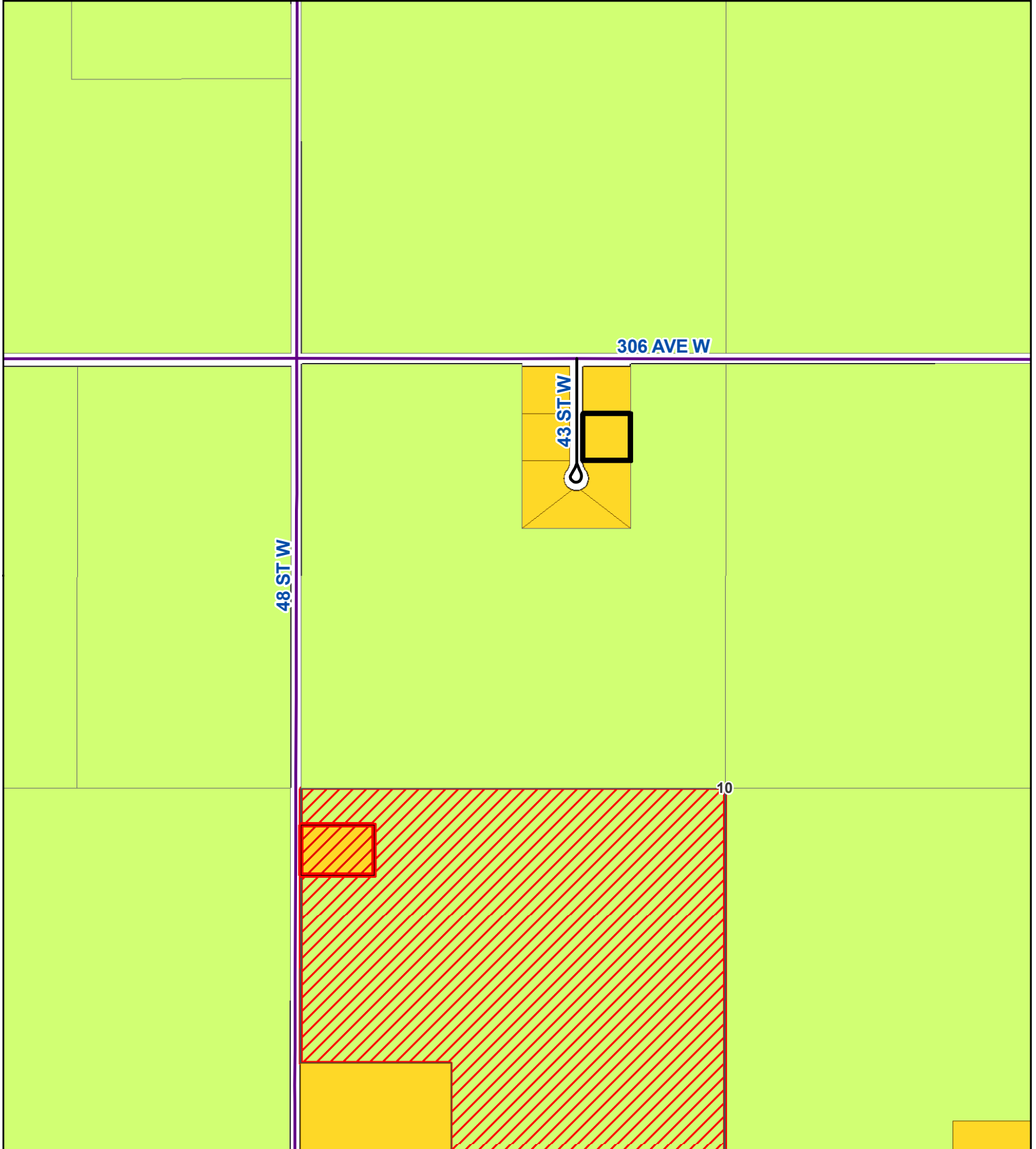




Ptn. NW 10-21-01 W5M; Plan 1212691, Block 1, Lot 2



- Legend
- Parcels
 - A- Agricultural
 - AA- Agricultural Sub A
 - CR- Country Residential
 - CRA- Country Residential Sub A

Date Printed: 2023-11-07

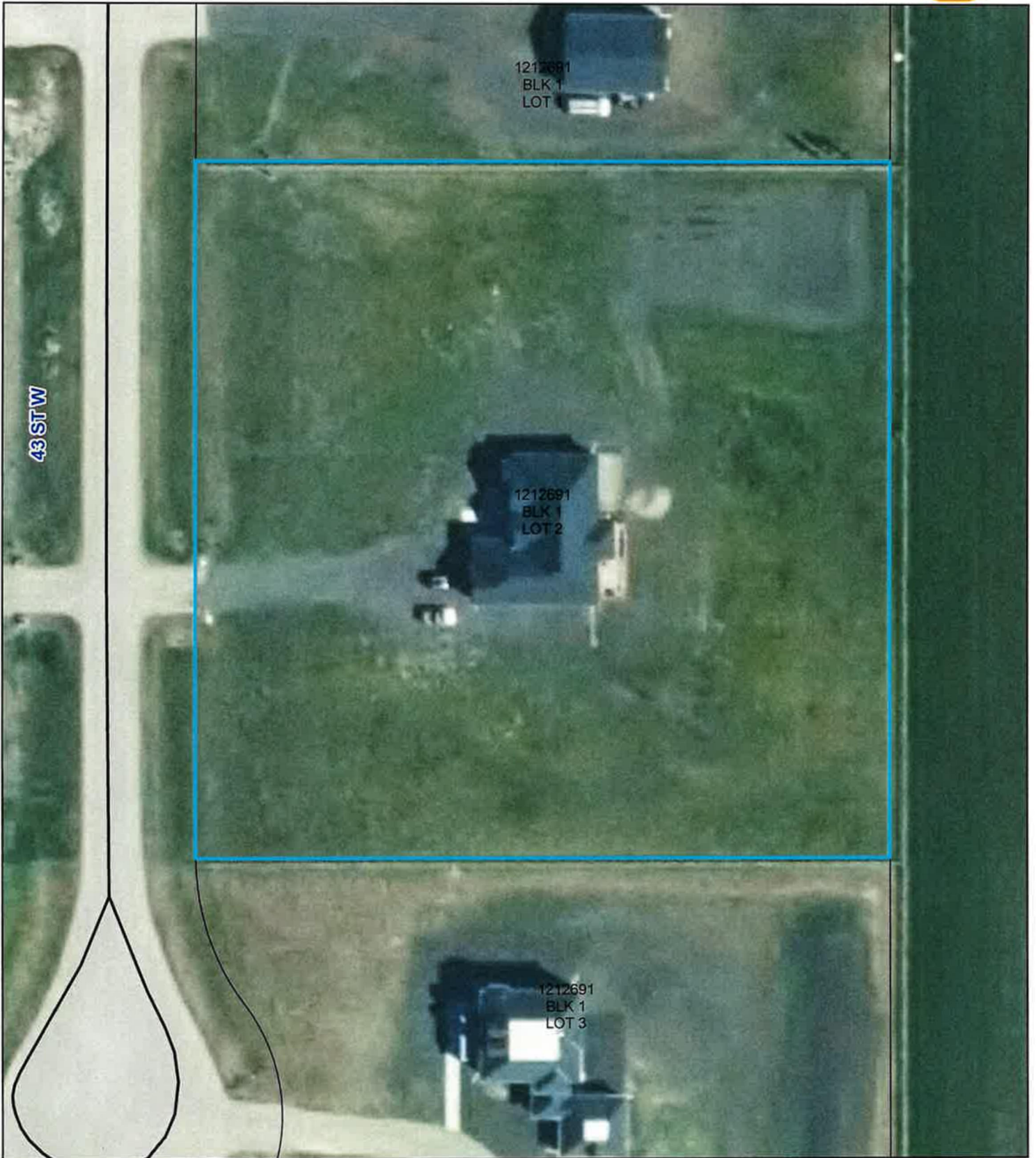
1:10,000

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Data Sources Include Municipal Records and AltaLIS.
© Foothills County 2023



NW 10-21-01 W5M



- Legend
- Townships
 - Parcels

Date Printed: 2023-08-21

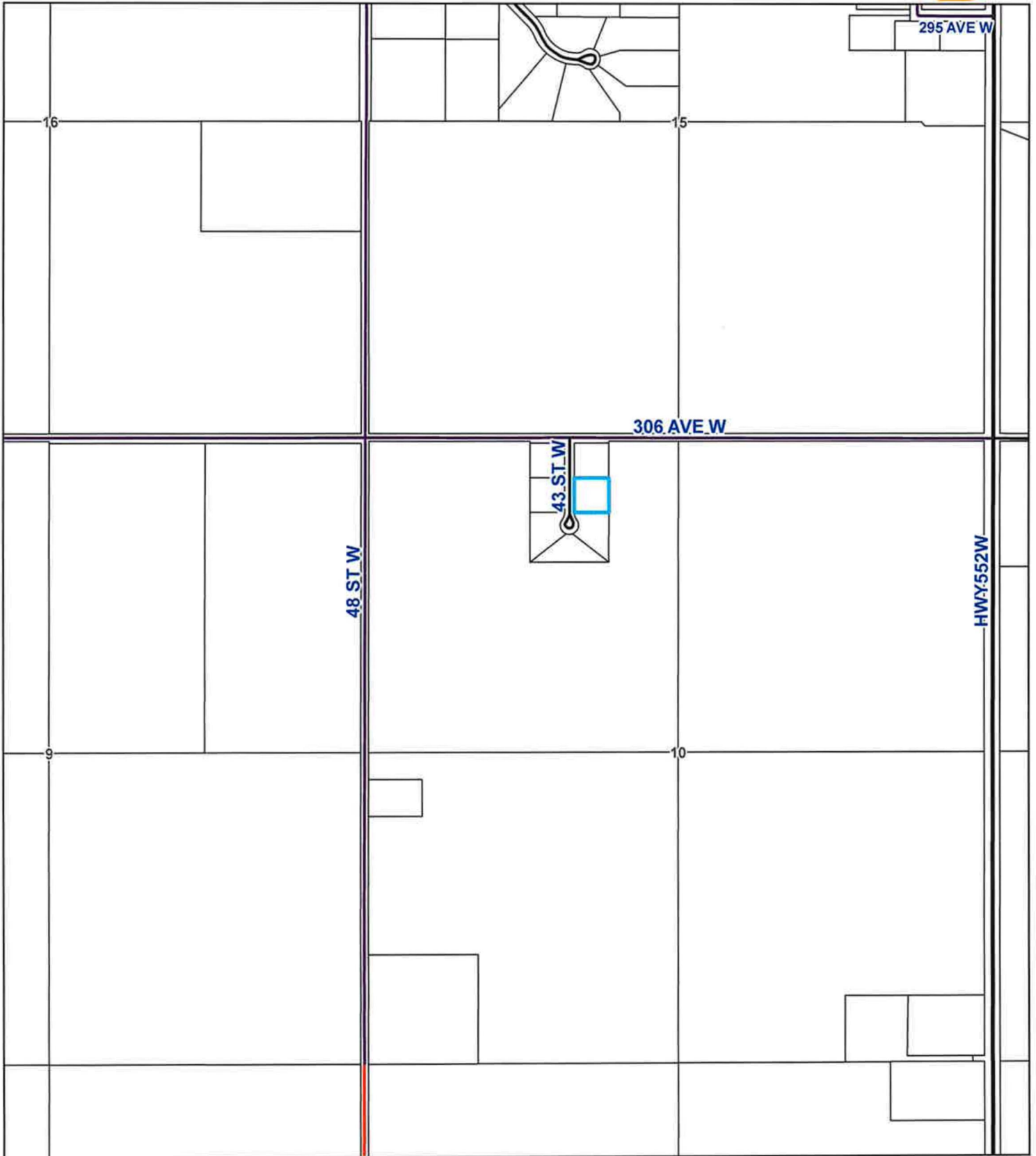
1:683

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NW 10-21-01 W5M



Legend
 Townships
 Parcels

Date Printed: 2023-08-21
 1:13,651

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Data Sources Include Municipal Records and AltaLIS.
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FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

October 12, 2023

Frontier Homes Inc, Attn: Pat McGaffey

52 Cimarron Dr.

Okotoks, AB T1S 1R9

COPY

Dear Sir/Madam:

**Re: Development Permit Application 23D 171
Ptn: NW 10-21-01 W5M; Plan 1212691, Block 1, Lot 2
Secondary Suite, Accessory**

Your development permit application for the above-noted operation has been refused for the attached reasons.

