



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

RECEIVED

Fee Submitted: \$500 Application No: 230 176
 Receipt No.: 401044 Tax Roll No: 2201070040
 Date Received: Aug 24, 2023 Date Deemed Complete: Aug 24, 2023

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Hao Zhang
 Email: [REDACTED]
 Applicant's Mailing Address: [REDACTED]
 Telephone: [REDACTED]
 Legal Land Description: Plan 1412800, Block 8, Lot 5, LSD 2,
 Quarter SE, Section 7, Township 22, Range 1, West of the 5 Meridian.
 Registered Owner of Land: Hao Zhang and Ruijie Gu
 Registered Owner Mailing Address: [REDACTED]
 Email: [REDACTED] Telephone: [REDACTED]
 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.

Spruce and poplar dog grooming service provides cleaning, styling to dogs' owners. It helps dogs' owners shaving, clipping, or trimming their dogs' coats when necessary. Dog groomer will use special scissors and clippers to remove all unwanted hairs, it helps to keep dogs clean and healthy. This service will be operated in residence building.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 6.99 Acres

Size Of Proposed Building: 4000 SF Height: 28'

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

Utilities Presently On Site: electricity. Gas. Telephone

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

Utilities Proposed:

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.):

site plan

Estimated Date of Commencement: After permit issued Estimated Date of Completion: in one week

I, Hao Zhang, Rui'e Gu

hereby certify that I am:

☒ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

Date: Aug 05, 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.

Aug 05, 2023

Date

Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: CR
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: Nov 20/23 Date Application Accepted: Aug 24/23

This Development Permit Application is:

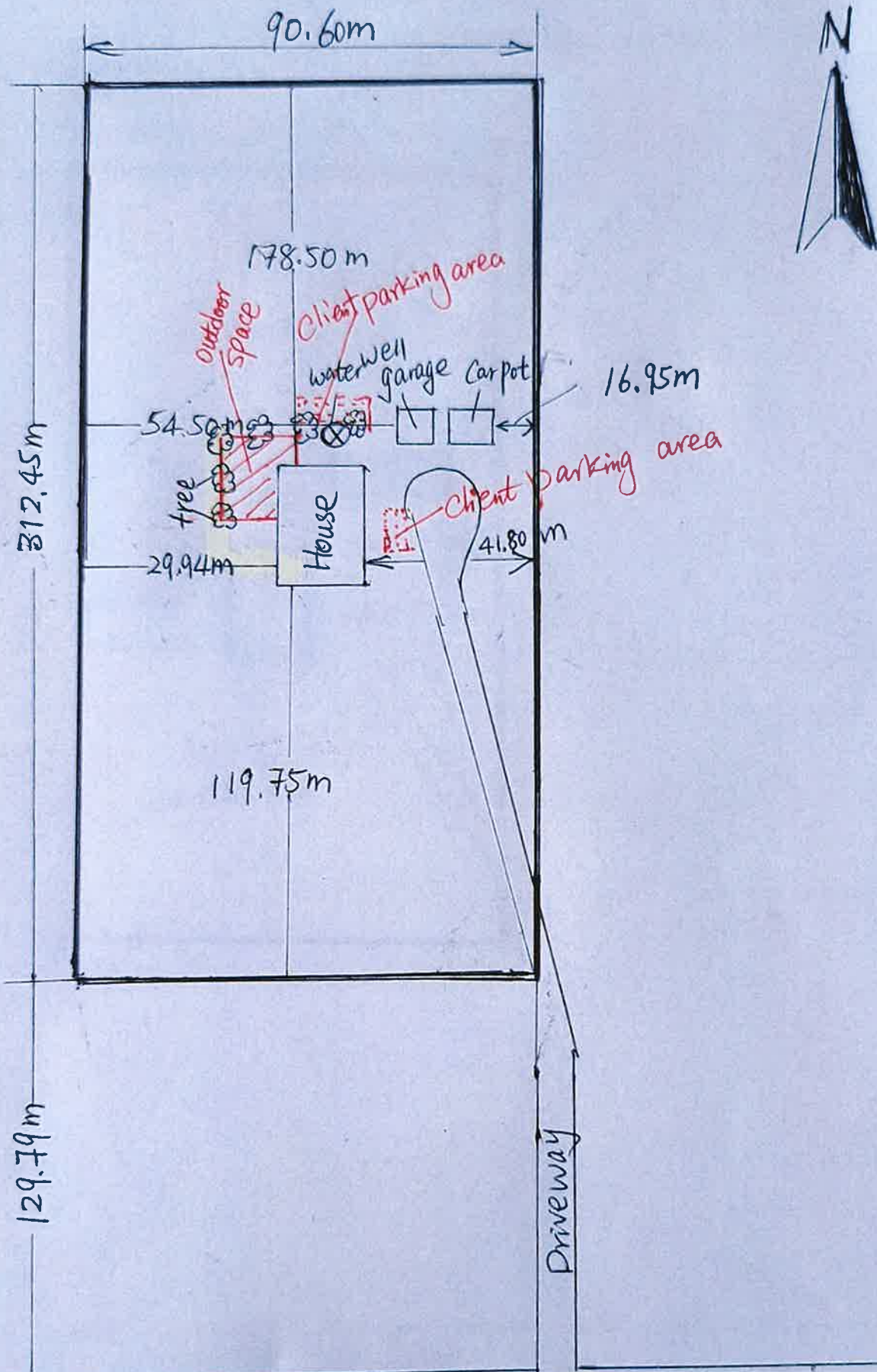
- ☐ APPROVED
- ☐ APPROVED subject to the attached conditions
- ☒ REFUSED for the attached reasons

