023 - availability post advertising Park 1 openings at 5:00 a.m., 7:00 a.m., 2:00 p.m., 10:00 p.m. and 11:00 p.m.



12 June 2024 - availability post advertising openings between 7:00 a.m. and 9:00 p.m. for Parks 1 and 2.


lanewaygetawayforpets • Follow
Laneway Getaway Private Dog Park
lanewaygetawayforpets AVAILABILITY WEDNESDAY JUNE 12!
Park 1: 8am, 9am, 12pm, 3pm, 4pm, 5pm, 7pm, 8pm and 9pm
Park 2: 7am, 8am, 11am, 12pm, 1pm, 2pm, 6pm and 9pm
You can book online https://lanewaygetaway.com
#dogparks #privatedogparkfun #privatedogpark #privatedogparksrule #dogpark #dogparkedmonton #privatedogparknearme #dogsyeg #tea #offleashdogtraining #offleashdogs #dogtraining101 #offleashlife #dogtrainingtips #dogtrainer #offleashadventures #dogtraining #dogsedmonton #offleash #offleashk9training #offleashtraining #dog #offleashrecall
120w
1 comment from Facebook

3 March 2026 - availability post for 4 March advertising Park 2 openings including 10:00 p.m. and 11:00 p.m.

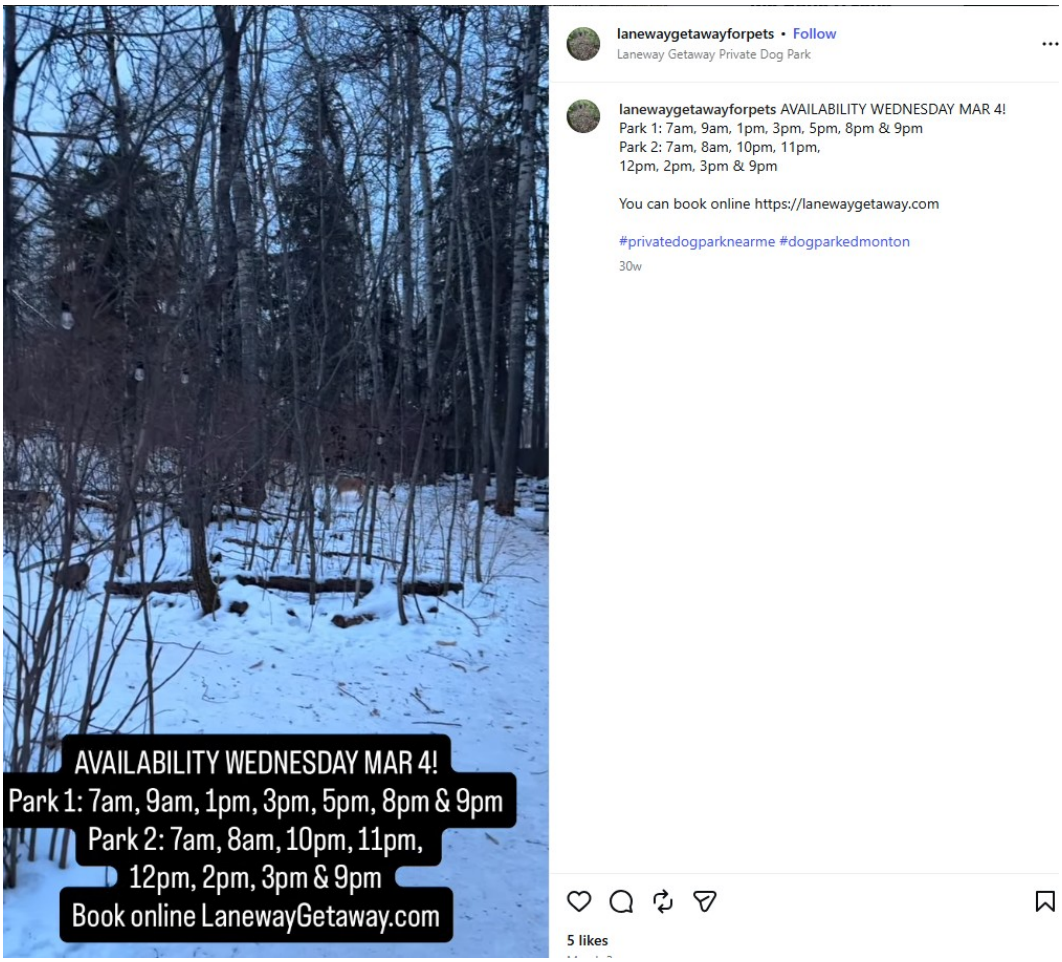


Exhibit H - Correspondence Concerning Development Authority Record

Correspondence documenting the Appellant's request for the existing Development Authority record and the subsequent advice that the planning rationale, including a formal report, would not be available until 22 October 2026.