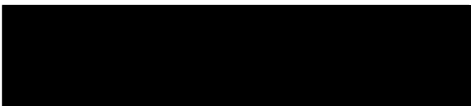
Please be advised that you have the right to appeal this decision to the Development Appeal Board. If you were to appeal the above decision, the Development Appeal Board would base their decision on an appeal hearing which would be open to the applicant and to any landowners within at least one-half mile who have concerns about the proposed development. **Please note that there is an appeal fee of \$575.00.**

You can submit your Appeal notices to the Secretary of the Development Appeal Board, at the above noted address. Notices of Appeal, including payment of the appeal fee are to be received **no later November 3, 2023**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please complete the enclosed 'Notice of Development Appeal' form and mail, drop off, email to appeals@foothillscountyab.ca or fax to 403-652-7880. We will notify you when your appeal is received.

Should you have any further questions or concerns, please contact the undersigned at the above address and telephone number.

NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ENCLOSED 'NOTICE OF DEVELOPMENT APPEAL' FORM

Yours truly,
FOOTHILLS COUNTY


Brittany Domenjoz
Development Officer
brittany.domenjoz@foothillscountyab.ca
(403) 603-6242

BD/mm
Encl.



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 12, 2023

THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 23D 171

LANDOWNER(S): TYLER SUNQUIST & CASSANDRA LEHMANN

AGENT: FRONTIER HOMES INC.

PROPOSAL DESCRIPTION: OVERSIZED SECONDARY SUITE, ACCESSORY

LEGAL DESCRIPTION: PTN. NW 10-21-01 W5M; PLAN 1212691, BLOCK 1, LOT 2

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 2 acre Country Residential District parcel, located on 43rd Street W, approximately 100 metres south of 306th Avenue W, 1 kilometre west of Highway 552W, and 3 kilometres north of Highway 549.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Secondary Suite, Accessory to be constructed within a proposed accessory building on the subject parcel. The accessory building is to have a total footprint of +/- 1,406 sq. ft. and the Secondary Suite is to be built on the second level of the accessory building, having a total area of +/- 1,406 sq. ft.

Secondary Suite, Accessory means a dwelling, secondary suite, located within an accessory building or detached garage which is subordinate to the principal dwelling on the same parcel, that has a Minimum Habitable area of 37 sq. m. (400 sq. ft.), and a maximum size of up to 50% of the gross floor area of the accessory building to a maximum of 83.6 sq. m. (900 sq. ft.).

Secondary Suite is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of *Secondary Suite, Accessory*, on the subject parcel being a portion of NW 10-21-01 W5M; Plan 1212691, Block 1, Lot 2 has been considered by the Development Officer and is **REFUSED** subject to the following.

REFUSAL DESCRIPTION:

Section 10.26.10 of the Land Use Bylaw 60/2014 identifies that Secondary Suite, Accessory shall meet the following size requirements:

- Minimum habitable area: 37 sq. m. (400 sq. ft.);
- Maximum size: up to 50% of the gross floor area of the accessory building to a maximum of 83.6 sq. m. (900 sq. ft.).

The proposed suite size exceeds the maximum that may be considered by the Development Authority. As such, this application is considered an automatic refusal and if appealed, will be given further consideration by the Development Appeal Board.



Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

www.foothillscountyab.ca

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

THIS IS NOT A BUILDING PERMIT. Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building Bylaw. An application must be made for a Building Permit under the requirements of the Building Bylaw and a Permit must be secured before any work or construction on any building may commence or proceed.

FOR OFFICE USE ONLY	
Fee Submitted: <u>500</u>	Application No: _____
Receipt No.: <u>400858</u>	Tax Roll No: <u>21011050de</u>
Date Received: _____	Date Deemed Complete: _____

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Frontier Homes Inc.

Email: frontierhomesinc.ab@gmail.com

Applicant's Mailing Address: _____

Telephone: 403 371 3744

Legal Land Description: Plan 121 2691, Block 1, Lot 2, LSD _____, Quarter NW, Section 10, Township 21, Range 1, West of the 5 Meridian.

Registered Owner of Land: Cassandra Lehmann / Tyler Sunguist

Registered Owner Mailing Address: _____ TOL 1 X 0

Email: _____ Telephone: Tyler _____ / Cos _____

Interest of Applicant if not owner of site: _____

PART 2 PROPOSED DEVELOPMENT

I/We hereby make application in accordance with the plans and supporting information submitted herewith. (which forms part of this application). Please give a brief description of the proposed development, including name of development where applicable.

Build a carriage house for Parents/inlaw Parents
Seasonal only. (Snow birds)

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 2 acres

Size Of Proposed Building: 1406 sq ft Height: 27'9 1/16"

Is There A Dwelling (Residence) On The Site: Yes No If Yes, How Many? 1 house

Utilities Presently On Site: Gas / Electric

Are There Sour Gas Or High Pressure Facilities On Site? No

Utilities Proposed: Gas / Electrical

Other Land Involved In Application: _____

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

PART 4 DEVELOPMENT

Specify other supporting material attached that forms part of this application. (e.g., Site Plan, Plot Plan, Architectural Drawings, etc.):

Plot Plan, Architectural drawings, approval letters from surrounding land owners.

Estimated Date of Commencement: July 15 / 23 Estimated Date of Completion: Dec 30 / 23

I, Pat McGaffey of Frontier Homes Inc.

hereby certify that I am:

The Registered Owner; or

Authorized to act on behalf of the Registered Owner

Date: June 26, 2023

RIGHT OF ENTRY

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

June 26, 2023 _____

Date Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

- 1. Land use district: _____
- 2. Listed as a permitted/discretionary use: _____
- 3. Meets setbacks: _____ Yes _____ No If "NO", deficient in _____

- 4. Other information: _____

PART 5 DECISION

Date of Decision: _____ Date Application Accepted: _____

This Development Permit Application is:

- APPROVED
- APPROVED subject to the attached conditions
- REFUSED for the attached reasons

Notice of Decision Advertised: _____

Date of Issuance of Development Permit: _____

Development Officer

NOTE: Development must commence within 12 months of the date of the Date of Issuance of the Permit and be completed within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.



Secondary Suite Checklist

Foothills County

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

THIS IS NOT A BUILDING PERMIT. Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building and Safety Code Permits. An application must be made for all required Building and/or Safety Codes Permit.

Construction of Secondary Suites may not commence, nor can a Secondary Suite be occupied, prior to the issuance of all required Development, Building, and Safety Code approvals.

LANDOWNER/APPLICANT INFORMATION	
Name of Landowner(s) / Applicant(s) <u>Cassie Lehmann / Tyler Sunquist</u>	
Legal Land Description: Plan <u>121 2691</u> Block <u>1</u> Lot <u>2</u>	
Quarter Section <u>NW 10</u> Township <u>10 21</u> Range <u>1</u> Meridian <u>5</u>	
Area of Lot (In Acre or Hectares) <u>2 acres</u>	
SECONDARY SUITE	
<i>Is located within:</i>	CHECK
Existing Principal Dwelling	✓
Proposed New Dwelling	✓
Existing Accessory Building	
Proposed New Accessory Building	
SUITE INFORMATION	
Secondary Suite existed before Bylaw 8/2019 was adopted: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Estimated date of Construction (if Secondary Suite existed prior to passage of Bylaw 8/2019): <u>July 15/23</u>	
Total habitable area of principal dwelling (if suite is located within the dwelling or attached garage): <u>2507</u>	
<i>The habitable area for the purpose of determining Secondary Suite size is the sum of the floor areas of all livable space contained within the exterior walls of the structure including the basement. This does not include the garage area, or basement areas used exclusively for storage, or areas devoted exclusively to mechanical or electrical equipment servicing the building.</i>	
Total Gross Floor Area of Accessory Building (if suite within accessory building): <u>1406</u>	
<i>The Gross Floor Area is the total floor area of a building measured to the outside surface of the exterior walls, including covered patio or deck areas, or where buildings are separated by fire walls, to the centerline of the common fire wall and does not include basements or uncovered decks.</i>	
Total area of the Secondary Suite area (sq. ft.): <u>1406</u>	
Total number of Dwelling Units on the parcel (prior to making this application): <u>1</u>	
Number of parking spaces for Secondary Suite: <u>2</u>	
Describe availability of storage space accessible to the occupants of the Secondary Suite:	
WATER SOURCE	
<input type="checkbox"/> Connection to Communal Water System (Provide letter of confirmation from system operator)	
<input checked="" type="checkbox"/> Share existing groundwater well (provide executed Declaration of Understanding)	
<input type="checkbox"/> New groundwater well (provide executed Declaration of Understanding)	
<input type="checkbox"/> Other: _____ (ie. water hauled in to site, well enhanced with cistern on site, etc. (provide executed Declaration of Understanding)	



Secondary Suite Checklist

Foothills County

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

SEWAGE TREATMENT AND DISPOSAL

- Connection to Communal Sewage Collection System (Provide letter of confirmation from system operator)
- Connection to Existing Private Sewage Treatment System (provide executed Declaration of Understanding)
- Expansion of Existing Private Sewage Treatment System (provide executed Declaration of Understanding)
* (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
- Construction of New Private Sewage Treatment System (provide executed Declaration of Understanding)
* (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)

ADDITIONAL INFORMATION REQUIRED

Specify other supporting material attached that forms part of this application (i.e. Site plan, Covenants, Servicing plans and supporting information.

Estimated Date of Commencement: July 15/23

Estimated Date of Completion: unknown

Describe how the potential for impact on neighbouring properties is minimized (i.e. location, design, screening/landscaping, etc.