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.



Application Requirements questions and answers:

1. A site plan (can be hand drawn) showing where it's located:
Answer: Please see attached map;
2. Full detailed description of the business:
Answer: Dog grooming is a practice of cleaning, styling, Dog grooming business helps dogs' owners shaving, clipping, or trimming their dogs' coat when necessary; Dog groomer will use special scissors and clippers to remove all unwanted hairs, it helps to keep dogs clean and healthy;
3. Please indicate if the business is primarily run from the parcel or off site:
Answer: This business is run from the parcel;
4. What buildings will be used on the parcel for this business, include storage area:
Answer: The residence building will be used for this business;
5. Are there any buildings proposed and if so, for what purposes will they be used for? Please also include the building size and why it is necessary:
Answer: No;
6. Number of people to be employed:
Answer: No non-resident employee;
7. If producing a product or goods, please indicate the method of distribution or sales:
Answer: N/A;
8. Provisions for loading and parking:
Answer: N/A;
9. Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected:
Answer: Parking would be in front of the garage, and on the grass by the house; No more than 6 business visits per day.
10. Will there be deliveries to the site?
Answer: No deliveries to the site;
11. Hours and days of operation: *Mon-Sat*
Answer: Operation hour: 8am – 5pm;
12. Amount of water required for this business:
Answer: Max 50 gallons/day;

13. Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage:

Answer: Garbage would be dumped in landfill;

14. Methods of controlling noise, dust, or drainage from the lot:

Answer: Grooming would be operated inside the house with closed windows and doors to control the noise and dust; dogs' appointments are based on "come and go" basis; no more than 6 visits per day.

15. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e., Gas, oil, paint, etc.):

Answer: N/A;

16. Will there be any lot grading done on site to accommodate this business?

Answer: No any lot grading done on site;

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

Answer: N/A

Additional Questions:

1. Your description of the proposed business is dog grooming. Do you intend to board dogs on the property? Or will the dogs arrive to their scheduled appointment and leave at a scheduled time? I don't intend to board dogs on the property, dogs will come on scheduled appointments and leave at scheduled time;
2. What is the maximum number of dogs anticipated to be on the property at any given time? The maximum dogs to be groomed are 6 on daily basis, and it would be one dog at a scheduled time
3. Do you have dogs of your own? How many? Yes, I have 3 dogs;
4. Will the dogs be under constant supervision by you, the business owner, at all times? All my dogs are under constant supervision by me and my family members all the time;
5. Have you spoken with your neighbors about your proposal? This is not a requirement of the application, but it will be circulated to the neighbors and they have the opportunity to appeal. I haven't spoken with my neighbors about my business proposal, I'll talk with them and let them know if I have chances;
6. You have selected a Home-Based Business Type II as your declare business type. A Type II business allows for no more than 6 business visits per day. Is this sufficient. Yes, I have selected home-based business type II, it allows for 6 business visits per day, and it's the maximum number that I can handle, so it's good enough for me. My goal is to get 2 visits per day.
7. I am wondering if you would be able to clarify for me "old residence building". Is the old buildings attached to the "new residence"? Is the new part an extension of the old part? 1400 sq ft seems like a large area for a one dog at a time grooming operation. Could you give me a clearer idea of the building usage? I built an extension attached to an old about 1400 square footage bungalow, so what I meant was I can use that space to operate my grooming business if needed. I prepare to a customer waiting area when owners' waiting to get grooming done. I don't have experience to operate a grooming business, so i dont really know how much space is needed for it. I would like to say i have those space available for my business growth, that's what my thoughts are.
8. Have you considered any outdoor space for the dogs to go to the bathroom? Will there be provisions/plan to accommodate dogs if and when there is overlap? Such as an owner does not pick up their dog on time etc. Yes, I have a fully fenced back yard, it's about 1200 square footage outdoor space, it's a safe place for dogs, they can get their business done before and after grooming. Yes, it could happen that some owners don't pick up their dogs on their scheduled time occasionally, so I have prepared a separate room for special occasions to make sure dogs are safe and under control until pick-up.

9.12 KEEPING OF DOGS

- 9.12.1 In accordance with Section 4.2.1, no permit is required for the keeping of up to three (3) adult dogs over 6 months of age at any one time, on a lot containing a dwelling, in all land use districts so long as the dogs are managed in accordance with all other municipal bylaws.
- 9.12.2 For circumstances outside of the above referenced provisions and additional information on the keeping of dogs, please see Section 10.13 Kennels for regulations and permit requirements.
- 9.12.3 The keeping of dogs in the County shall be done so in accordance with "The Regulation and Control of Dogs", attached as Appendix K of this Bylaw and the "Community Standards Bylaw" attached as Appendix J.

10.13 KENNELS

Provisions pertaining to the boarding of other domestic animals, including cats and horses, are outlined in Section 10.5 Animal Boarding Services. Additional information on the keeping of dogs is included in Section 9.12.

- 10.13.1 Kennel provisions apply to the keeping of more than three (3) adult dogs (older than 6 months of age) at any one time on a lot containing a dwelling.
- 10.13.2 A Development Permit is required for a kennel meeting the criteria noted in 10.13.1.
- 10.13.3 In determining the number of dogs, pups less than six months of age shall not be included.

General Kennel Provisions:

- 10.13.4 The Approving Authority may, when issuing a Development Permit, determine the maximum number of dogs that may be kept at any one time by the operator of a private or commercial kennel.
- 10.13.5 All dogs, including puppies, shall be kept indoors between the hours of 9:00 PM to 7:00 AM daily.
- 10.13.6 All dog facilities, including buildings and exterior exercise area, shall be located to the rear of the principal building unless otherwise approved by the Approving Authority.
- 10.13.7 All dog facilities shall be visually screened from the existing dwellings on adjoining lots in accordance with the County's Screening Standards.