Outlook

Re: Parkland County - Notice of SDAB Hearing (PLDPH20260743

From John Timmons <jwtimmons@outlook.com>
Date Thu 10/8/2026 4:31 PM
To Odessa Bartel <Odessa.Bartel@parklandcounty.com>
Cc Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com <fiona.osullivan@gmail.com>

1 attachment (619 KB)
Notice of Hearing_Appellant.pdf;

Hi Odessa,

Thank you. I have received the Notice of Hearing.

I note that the Notice indicates the application and supporting documentation are available for inspection at Parkland County Centre prior to the hearing.

Could I please clarify my question from my earlier email regarding the Development Authority record? In preparing my written submission, I would like to review the issued Development Permit/Notice of Decision, including the complete conditions and approved variances, together with the Development Authority's assessment and material relied upon in making the decision.

As my written submission is due October 20, while the agenda package will not be available until October 22, could those materials please be provided electronically in advance of the submission deadline?

Regards,
John

From: Odessa Bartel <Odessa.Bartel@parklandcounty.com>
Sent: Thursday, October 8, 2026 3:33 PM
To: John Timmons <jwtimmons@outlook.com>
Cc: Gage Brodeur <gage.brodeur@parklandcounty.com>
Subject: Parkland County - Notice of SDAB Hearing (PLDPH20260743

Good afternoon,

Attached, please find Parkland County's Notice of Subdivision and Development Appeal Board Hearing.

Sincerely,

Odessa Bartel, CMC, CLGM | Manager, Legislative & Legal Services | Governance & Engagement | Corporate Services
Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-3234 | odessa.bartel@parklandcounty.com | www.parklandcounty.com

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Outlook

Re: Parkland County - Notice of SDAB Hearing (PLDPH20260743

From John Timmons <jwtimmons@outlook.com>
Date Wed 10/14/2026 3:24 PM
To Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Cc Odessa Bartel <Odessa.Bartel@parklandcounty.com>; Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com <fiona.osullivan@gmail.com>

Hi Stephanie,

Thank you for confirming. I will proceed on that basis.

Regards,
John

From: Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Sent: October 14, 2026 3:24 PM
To: John Timmons <jwtimmons@outlook.com>
Cc: Odessa Bartel <Odessa.Bartel@parklandcounty.com>; Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com <fiona.osullivan@gmail.com>
Subject: RE: Parkland County - Notice of SDAB Hearing (PLDPH20260743

Hi John,

Thank you for providing further context.

The planning rationale, including a formal report, will be posted on October 22 for public inspection. Additionally, any relevant application materials will be posted at that time.

As part of this process, we are unable to provide the documents before this time.

Thank you for your understanding.

Sincerely,

Stephanie Camilleri | Development Planner I | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8436 | stephanie.camilleri@parklandcounty.com | www.parklandcounty.com

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From: John Timmons <jwtimmons@outlook.com>
Sent: Wednesday, October 14, 2026 9:18 AM
To: Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Cc: Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com; Odessa Bartel <Odessa.Bartel@parklandcounty.com>
Subject: Re: Parkland County - Notice of SDAB Hearing (PLDPH20260743

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hi Stephanie,

Thank you for your response.

I may not have been sufficiently clear in my earlier email. I am not requesting an advance copy of the Development Authority's submission to the SDAB, and I understand that both the Development Authority's submission and my submission are due on October 20.

I am requesting the existing Development Authority record relating to the decision issued on September 11, 2026.

Specifically, I am requesting the assessment or analysis undertaken in considering the application and the three variances, together with any reports, referrals, correspondence or other information that was relied upon or considered by the Development Authority in reaching that decision.

These are records relating to the decision already made, rather than the Development Authority's forthcoming SDAB submission.

Could you please provide those existing records electronically, or advise me if no such assessment, analysis or other records exist beyond the application materials and the Development Permit already provided?

As my submission is due October 20, I would appreciate receiving them as soon as reasonably possible.