911 ADDRESS INFORMATION

- I hereby acknowledge and understand that I may be required to obtain a new 911 address for safety and emergency purposes for the Secondary Suite developed on the property and agree to do so in accordance with the rules and requirements of the Foothills County and acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand and accept that this may result in changes to the Canada Post mail address. The county is not responsible for associated costs of such.

PRE-APPLICATION BUILDING AND SAFETY CODES INSPECTION

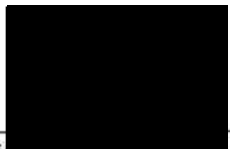
- I hereby acknowledge that I understand that I have the option to have a Building and Safety Codes Officer conduct a pre-development permit application inspection of the existing Secondary Suite for a fee of \$160.00 + 4% Safety Codes Fee. This inspection would allow for a certified Building Inspector to outline how well the existing un-permitted Secondary Suite meets the Alberta Building Code and would provide a better understanding of renovations or changes that may be required to bring the Secondary Suite into compliance with safety regulations.

Pre-application inspection completed (Provide copy of the County's preliminary inspection report)

Pre-application inspection not requested

SECONDARY SUITE REGISTRY

- I hereby consent to Foothills County publishing my legal description, municipal address and type of Secondary Suite approved on the property within the Secondary Suite Registry as public information. Applicant/Landowner names will not be disclosed on the Registry. This Registry is intended to allow prospective tenants, landowners, realtors, and other interested parties to search permitted Secondary Suites in the Municipality.



Signature of Landowner / Applicant

June 26/23
Date



DECLARATION OF UNDERSTANDING

Foothills County

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

Please sign Declaration of Understanding, before returning to Foothills County with Development Permit Application.

REGISTERED OWNER(S) DECLARATION

This is to certify that the Applicant/Landowner(s) namely:

Frontier Homes Inc

Name

Name

I (we) understand:

- a. It is the "Applicant/Landowner's responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document "Water Wells That Last For Generations" published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food.
- b. It is the Applicant/Landowner's responsibility to comply with the allowable 1250m³ per year (750 gallons per day) per household allowed under the Water Act;
- c. It is the Applicant/Landowner's responsibility to ensure that the water quality is with the Guidelines for Canadian Drinking Water Quality and the Alberta Health Services Criteria to ensure that the water quality is suitable.
- d. It is the Applicant/Landowner's responsibility to provide adequate wastewater/sewage disposal for the Secondary Suite to the satisfaction of the Building/Safety Codes Office.
 - i. Where an existing private sewage treatment system is being used, a certified septic designer/installer must confirm that the existing system can adequately manage the addition waste or a new system or addition to the existing system has been adequately sized to accommodate the additional waste and the location is suitable
 - ii. Where sewage disposal is connected to an approved piped communal collection system, the operator of the communal system must confirm that the system has adequate capacity for the additional sewage and has authorized the approval to connect.
- e. I acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand that this may result in changes to the Canada Post mail address. The county is not responsible for associated costs of such.

Frontier Homes Inc

Name of Applicant/Landowner (Please Print)

Name of Applicant/Landowner (Please Print)

Signature of Applicant/Landowner

Signature of Applicant/Landowner

June 26/23

Date Signed

Date Signed



VIA EMAIL: Martine.Callum@foothillscountyab.ca

RE: **Development Permit Application:** Secondary Suite, Accessory
Legal Address: Plan 1212691 Block 1, Lot 2; Ptn. NW 10-21-1 W5M

Hi Martine

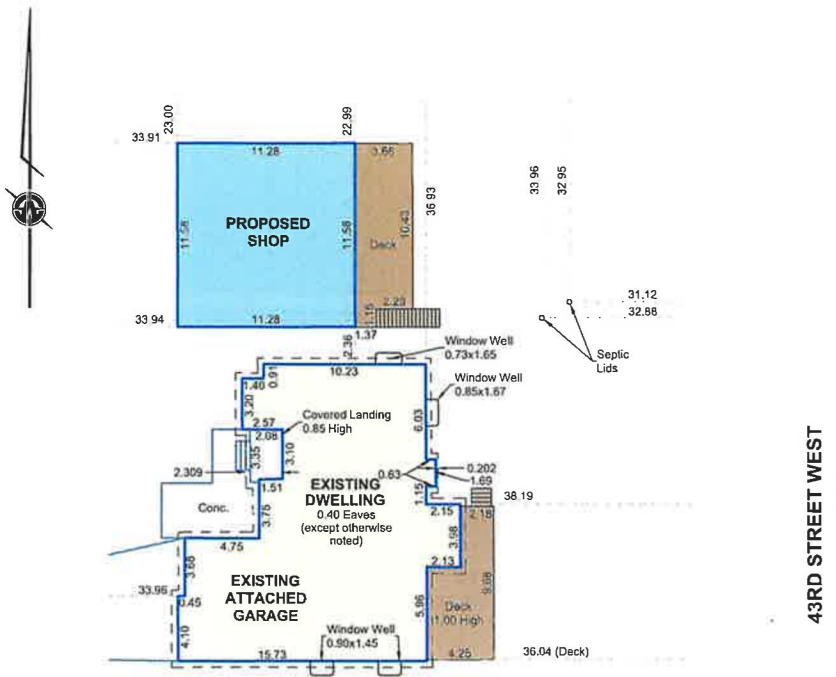
Answer to your questions

- 1) Proposed shop: The proposed garage shown on the site plan is to be built for the carriage house
- 2) Storage: as indicated on the plan it is storage
- 3) Sewage: it is an existing private sewage
- 4) Closet: Everything pertaining to the lower level is for the garage
- 5) Naturally the home owner is aware of the sq ft permitted for secondary suites, hence the reason why there is an information and signature package by area residences for their approval of this carriage house build.
- 6) Business: There is NO business run on the property
- 7) If you read the plot plan properly it is a temporary skid shack
- 8) Building Height: Building height is 8.26 meters as indicated on the drawings submitted.

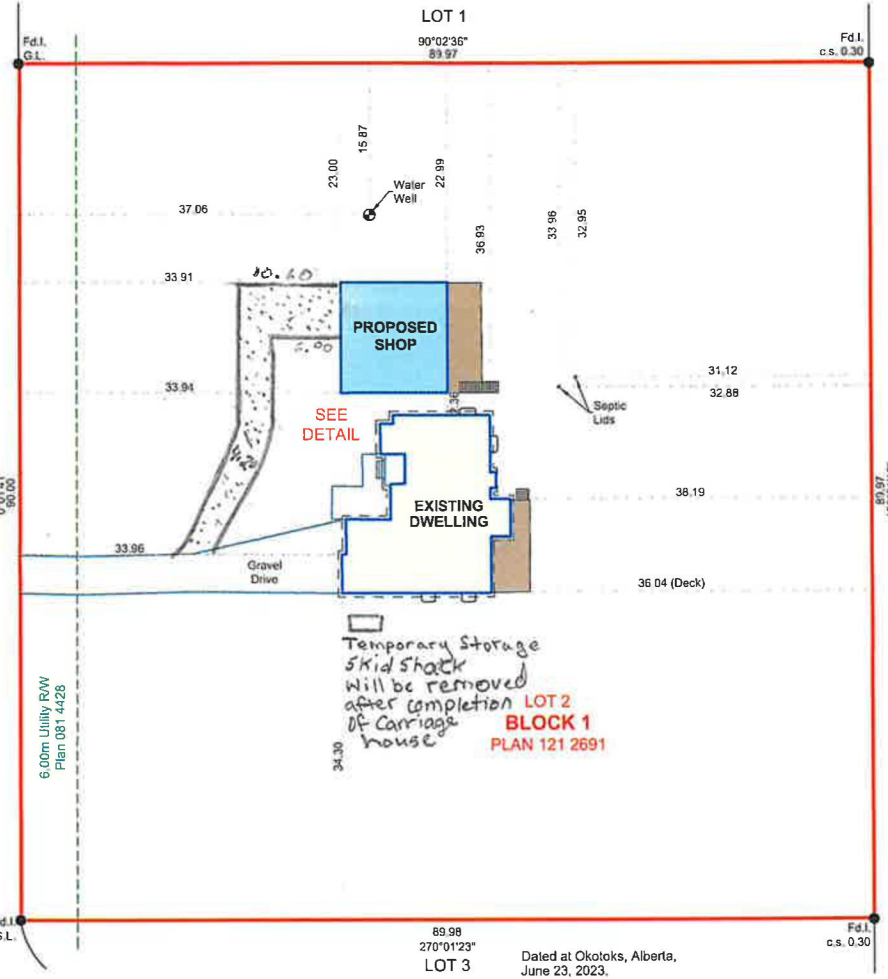
So please carry on with your automatic refusal so that we can appeal unless you take into consideration the area land owners have approved it to be built there as per drawing and signed letters submitted.

Thank you

Pat McGaffey
Frontier Homes Inc.
PH: 403 371 3744



DETAIL
SCALE 1:300



43RD STREET WEST

SCALE 1:500 0 10 20 30 40 Metres

Dated at Okotoks, Alberta,
June 23, 2023.

M. Kent Croucher
M. Kent Croucher, A.L.S.

PLOT PLAN SHOWING PROPOSED SHOP, WATER WELL & SEPTIC LIDS

SUBJECT PROPERTY:

LOT 2, BLOCK 1, PLAN 121 2691

- NOTES :**
- All distances and elevations are in metres and decimals thereof.
 - Bearings are 3TM-114 Grid and are derived from GNSS observations.
CSF: 0.999721
 - Survey conducted February 23, 2021 & June 23, 2023.

LEGEND:
SYMBOLS AND ABBREVIATIONS THAT MAY
APPEAR ON THIS PLAN.