Private Kennel:

- 10.13.8 The keeping of 4 or more adult dogs owned by the resident(s) of the dwelling located on the same property shall be considered a Private Kennel.
- 10.13.9 A Development Permit is required for a Private Kennel.
- 10.13.10 Care should be given to situate buildings or exterior exercise areas, used to accommodate dogs as part of a private kennel on the property as to not unduly interfere with the use and enjoyment of adjacent parcels

Commercial Kennel/Dog Services:

- 10.13.11 The keeping of 4 or more adult dogs not owned by the resident(s) of the dwelling located on the same property for any such purpose shall be considered a Commercial Kennel. Such uses may include but not be limited to the purposes of breeding, boarding, caring for, grooming, and/or training of dogs.
- 10.13.12 A Commercial Kennel a discretionary use under Direct Control District #26. A redesignation to Direct Control District #26 is required for all commercial kennels in the County. If approved by Council, a Development Permit approval is also required. *More information on the keeping of dogs can be found in Section 9.12.*
- 10.13.13 Any building or exterior exercise area(s), to be used to accommodate the dogs as part of a Commercial Kennel shall be located:
 - a. A minimum of 300m to any dwelling located on adjacent parcels; or
 - b. As determined by Council.

Table 10.12 B: Home Based Business Type II

Home Based Business - Type II	
Development Permit	Yes, Development Permit is required.
Employees	Maximum three (3) non-resident employees working on the site.
Business visits	Maximum six (6) business visits to the site per day.
Business Vehicles on Site	<p>Maximum three (3) business vehicles or related equipment stored outdoors on site per day on parcels under 10 acres.</p> <p>Maximum six (6) business vehicles or related equipment stored outdoors on site per day on parcels 10 acres in size and larger.</p> <p>Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening.</p>
Storage of Business Material	<p>No outside storage of business-related material or goods.</p> <p>All storage within the principal dwelling or accessory building.</p>
Nuisances	Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum 1 parking stall per non-resident employee on the property, plus a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking or as determined by the Development Authority as a condition of Development Permit.
Signage	Sign no larger than 0.55 sq.m. (5.92 ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
Business license	Yes, annual Foothills County Business license required.