Regards,
John

From: Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Sent: October 14, 2026 9:00 AM
To: John Timmons <jwtimmons@outlook.com>
Cc: Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com <fiona.osullivan@gmail.com>; Odessa Bartel <Odessa.Bartel@parklandcounty.com>
Subject: RE: Parkland County - Notice of SDAB Hearing (PLDPH20260743

Hi John,

Thank you for reaching out to request further information.

We would encourage you to prepare your submission based on your experience and concerns. The Development Authority's submission to the SDAB is also due on October 20, at which time

the materials will be posted for public review. You will be able to view the submittal items once posted on our website prior to the appeal hearing date.

Please feel free to reach out if I can be of further assistance. I'm happy to help where I can.

Sincerely,

Stephanie Camilleri | Development Planner I | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8436 | stephanie.camilleri@parklandcounty.com | www.parklandcounty.com

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From: John Timmons <jwtimmons@outlook.com>
Sent: Friday, October 9, 2026 12:05 PM
To: Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Cc: Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com; Odessa Bartel <Odessa.Bartel@parklandcounty.com>
Subject: Re: Parkland County - Notice of SDAB Hearing (PLDPH20260743

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hi Stephanie,

I am preparing my written submission for the SDAB appeal of Development Permit PLDPH20260743. My submission is due October 20.

Legislative & Legal Services has provided me with the issued Development Permit and has advised me to contact the Development Authority directly for the records I require in preparing my submission.

Could you please provide me electronically with the Development Authority record relating to the decision, including your assessment of the application and variances, and the application materials, reports, correspondence or other information relied upon or considered in making the decision?

I already have copies of some of the applicant's application materials, so I am particularly interested in the Development Authority's assessment and any material considered in reaching the decision that is not contained in the applicant's original submission.

As my SDAB written submission is due October 20, I would appreciate receiving these materials sufficiently in advance of that deadline to allow me to review and address it.

Regards,
John

From: Odessa Bartel <Odessa.Bartel@parklandcounty.com>
Sent: Friday, October 9, 2026 10:47 AM
To: John Timmons <jwtimmons@outlook.com>
Cc: Gage Brodeur <gage.brodeur@parklandcounty.com>; fiona.osullivan@gmail.com <fiona.osullivan@gmail.com>
Subject: Re: Parkland County - Notice of SDAB Hearing (PLDPH20260743

Good morning John,

Thank you for your patience with my response to your emails dated October 6, 2026 and October 8, 2026.

Attached, please find a copy of the Discretionary Use Approved Development Permit for PLDPH20260743.

You are correct in your understanding that the Development Authority will be providing a submission and that their submission will be part of the SDAB agenda package that is published on October 22. Unfortunately, I do not know what documents or information the Development Authority will be providing as part of their submission. Given this, I do recommend that you contact the Development Authority to request the records that you would like to support the preparation of your submission.

Sincerely,

Odessa Bartel, CMC, CLGM | Manager, Legislative & Legal Services | Governance & Engagement | Corporate Services
Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-3234 | odessa.bartel@parklandcounty.com | www.parklandcounty.com

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Exhibit I - Applicant Visitor-Instruction Video and Transcript Excerpts

Laneway Getaway visitor-instruction video. The excerpts below are taken from the transcript supplied with the video and are relied upon as the applicant's own description of its booking, parking and visitor-turnover procedures.

Video: https://www.youtube.com/watch?v=yu_DQipnlVU

0:40-0:55 - "All vehicles from your party must park here in VIP. The maximum number of vehicles you can bring for your visit is five."

1:19-1:27 - "Please don't show up more than 5 minutes early. This will avoid vehicle congestion."

2:50-3:02 - "If you ever arrive for your appointment time and you are unable to open the gate, that means the safety latch is still locked, which means somebody is inside. Please don't force the gate. Call us for assistance."

3:02-3:25 - "Your visit is 50 minutes long. Please set your phone alarm for 45 minutes so you don't lose track of time. This will allow you to get out of the park and back into your vehicle in time for the next visitors to park and start their visit at the top of the hour."

These excerpts show that customers are expected to manage arrival, waiting, entry, visit timing and departure themselves, with telephone assistance available if required. They also show that the applicant expressly anticipates vehicle-congestion management and top-of-the-hour customer turnover. The video does not establish that the operator is never present; the point relied upon is that the described operating system does not require continuous operator presence for each booking.