- Iron Post found: ●
- Iron Bar found: ◆
- Drill Hole found: ⊗
- Calculated Position: ⊠
- Boundary of Subject Property: —
- Right-of-Way: - - - - -
- Exterior Wall: ———
- Eave: - - - - -
- Fence: —X—

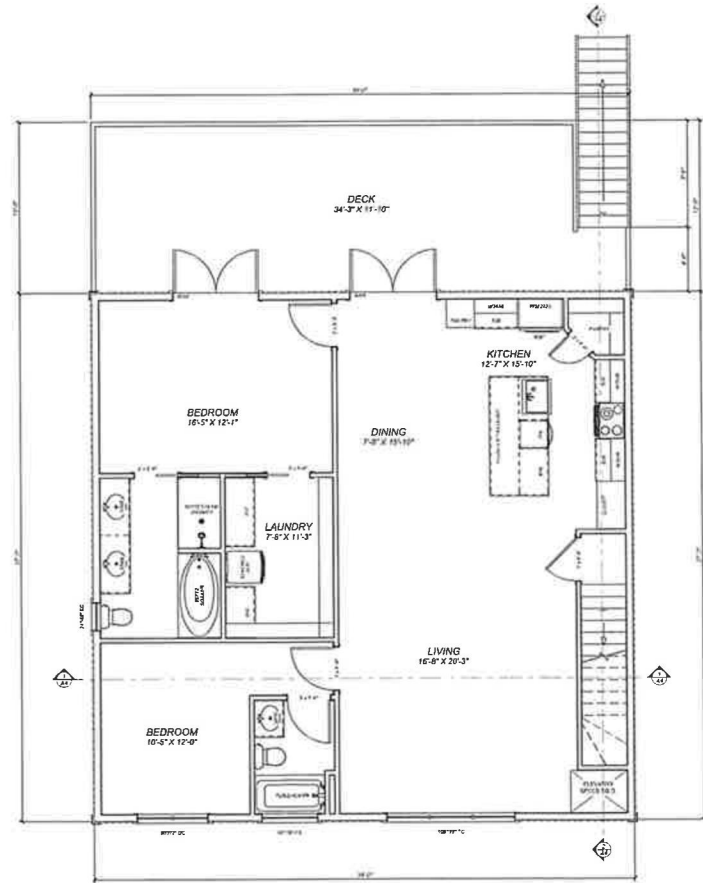
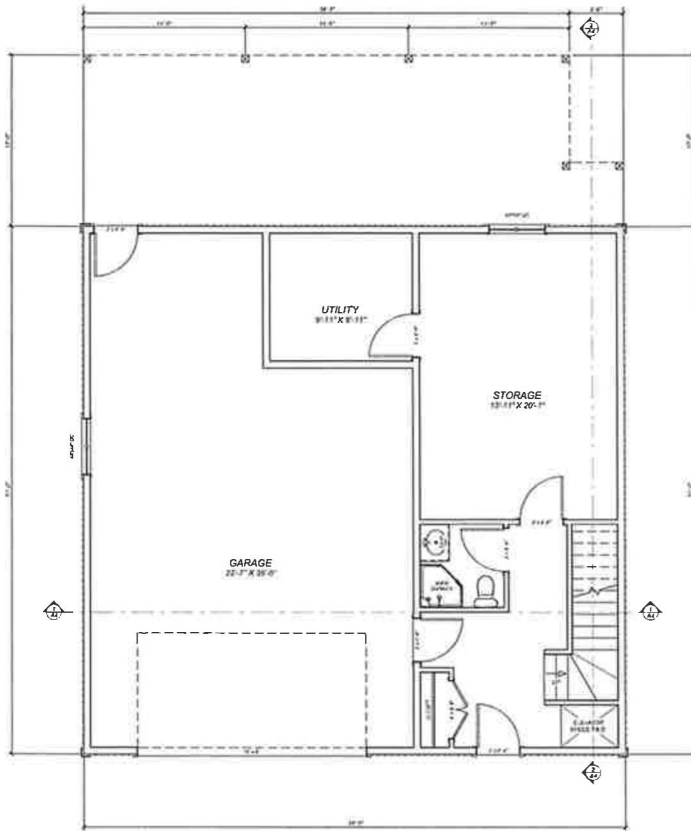
- A Arc
- A/C Air Conditioner
- A.G. Above Ground
- ARW Access Right-of-Way
- Calc: .. Calculated
- Can: .. Canilever
- Conc. Concrete
- C.S. Countersunk
- D.H. Drill Hole
- Fd. Found
- Ign Foundation
- Fl. Floor
- G.L. Ground Level
- I. Iron Post
- m metre
- ML Mark
- OD Overland Drainage
- PL Property Line
- R Radius
- (R) Radial
- Rest. Restored
- Ret. Retaining
- R/W Right-of-Way
- URW Utility Right-of-Way
- WW Window Well



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REV.	COMMENT	DATE	INITIALS
0	Issued	Jun 23, 2023	MS/MDJR
ABSOLUTE SURVEYS		CAD File : 23-0387AB	Job No: 23-0387

69 Elma Street West
Okotoks, Alberta T1S 1J8
Office: 587-757-0634



1
A2


MAIN FLOOR PLAN

SCALE = 1/4" = 1'-0" FLOOR AREA - 240 SQ.FT. / STORAGE AND UTILITY - 415 SQ.FT. / GARAGE - 750 SQ.FT.

2
A2

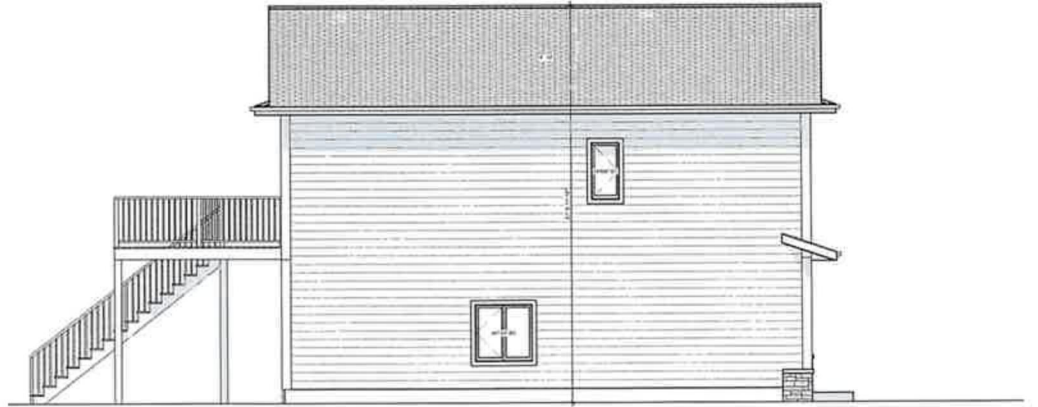
SECOND FLOOR PLAN

SCALE = 1/4" = 1'-0" FLOOR AREA - 1405 SQ.FT. / DECK - 428 SQ.FT.

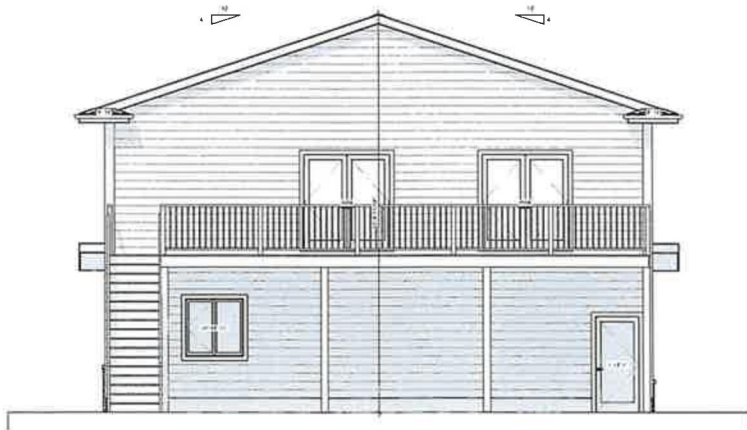
CONSULTANT:  for your residential and commercial design needs 403-454-7932 perry@plparchitecture.ca	CLIENT:	PROJECT ADDRESS:	SHEET:	DRAWN BY:	FILE:	SHEET:
			FLOOR PLANS	IAN	PLP 2023-033	A2
				SCALE:	DATE:	
				AS NOTED	6/26/2023	



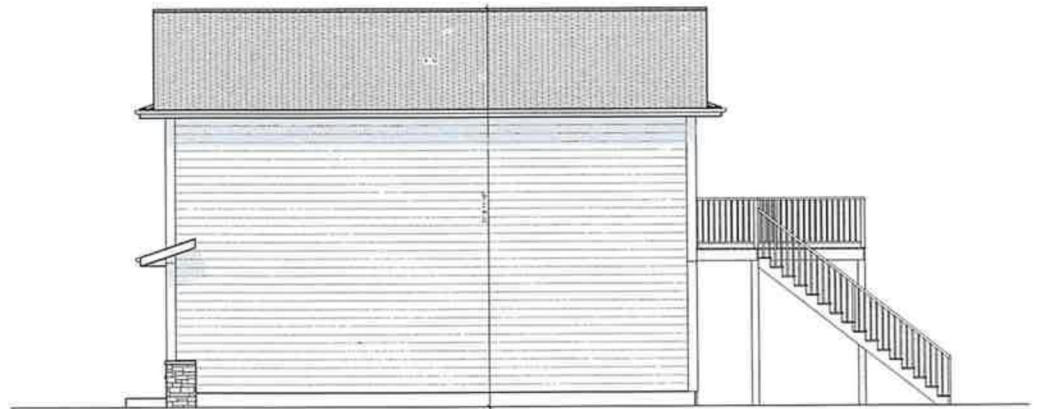
1
A3 FRONT ELEVATION
SCALE = 3/16" = 1'-0"



2
A3 LEFT ELEVATION
SCALE = 3/16" = 1'-0"



3
A3 REAR ELEVATION
SCALE = 3/16" = 1'-0"



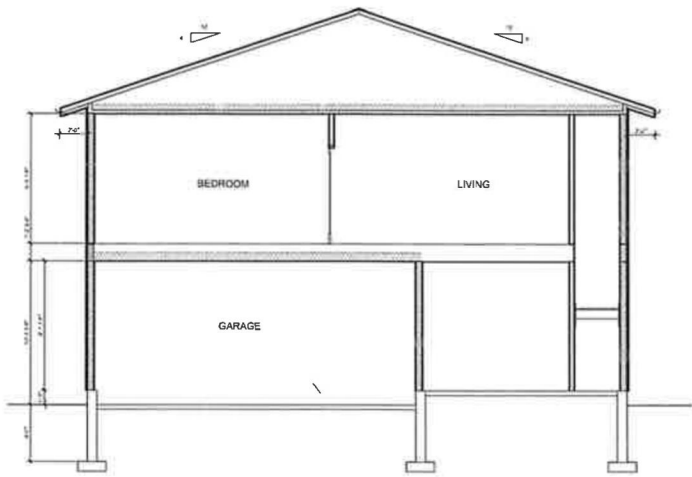
4
A3 RIGHT ELEVATION
SCALE = 3/16" = 1'-0"

CONSULTANT:	 <p>for your residential and commercial design needs 403 454 7832 perry@plpdesign.com</p>	CLIENT:

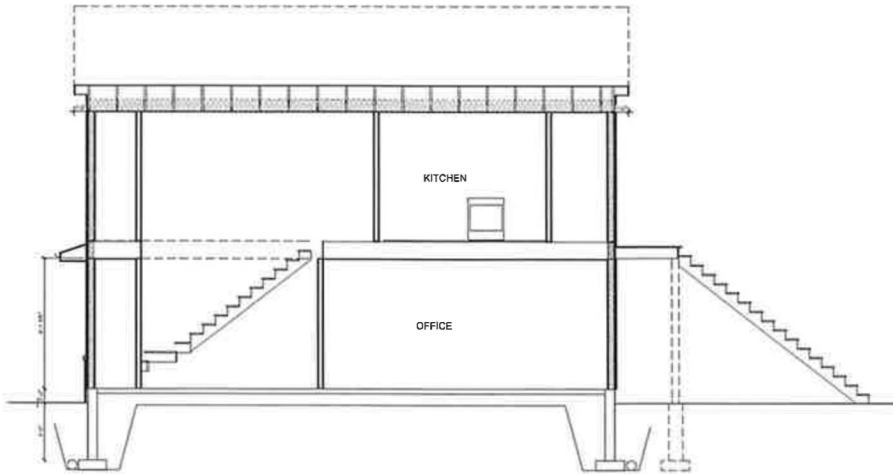
PROJECT ADDRESS:

SHEET:
ELEVATIONS


DRAWN BY:	FILE:	SHEET:
IAN	PLP 2023-033	A3
SCALE:	DATE:	
AS NOTED	6/26/2023	



1 CROSS SECTION 1
A4 SCALE = 1/4" = 1'-0"



2 CROSS SECTION 2
A4 SCALE = 1/4" = 1'-0"

CONSULTANT:  for your residential and commercial design needs 403 454-7853 parry@plparchitecture.ca	CLIENT:	PROJECT ADDRESS:	SHEET: CROSS SECTIONS	DRAWN BY: IAN	FILE: PLP 2023-033	SHEET: A4
				SCALE:	DATE:	
				AS NOTED	6/26/2023	



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 376 698 1212691;1;2 211 114 777

LEGAL DESCRIPTION
PLAN 1212691
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.809 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;21;10;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 191 215 701

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 114 777	12/06/2021	TRANSFER OF LAND	\$889,000	CASH & MORTGAGE

OWNERS

CASSANDRA LEHMANN

AND

TYLER SUNQUIST

BOTH OF:



AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
071 460 706	14/09/2007	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

211 114 777

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
081 367 425	30/09/2008	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:0814428
081 367 426	30/09/2008	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:0814428
121 243 942	19/09/2012	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
121 243 947	19/09/2012	RESTRICTIVE COVENANT
141 174 590	10/07/2014	AMENDING AGREEMENT AFFECTS INSTRUMENT: 121243947
211 114 778	12/06/2021	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 10 WRIGHT BLVD STRATFORD ONTARIO N4Z1H3 ORIGINAL PRINCIPAL AMOUNT: \$711,200

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF AUGUST,
2023 AT 10:29 A.M.

ORDER NUMBER: 48121573

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

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.

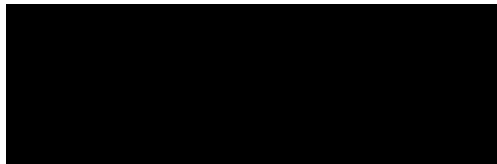
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LETTER OF AUTHORIZATION

I (We), Cassandra Lehmann + Tyler Sunquist being the owner (s)
registered on the title of Lot 2 Block 1 Plan 1212691
NW NE / SE / SW, Section 10, Township 21, Range 1, W 5 M
give Frontier Homes Inc. permission
to act on my (our) behalf for the purposes of the Development Permit application affecting
the above noted property as submitted to the Foothills County.

June 22, 2023
Date



June 22, 2023
Date

Signature 

Date

Signature

Melanie Michaud

From: FC_Planning
Sent: August 21, 2023 10:36 AM
To: Pat sr. McGaffey
Cc: Martine Callum
Subject: Notice of Complete Application - Development Permit 23D 171

Good morning,

**Re: Notice of Complete Application – Development Permit 23D 171
Ptn: NW 10-21-01 W5M; Plan 1212691, Block 1, Lot 2
Secondary Suite, Accessory**

This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of August 21, 2023.

Please note, this is not an approval of your permit, but indicates that your application has been accepted by the County and will now proceed to the next stages of the development permit process.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Martine Callum** at martine.callum@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



w. www.foothillscountyab.ca

I, Pat McGaffey of Frontier Homes Inc. being the registered
Owner(s) or agent acting on behalf of the registered owner(s)

of Lot 2, Block 1, Plan# 1212691
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.

Frontier Homes Inc
Owner/Agent

DATED: this 26 day of June, 2023.

OR

If wells are listed on-site:

I, _____ being the registered
Owner(s) or agents acting on behalf of the registered owner(s)

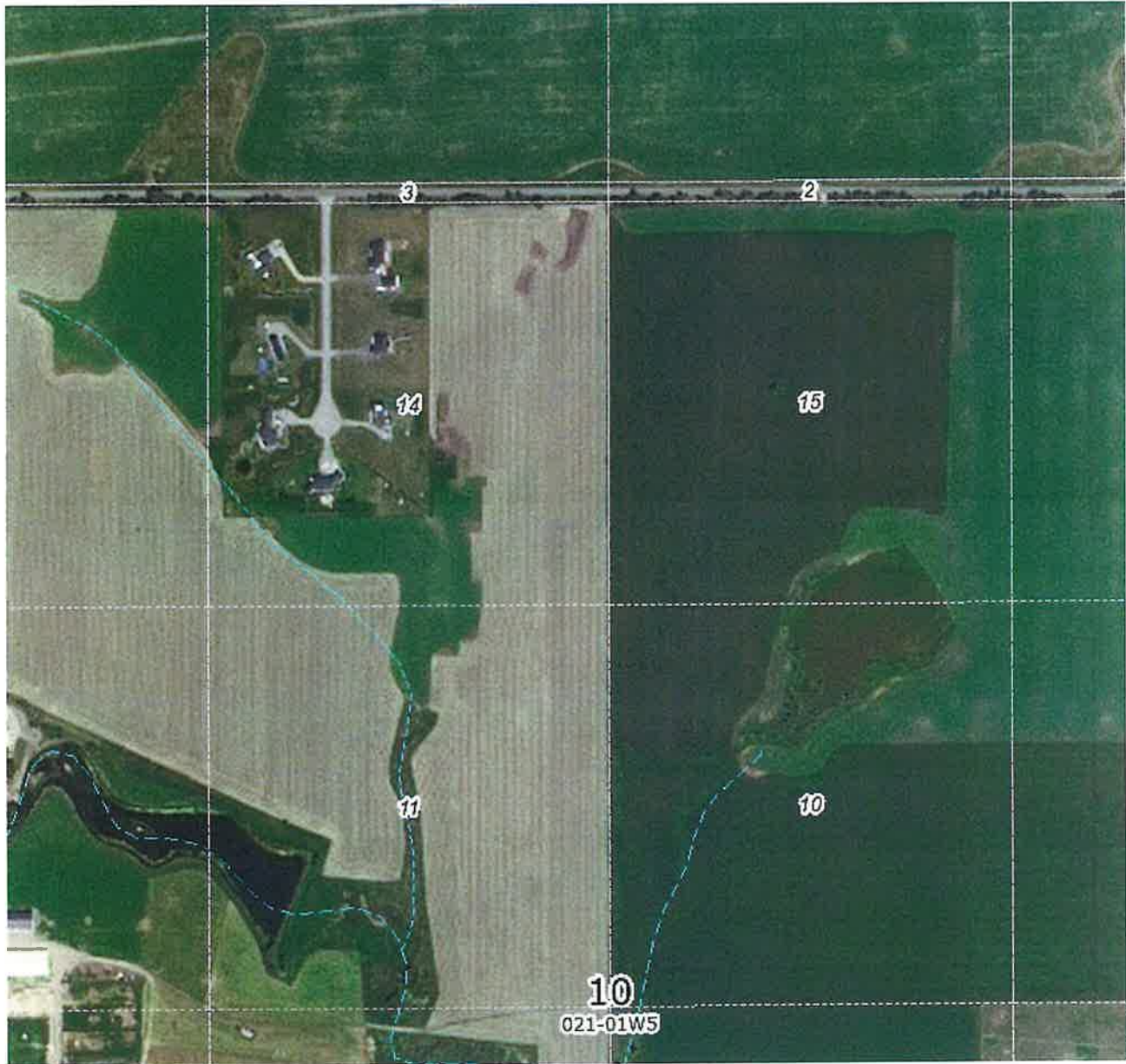
of _____
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, written confirmation that I have contacted the licensee for each well and that the exact location of each well has been confirmed, a sketch of the proposed development incorporating the necessary setback area for each well, and a statement confirming that abandoned wells will be temporarily marked with on-site identification to prevent contact during construction, if the development will result in construction activity within the setback area.

Owner/Agent

DATED: this _____ day of _____, 20_____.

**This form shall accompany all applications for Land use,
Subdivisions, Development Permits and Building Permits.**



Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 6/26/2023

Date Date (if applicable)

Legend

- ✦ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

From: Foothills County
Box 5605 // 309 Macleod Trail
High River, AB T1V 1M7
planning@foothillscountyab.ca

File Number: 23D 171

Date: August 21, 2023

Landowner: Cassandra Lehmann and Tyler Sunquist **Agent:** Frontier Homes Inc

Legal: Plan 1212691, Block 1, Lot 2

Description: Ptn: NW 10-21-01 W5M

Parcel Size: 2.0 Acres

Proposal: Secondary Suite, Accessory

Enclosed is a copy of the plans for the above-mentioned development. We would appreciate receiving your comments on the proposal within 30 days of the date of this letter.

If you require further information or clarification, please contact the Development Department in High River at (403) 652-2341 by phone or through email using the below address. **Please quote our file name when returning your comments to the attention of our Development Department.** Thank you for your cooperation.

30 DAY CIRCULATION

Contact: Martine Callum martine.callum@foothillscountyab.ca

Application to be referred to:

Division Councillor	_____	Economic Development	_____
Development Officer Site Insp.	_____	AB Comm. Development	_____
Alberta Health Services	_____	AB Energy Regulator	_____
Alberta Transportation	_____	AB Agriculture & Forestry	_____
AB Environment	_____	AB Agriculture, Sustainable Resource	_____
Public Works	X _____	AB Agriculture, Public Lands Div.	_____
Building & Safety Codes	_____	Fortis Alberta	X _____
Municipal Fire Services	_____	ATCO Gas	X _____
Municipal Addressing	X _____	AltaLink	_____
Municipal Community Services	_____	Other: <u>Telus</u>	_____
AFICA	_____		_____
Erin Frey (HR Airport only)	_____		_____

Notes: _____



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 23D 171	LANDOWNER: Cassandra Lehmann and Tyler Sunquist
FILE MANAGER: Martine Callum	AGENT: Frontier Homes
CURRENT LAND USE: CR	PROPOSED LAND USE:
LEGAL DESCRIPTION:	
Plan: 1212691 Block 1 Lot 2 Unit:	NW 10-21-1 W5M
MUNICIPAL ADDRESS: [REDACTED]	
DATE REFERRED: August 21, 2023	
PROPOSAL: Development Permit for Secondary Suite, Accessory	

PLANNING STAFF NOTES:

**PROPOSAL INFORMATION:
DEVELOPMENT PERMIT**

- o Internal Road Proposed: No
- o Construction on Road Allowance Proposed: No
- o Approaches exist on: Existing parcel
 - Other:
- o Servicing Comments or Review required: Yes
 - Other:

ROAD WIDENING:

Information pertaining to roads on (north and east) side of the subject lands:

- o Not Applicable

OTHER COMMENTS:

Please provide any comments regarding Secondary Suite, Accessory

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

- | | | | |
|---|--------------------------------------|--------------------------------------|---|
| o Geotechnical Report for Slope Stability | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o High Water Table Testing for Foundation Design: | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Septic Disposal Evaluation (PSTS) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Stormwater Management Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Comprehensive Site Drainage Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Development |
| o Lot Grading Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Development |
| o Flood Plain Report (1 in 100 years) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Overland Drainage Easement | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| o Building Envelopes | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Traffic Impact Assessment (TIA) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Other: _____ | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o Road Use Agreement / Contribution: \$ _____ | | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| ▪ Road Name(s): _____ | | | |
| ▪ Number of Kilometers: _____ | | | |
| ▪ Location (ATS): _____ | | | |
| o Environmental Site Assessment (Phase 1 / Phase 2) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| o <input type="checkbox"/> Proposed | | | |
| o <input type="checkbox"/> Balance | | | |
| o <input type="checkbox"/> Other: _____ | | | |

ADDITIONAL ROAD WIDENING REQUIRED:

No Caveat Survey Out
 Amount _____m Location of Widening Required: N E S W
 Other: _____

No Caveat Survey Out
 Amount _____m Location of Widening Required: N E S W
 Other: _____

RECOMMENDATIONS ON APPROACH REQUIREMENTS: Upgrading Required

Number of Approaches Requiring Upgrades: _____

Other Recommendations: _____

RECOMMENDATIONS REGARDING INFRASTRUCTURE: _____

Lot grading/drainage plan recommended to ensure natural drainage is maintained

Will require a plan showing existing grades/drainage and proposed grades/drainage

ROAD REQUIREMENTS / LIMITATIONS:

- o Road Ban Requirement?

Yes No.

If yes, which restrictions apply: _____

- o Bridge Crossing Required

Yes No

- o Load Restricted Bridge

Yes No

If yes, which restrictions apply: _____

ADDITIONAL COMMENTS OR REQUIREMENTS: _____

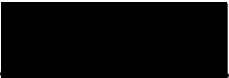
PUBLIC WORKS SUPPORTING DOCUMENTS (PLEASE ATTACH TO THIS REFERRAL IF ANY):

Yes* No

*If Yes – Number of Pages: _____

Date Reviewed: Sept 15, 2023

Reviewer: Wiaan Kruger

Signature: 

Melanie Michaud

From: Robert Miller
Sent: September 19, 2023 2:33 PM
To: Martine Callum
Cc: FC_Planning
Subject: FW: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023
Attachments: 23D 171-Frontier-Sunquist.pdf

Martine,

Please add a post approval condition that they contact the GIS department to obtain a secondary address. Please notify the GIS department if this is approved.

Thanks,

Rob

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, August 21, 2023 12:52 PM
To: Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; landserv@fortisalberta.com; HP.Circulations@atco.com; southlandadmin@atcogas.com; circulations <circulations@telus.com>
Cc: Martine Callum <Martine.Callum@FoothillsCountyAB.ca>
Subject: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

Good afternoon,

Find attached our circulation for development permit 23D 171. Please review and respond **prior to September 21, 2023**.

Should you have any questions or comments, please direct them to **Martine Callum** at martine.callum@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



w. www.foothillscountyab.ca

Melanie Michaud

From: Porter, Vicki <Vicki.Porter@atco.com>
Sent: September 14, 2023 10:00 AM
To: FC_Planning
Subject: RESPONSE 23-3347 RE: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Distribution
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, August 21, 2023 12:52 PM
To: Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; landserv@fortisalberta.com; Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; circulations <circulations@telus.com>
Cc: Martine Callum <Martine.Callum@FoothillsCountyAB.ca>
Subject: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

Good afternoon,

Find attached our circulation for development permit 23D 171. Please review and respond **prior to September 21, 2023**.

Should you have any questions or comments, please direct them to **Martine Callum** at martine.callum@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

Martine Callum

From: circulations <circulations@telus.com>
Sent: August 25, 2023 11:15 AM
To: Martine Callum
Subject: RE: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from circulations@telus.com. [Learn why this is important](#)

Good morning,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

Tanya Roberts
Sr Real Estate Specialist
TELUS | Customer Network Implementation (CNI) | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com



[Facebook](#) [Instagram](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

*TELUS Restricted – Privileged & Confidential
Not to be forwarded or copied without express consent of the originator*

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, August 21, 2023 12:52 PM
To: Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; landserv@fortisalberta.com; HP.Circulations@atco.com; southlandadmin@atcogas.com; circulations <circulations@telus.com>
Cc: Martine Callum <Martine.Callum@FoothillsCountyAB.ca>
Subject: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

ATTENTION: This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Good afternoon,

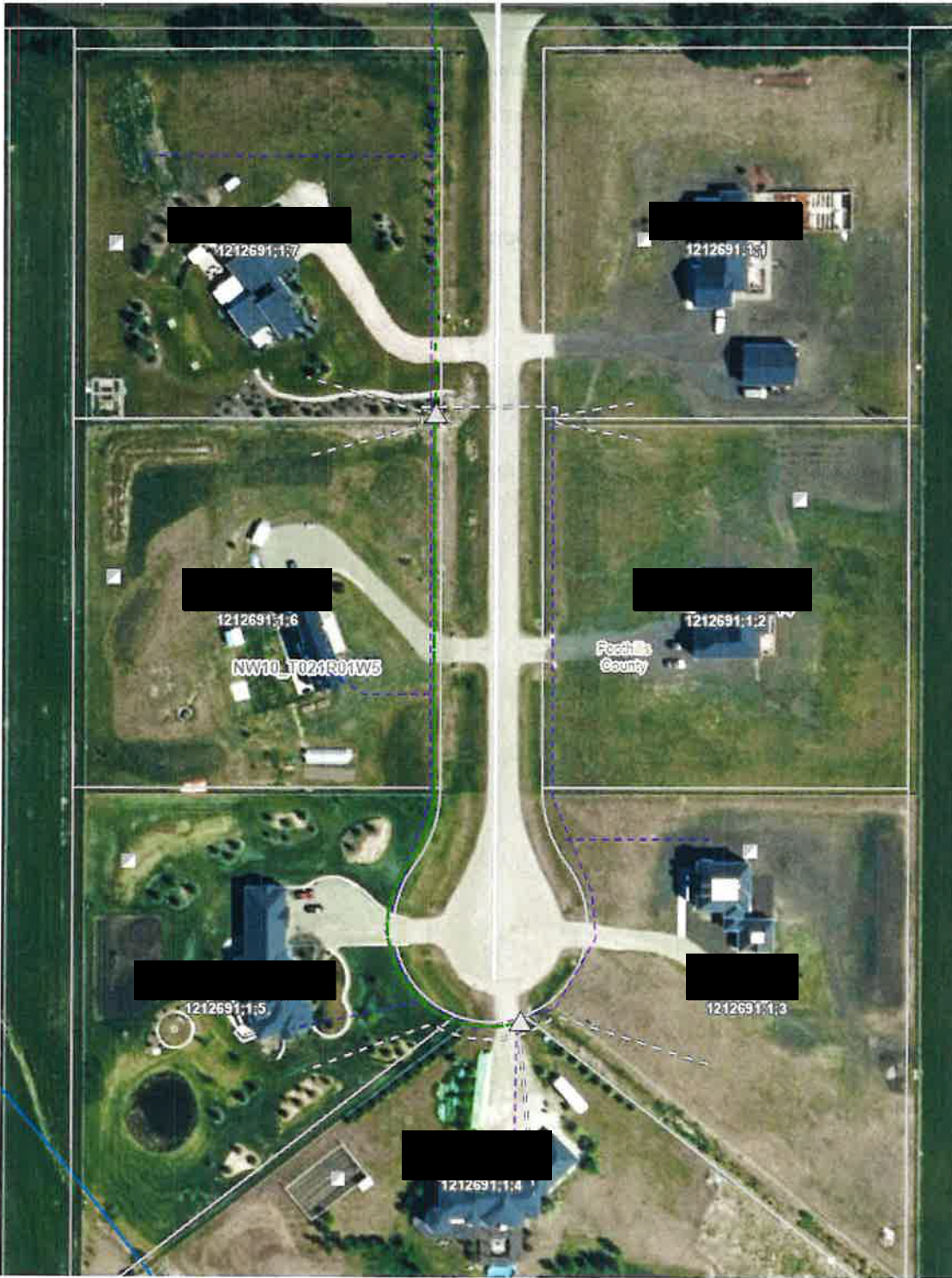
Find attached our circulation for development permit 23D 171. Please review and respond **prior to September 21, 2023.**

Martine Callum

From: Tracy Davidson <tracy.davidson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: August 24, 2023 10:04 AM
To: Martine Callum
Subject: FW: [CAUTION] Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023
Attachments: 23D 171-Frontier-Sunquist.pdf

You don't often get email from landserv@fortisalberta.com. [Learn why this is important](#)

Good morning,
FortisAlberta Inc. has no concerns regarding this development permit application.



Thank you,

Tracy Davidson | Land Coordinator

FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815



Martine Callum

From: Minyukova, Veronika <veronika.minyukova@atco.com>
Sent: August 21, 2023 1:16 PM
To: Martine Callum
Subject: RE: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

ATCO Gas has no objections to the proposed Development Permit.

Thanks!

Veronika Minyukova

Summer Student
ATCO Gas | Land

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, August 21, 2023 12:52 PM
To: Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; landserv@fortisalberta.com; Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; circulations <circulations@telus.com>
Cc: Martine Callum <Martine.Callum@FoothillsCountyAB.ca>
Subject: Circulation for Development Permit 23D 171 - Please Respond by September 21, 2023

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**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880

Hi Neighbours,

This is Tyler and Cassie from the Grey House ([REDACTED]). We want to say hello and tell you about an upcoming project. We are looking to add a carriage house on the north side of our property for my (Cassie's) parents to live in. Our property is about 35 square feet short of 2 acres meaning we have to apply to the County for a project variance.

We want to do our due diligence and talk to everyone in our cul de sac first so nothing comes as a surprise when you see the notice posted. We are using Frontier Homes, the same builder as for home. The carriage house will be in a complimentary style to our current house and less than 1400 square feet of living space for the snowbirds. If approval is received this project is planned to start in July and be wrapped up late fall.

As proof that we've talked to all our neighbors we would like to present this letter signed and dated with our application to the County.

If we weren't able to chat with you in person and you have no concerns about our project it would be most helpful if you were able to sign and date this letter by your address to expedite our approval. Feel free to drop it off at our house or call/text Cassie ([REDACTED]) to pick it up. Please if you have any questions or concerns, reach out to us as well.

[REDACTED]

[REDACTED]

COREY DECKER

JAIMIE DECKER

[REDACTED]

All the best!

Hi Neighbours,

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[REDACTED] [REDACTED]

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[REDACTED] Jennifer Kuntz [REDACTED]

Hi Neighbours,

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Bev Maye

[REDACTED]

[REDACTED]

DWELLING, FOURPLEX means a separate building which consists of two attached duplex dwellings, or a building containing only two stories exclusive of basement, divided vertically into four dwelling units with either one or two complete walls in common with adjoining units or an independent entrance, either directly or through a vestibule. See *Figure 10.10 A for an illustration on Dwelling types and Section 10.10 for more information on dwelling provisions.*

DWELLING, MANUFACTURED HOME means a dwelling unit with a minimum width of 6.1m (20ft.), built in whole or in part in a certified plant or site, in accordance with the CSA standards and/or applicable Building Code, for transportation to a building site. A Dwelling Manufactured Home must be constructed after September 2, 2007. A Modular Home and Double Wide Mobile Home are included under this definition.

DWELLING, MOBILE HOME means a prefabricated or factory-constructed, transportable Dwelling Unit which is equal to or less than 6.1m (20 ft.) in width, designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on a foundation and connection to utilities. A Dwelling Mobile Home must be constructed after September 2, 2007. A Dwelling, Mobile Home does not include a recreational vehicle or park model.

DWELLING, MOVED ON means a Dwelling, Single Family or Dwelling Manufactured Home that has previously been lived in or used as a residence, which has now been relocated to a new parcel for the purpose of a Dwelling Unit. Dwelling, Mobile Homes that have been renovated, added to or altered in any way from their original CSA Standard, now being relocated to a new parcel for the purpose if a Dwelling Unit shall be considered under the Dwelling, Moved on provisions.

DWELLING, SECONDARY SUITE means a subordinate Dwelling Unit located on a parcel in addition to the principal Dwelling Unit, which constitutes a self-contained living accommodation unit comprised of kitchen facilities, sleeping amenities, and washroom facilities consisting of a full bathroom including tub and/or shower fixture and has a separate entrance or includes a door which can be physically closed or locked off from the remainder of the principal dwelling. A Dwelling, Secondary Suite may include a Secondary Suite, Principal or a Secondary Suite, Accessory, but does not include a Tourist Home.

DWELLING, SEMI-DETACHED means a building containing two dwelling units sharing a common wall extending from the first floor to the roof and located side by side with each dwelling unit having at least one separate entrance. See *Figure 10.10 A for an illustration on Dwelling types and Section 10.10 for more information on dwelling provisions.*

DWELLING, SINGLE FAMILY means a single building which contains one Dwelling Unit in accordance with the applicable Building Code and Section 10.10 of this Bylaw. A Dwelling, Single Family may contain a Secondary Suite in accordance with Section 10.26 and still be considered a Dwelling, single family.

DWELLING, TEMPORARY means a Dwelling, Manufactured Home; Dwelling, Mobile Home or Dwelling Single Family for the purpose of use as a dwelling which has not been situated on a permanent foundation, located on a parcel on a temporary basis in accordance with Section 10.10. This does not include the temporary storage of an unoccupied structure without appropriate utilities or Recreational Vehicles.

DWELLING, TOWNHOUSE means a building divided vertically into three or more separate dwelling units, each of which has an independent entrance either directly or through a common vestibule. See *Figure 10.10 A for an illustration on Dwelling types and Section 10.10 for more information on dwelling provisions.*

DWELLING UNIT means a building or a portion of a building providing sleeping and washroom facilities, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling or dwelling unit does not include more than one room which, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen.

SATELLITE ANTENNA means a three axis, parabolic, tracking antenna and attendant processing equipment for reception and transmission of electromagnetic radio signals from and to orbiting satellites.

SATELLITE DISH means an accessory use or structure where a parabolic “dish” shaped structure is used for the transmission and reception of high frequency electromagnetic waves that are transmitted from an orbiting satellite. *More information can be found in Section 10.21 of this bylaw.*

SCALE HOUSE means an office, located a short distance from the main entrance, where all incoming vehicles must stop to be weighed or measured and receive a disposal ticket.

SCREENING means a fence, earth berm, hedge or trees used to visually and/or physically separate areas or functions. *Refer to Section 9.14 Landscaping, Fencing and Screening and Appendix G Screening Standards for more information.*

SEA-CAN (sea-can, intermodal shipping container, cargo container, steel container, and railway car) means an intermodal shipping container off a chassis that was originally used for the shipping of goods, which is now used as an accessory building. A chassis may be defined as a wheeled structure which the Sea-can may be affixed to for the purposes of vehicular transportation. *Additional information on how Sea-cans relate to accessory building regulations can be found in Section 9.2 of this bylaw. Information on signage on Sea-cans can be found in Section 9.24 of this bylaw.*

SECONDARY SUITE, ACCESSORY means a dwelling, Secondary Suite, located within an accessory building or detached garage which is subordinate to the principal dwelling on the same parcel.

SECONDARY SUITE, PRINCIPAL means a dwelling, Secondary Suite, located within the principal dwelling unit or above a garage attached to the principal dwelling in accordance with Section 10.26 of this bylaw.

SERVICE STATION means the servicing and minor repairing of vehicles, including the sale of fuel, lubricating oils, and minor accessories. This use may also include a truck stop.

SETBACK means the distance which a building or other structure is to be removed from a property line, a street or road, a river or stream, a shore or flood plain, or any a place which needs protection.

SEWAGE LAGOON means an artificial pool constructed for storage and treatment of sewage. More information on regulations related to man-made water features can be found in Section 9.18 of this Bylaw.

SHOW HOME means the use of an unoccupied residential building as a sales office for a builder and/or as a facility to demonstrate a builder’s construction quality, design options or methods;

SIGN means any device or structure used for the display of advertisements, pictures and/or messages and without, in any way, restricting the generality of the foregoing, includes posters, notices, panels and boarding. *More information and specific definitions for signage can be found in Section 9.24 of this bylaw.*

SITE PLAN means a plan showing the boundaries of a lot, the location and use of all existing and proposed buildings upon that lot, the use or intended use of the portions of the lot on which no buildings are situated, the fenced, screened and grassed areas, and the location and species of all existing and proposed shrubs and trees within a development.

SITE-SPECIFIC USE BYLAW means a bylaw which amends this Bylaw to make provision for a site-specific permitted or discretionary use to be carried out on a specified lot subject to any limitations contained in the bylaw.

SOLAR POWER SYSTEM, PRIVATE means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for a single landowner, resident, business, or occupant of a site, for personal, domestic, business use, and/or agriculture uses on-site. Annual electricity produced for the site is generally expected to be equal to consumption. *More information can be found in Section 10.22.*

- d. For lot grading that may adversely impact the natural drainage direction or volume into, out of, or through a property or the natural drainage storage capacity of the property.

Accessory Buildings/Structures:

- 4.2.1.7 A detached accessory building where it is accessory to a primary residence:
 - a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, or within the Flood Hazard Protection Overlay, provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and
 - b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay District or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

Bylaw, with the exception of side yard setbacks within Residential Community District lands.

- 5.6.3 The Development Authority may allow with respect to existing development on Residential Community District zoned property, a variance of a side yard setback to a maximum of 25% of the setback required by this Bylaw.
- 5.6.4 The Development Authority may allow with respect to a proposed development, a variance of any yard setback to a maximum of 25% of the setback required by this Bylaw.
- 5.6.5 The variance power given to the Development Authority under Section 5.6.4 of this Bylaw shall not be exercised with respect to a proposed development unless the landowner can demonstrate that the proposed location is the most appropriate site for the proposed development”.
- 5.6.6 The development authority may allow a variance of building height to a maximum of 50% required under this bylaw, with respect to development within the Industrial Districts, Commercial Districts and the Service District.
 - a. The variance power given to the Development Authority with respect to building height within the Industrial, Commercial and the Service Districts, shall not be exercised unless it has been determined that such a request for variance is integral to the design or operations of the development.
- 5.6.7 A Development Officer may issue a Letter of Compliance where a minor non-compliance exists no greater than 5% in Residential Community District and for Country Estate District parcels 0.80 acres or smaller or 2.5% in all other land use districts, subject to the provisions of section 5.6 “Variances”.
- 5.6.8 Compliance may be granted for structures which are no larger than 1.5 sq. m. (16 sq. ft.) in size and do not exceed 2m (6.5 ft.) in height that are fully contained within the boundaries of the property, which do not meet municipal setbacks.
- 5.6.9 Within two years from the date the Secondary Suite provisions were adopted under Bylaw 8/2019 (April 17, 2019), the following variances may be considered on previously existing suites:
 - a. The Development Authority may issue a Development Permit for an oversized Secondary Suite if:
 - i. The Secondary Suite existed prior to the date of the adoption of these regulations; and
 - ii. The Secondary Suite is no more than 25% greater than the size permitted under Section 10.26 Secondary Suites; and
 - iii. A Development Permit has been granted approval within two years of the date which Bylaw 8/2019 received third reading on April 17, 2019;
 - b. The Development Authority may issue a Development Permit for reduced building setbacks for a Secondary Suite that existed prior to the date of the adoption of these regulations, where it does not materially interfere with or affect the use, enjoyment, or value of the neighboring properties.
- 5.6.10** The Development Authority may allow a 10% variance to the maximum size requirements of a new Secondary Suite, where the Development Authority is of the opinion it will not materially interfere with or affect the use, enjoyment, or value of the neighboring properties.

10.26 SECONDARY SUITES

- 10.26.1 A Secondary Suite may be located within a principal Dwelling Unit or above a garage attached to the principal dwelling, or within an accessory building or detached garage on the same parcel, as per the definitions in Section 2.5 in accordance with all provisions under this section;
- 10.26.2 Secondary Suite shall be subordinate to a principal dwelling and shall only be located on a parcel where Secondary Suite, Principal or Secondary Suite, Accessory is listed as a permitted or discretionary use under the appropriate land use district;
- 10.26.3 Where a Secondary Suites is a permitted use under the applicable land use district but does not meet all other provisions under this bylaw, it shall be considered a Discretionary use;
- 10.26.4 A Development Permit shall be obtained for all Secondary Suites in the County;
- 10.26.5 All Secondary Suites shall have an approved Building Permit and shall comply with all applicable Building and Safety Code Requirements;
- 10.26.6 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, dwelling density, and lot coverage, for the applicable land use district;
- 10.26.7 A Secondary Suite shall not be operated as a Tourist Home or as a short term vacation rental unit or include a Home Based Business Minor or Major, or Bed and Breakfast;
- 10.26.8 A parcel shall be limited to one Secondary Suite;
- 10.26.9 Occupancy shall be restricted to a maximum of two bedrooms per suite;
- 10.26.10 Secondary Suites shall meet the following size requirements:
 - a. Secondary Suite, principal:
 - i. Minimum habitable area: 37 sq. m. (400 sq. ft.)
 - ii. Maximum size: no larger than 40% of the habitable area of the principal dwelling to a maximum of 83.6 sq. m. (900 sq. ft.) in size

For the purpose of determining Secondary Suite size, the habitable area is the sum of the floor areas of all livable space contained within the exterior walls of the structure including the basement. This does not include the garage area, or basement areas used exclusively for storage, or areas devoted exclusively to mechanical or electrical equipment servicing the building.

- b. Secondary Suite, accessory:
 - i. Minimum Habitable area: 37 sq. m. (400 sq. ft.)
 - ii. Maximum size: up to 50% of the gross floor area of the accessory building to a maximum of 83.6 sq. m. (900 sq. ft.) I

The Gross Floor Area is the total floor area of each floor of a building measured to the outside surface of the exterior walls, including covered patio or deck areas, or where buildings are separated by fire walls, to the centerline of the common fire wall and does not include basements or uncovered decks.

- 10.26.11 Existing unpermitted Secondary Suites may be allowed some variances, within two years from the date these provisions were passed April 17, 2019 under Bylaw 8/2019, in accordance with Section 5.6 of this bylaw.
- 10.26.12 Secondary Suite, accessory shall be considered as part of the total allowable number of accessory buildings and total accumulated area of accessory buildings in accordance with parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw;
- 10.26.13 All Secondary Suites shall provide proof of adequate water servicing and sanitary sewer servicing to the satisfaction of the Development Authority;
- 10.26.14 Each Secondary Suite shall provide a minimum of one on-site parking space per bedroom in accordance with Section 9.19 of this bylaw;
- 10.26.15 All Secondary Suites shall have their own distinct County address to facilitate accurate emergency response;
- 10.26.16 All restrictive covenants existing on title shall be submitted with applications for Secondary Suites. Should a restrictive covenant be contrary to allowing for a Secondary Suite, the application shall be considered a Discretionary Use under the land use district in which the Development Authority may refuse the Development Permit application;
- 10.26.17 A Secondary Suite shall not be a mobile home;

Permit Considerations

- 10.26.18 In considering a Development Permit application for Secondary Suites, the Development Authority may consider factors such as:
 - a. Any significant adverse impacts on the adjacent properties and dwellings (for example: drainage, fire protection, access, etc.);
 - b. Adequate water and wastewater services for the additional use on the site;
 - c. The architectural character of the Secondary Suite, including:
 - i. In the case of a Secondary Suite, principal, the use of design strategies that minimize structural changes to the exterior of the principal dwelling, so that it maintains the appearance of a single dwelling; and
 - ii. The availability of an indoor storage area located on the property for use of the residents of the Secondary Suite to minimize visual impact to neighboring properties;
 - d. Site design features, including:
 - i. The need for landscaping or screening to provide privacy between the Secondary Suite and adjacent properties and dwellings;
 - ii. The need for adequate space to accommodate parking and loading for use by residents of the Secondary Suite;
 - e. Such other considerations as the Development Authority may deem to be relevant.

All Secondary Suites, with a valid Development Permit will be recorded on the Secondary Suite Registry for public information;

SECTION 13 RESIDENTIAL DISTRICTS

13.1 COUNTRY RESIDENTIAL DISTRICT

CR

13.1.1 PURPOSE AND INTENT

To provide for acreage development consistent with the policies outlined in the Municipal Development Plan.

13.1.2 SUB-DISTRICT

- 13.1.2.1 Parcels may include the following sub-district in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district.
- 13.1.2.2 Sub-district “A” is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district “A”.

13.1.3 GENERAL REQUIREMENTS:

- 13.1.3.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.
- 13.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
Accessory buildings not requiring a development permit	Accessory buildings requiring a development permit
Accessory uses	Agricultural intensive – on lots 3 acres or more in size
Agricultural (general)	Agricultural specialty
Dwelling, single family	Antenna structures, private
Home Based Business Type I	Arenas, private
Home office	Bed & breakfast
Signs not requiring a development permit	Day home services
Solar Power System, Private (Not requiring a Development Permit)	Dwelling, moved on
Temporary storage of no more than 1 unoccupied recreation vehicles (within Hamlet boundary)	Dwelling, temporary
Temporary storage of up to 5 unoccupied recreation vehicles (outside a Hamlet boundary)	Home based business Type II
Public works	Home based business Type III
Utility services, minor	Intensive vegetation operation
	Kennels, private
	Lot grading
	Manmade water bodies, private
	Secondary Suites, Accessory (Outside Hamlet Boundaries)

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
	Secondary Suite, Principal (Outside Hamlet Boundaries) Signs requiring a Development Permit Solar Power System, Private (Requiring a Development Permit) Temporary storage of no more than 2 unoccupied recreation vehicles (within Hamlet boundary)

13.1.6 LAND USE REQUIREMENTS

- 13.1.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 13.1.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of country residential uses within the District, the following applies to applications for subdivision:
 - a. Parcel Density:
 - i. Maximum one lot per 2.02 ha (5 acres) of existing land contained under the same title to a maximum of 32 lots per quarter section.
 - b. Minimum Parcel Size:
 - i. The area in title at the time of passage of this Bylaw; or
 - ii. A parcel of land no less than 0.81 ha (2.0 acres).
 - c. Maximum Parcel size:
 - i. 8.49 ha (20.99 ac); or
 - ii. The area in title at the time of passage of this Bylaw.
- 13.1.6.3 Required Developable Area:
 - a. In accordance with Section 9.8 of this Bylaw.
- 13.1.6.4 Utility Servicing Criteria
 - a. Individual wells and individual wastewater disposal systems;
 - b. Communal water and communal wastewater disposal systems; or
 - c. A combination of a. and b. as determined by Bylaw amending this section.

13.1.7 DEVELOPMENT REQUIREMENTS

- 13.1.7.1 Maximum Lot Coverage
 - a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than forty (40) percent of the lot area.
- 13.1.7.2 Maximum Dwelling Unit Density
 - a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.

13.1.7.3 Minimum Yard Setbacks Requirements

- a. Front Yard Setbacks:
 - i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
 - ii. 48m (157.48 ft) from the centreline of a Municipal road;
 - iii. 15m (49.21 ft.) from the right of way of an internal subdivision road.
- b. Side Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
- c. Rear Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- e. See Section 13.1.8 “Exceptions” for any setbacks exemptions that have been approved by Bylaw.

13.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

13.1.7.5 Other Minimum Setback Requirements:

- a. See Section 9.27 “Special Setback Requirements” of this bylaw for additional setback requirements that may apply.

13.1.7.6 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory buildings and arenas:
 - i. 10.67m (35 ft)
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);

13.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

13.1.8 EXCEPTIONS:

Silvertip:

13.1.8.1 Front yard setback: 5m (16.4 ft) from Internal Subdivision Road – Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;

13.1.8.2 Front yard setback: 15m (49.21 ft) from property line adjacent to any Municipal Road; for those properties registered under Condominium Plan 0010395 (Silvertip);

- 13.1.8.3 Side yard setback: 1.5m (4.92 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.4 Rear yard setback: Principal Building - 8m (26.25 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.5 Rear yard setback: Accessory Building - 1m (3.28 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres.

Sirroco:

- 13.1.8.6 For the following properties within the Sirroco Area Structure Plan: Plan 1311328, Block 1, Lot 6-9, Plan 1311328, Block 2, Lot 1, and Plan 1311328, Block 3, Lot 1:
 - Front yard setback: 5m (16.4 ft.) from the property line;
 - Side yard setback: 1.5m (4.92 ft.) from the property line;
 - Rear yard setback: 8m (26.25 ft.) from the property line for the principle building and 1m (3.28 ft.) from the property line for any accessory building;

Mazzeppa:

- 13.1.8.7 For the following properties in Mazeppa:

Plan 7893FT, Block A, S ¹/₂ and N ¹/₂ (1.38 acres)

Front yard setback:

- 4m (13.12 ft) from the right of way of the municipal road on the west side;
- 15m to the right of way of a municipal road on south side;

Side yard setback: 1.5m (4.92 ft.) from the property line;

Rear yard setback:

- 8m (26.25ft.) from the property line for the principal building;
- 1m (3.28 ft.) from the property line for any accessory building.

Plan 4098EL, Block 1, Lot 2 and Lot 3 & Plan 4098EL Lot 1, (0.35 acres)

Front yard setback: 4m (13.12 ft) from the property line;

Side yard setback: 1.5m (4.92 ft.) from the property line;

Rear yard setback:

- 8m (26.25ft.) from the property line for the principal building;
- 1m (3.28 ft.) from the property line for any accessory building.

Plan 9610255, Lot 4 all within NW 30-19-27-W4 (2.57 acres – 34m strip):

Front yard setback: 15m (49.21 ft) from the property line;

Side yard setback: 1.5m (4.92 ft.) from the property line;

Rear yard setback: 15m (49.21 ft.) from the property line.

NW 30-19-27-W4 (14.06 acres)

Front yard setback: 15m (49.21 ft) from the property line;

Development Permit 23D 171 – Proposed Oversized Secondary Suite, Accessory

Should the board wish to approve the Secondary Suite, Accessory as proposed by the applicant, the following option has been provided for consideration:

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release conditions, this approval allows for the construction of an Oversized Secondary Suite, Accessory, having a total habitable area of +/- 1,406 sq. ft., to be built on the second level of a proposed +/- 1,406 sq. ft. Accessory Building, on the subject property.

PRE-RELEASE CONDITION:

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **April 23, 2024**, will see this approval be deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. Submission of a Comprehensive Site Drainage and Lot Grading Plan to be prepared and stamped by a Professional Engineer for the subject lands, to the satisfaction of the Public Works Department. The applicant is advised that review and acceptance of the required report may be subject to payment of review fee(s) as per the Foothills County fee schedule;

CONDITIONS OF APPROVAL:

The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued. Failure to complete the conditions of approval will see the Development Permit be deemed null and void unless a time extension is approved under agreement between the Development Authority for Foothills County and the Applicant(s).

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order **D##/2023** and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant shall obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections from Foothills County for the proposed Accessory Building and Secondary Suite, Accessory, to the discretion of the Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post an independent County address(es) for the primary dwelling and proposed Secondary Suite, Accessory. *The applicants are advised that additional addressing will cause a change to the existing mailing address for the property. Please contact the County's GIS department for information in this regard;*
4. Prior to the County acknowledging completion of the development, the following shall be illustrated:
 - a. A review from the designated professional shall be submitted, confirming that all improvements are consistent with the submitted Comprehensive Site Drainage and Lot Grading Plan, and any recommendations and/or revisions as have been accepted by the County.
 - b. Removal of the temporary Storage Skid from the subject parcel;
 - c. Completion of all required permits and inspections for the Secondary Suite, Accessory and associated Accessory Building;
5. It is the applicant's responsibility to provide written notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY REQUIREMENTS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. Development on the property shall comply with the requirements of the Alberta Building, Safety, and Fire Codes, at all times;
2. Average height of the accessory building, from grade to peak, shall not exceed 10.67 metres, which is the maximum height permitted within the Country Residential Land Use District;
3. A minimum of two parking spaces located entirely within the boundaries of the legally titled parcel shall be available for use by the occupant(s) of the Secondary Suite, Accessory at all times;
4. The applicants are responsible to comply with the requirements of Alberta Health Services, including but not limited to the regulatory requirements under the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards (MHHS);

5. It is the applicant's responsibility to ensure that water servicing and sanitary sewer servicing are adequately provided, maintained, and operated, in compliance with all pertinent regulatory requirements, for the life of the development;
6. All structures on this parcel are to be used for personal use only and shall not be used in association with any business, or for the purpose of storing business related materials. The Secondary Suite, Accessory shall not be operated as a tourist home/short-term vacation rental unit, nor shall be used for any business related purposes; including Home Based Business or Bed and Breakfast without first obtaining all necessary approvals from the Foothills County.
7. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued development Permit for Lot Grading or as acknowledged within the Site Drainage and Lot Grading Plan;
8. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
9. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No additional variance for setback requirements has been considered under this approval;
10. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
11. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order D##/2023.