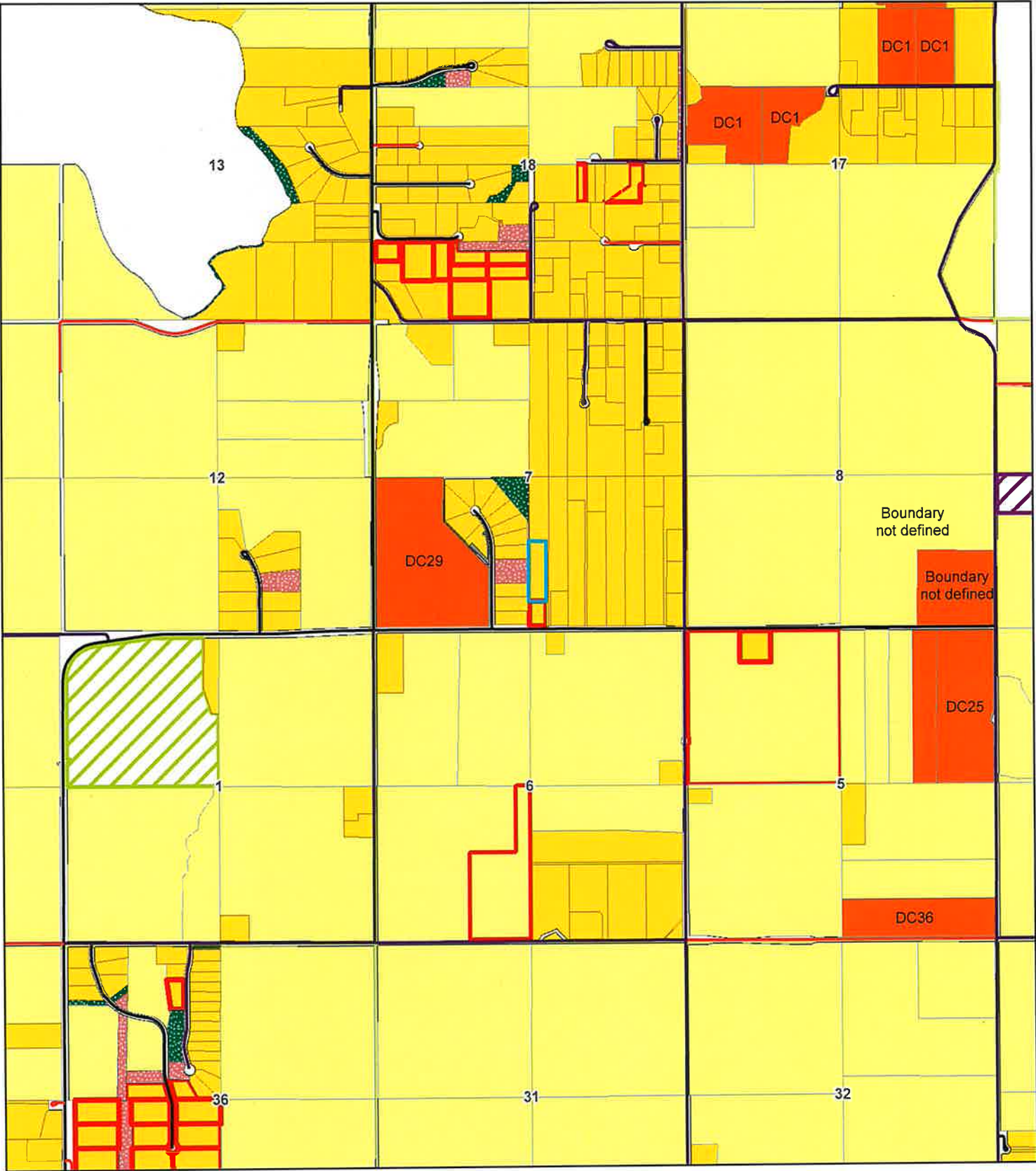
Municipal Development Plan

Economy Section

Home Based Business

There is continued demand to allow home based businesses in the MD of Foothills. The Land Use Bylaw classifies this type of economic activity into either minor or major home based businesses. Careful management of this type of economic development is necessary to minimize conflicts, particularly when located in the vicinity of existing residential development.

Land Use Map



Legend
Townships
Parcels

Date Printed: 11/28/2023
1:27,762

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.
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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 340 479 1412800;8;5 141 275 647 +1

LEGAL DESCRIPTION
PLAN 1412800
BLOCK 8
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.83 HECTARES (6.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;22;7;SE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 141 214 470 +10

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
141 275 647	10/10/2014	SUBDIVISION PLAN		

OWNERS

RUIJIE GU

AND

HAO ZHANG

BOTH OF:



AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 171234011)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
051 136 384	25/04/2005	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

141 275 647 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

051 414 691	03/11/2005	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PORTION DESCRIBED
071 038 317	24/01/2007	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - KIMBERLY HADDEN
111 242 762	21/09/2011	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$488,000
121 001 518	04/01/2012	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTER EAST, 10205-101 STREET, 5TH FLOOR EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$255,535
141 275 646	10/10/2014	CAVEAT RE : ROADWAY CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
161 114 820	17/05/2016	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - JEFF KAENEL

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF AUGUST,
2023 AT 10:03 A.M.

ORDER NUMBER: 48181264

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
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**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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051414691

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EASEMENT AND RIGHT-OF-WAY AGREEMENT

THIS AGREEMENT made as of the 27th day of October, 2005

BETWEEN:

Alexander Marczi and Jeanette Marczi
of RR#9, Calgary, Alberta T2J 5G5
(hereinafter called the "Grantor")
OF THE FIRST PART

and

Alexander Marczi and Jeanette Marczi
of [REDACTED]
(hereinafter called the "Grantee")
OF THE SECOND PART

and

THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31,
a municipal corporation with an office at High River, in the Province of Alberta
(hereinafter called the "Municipality")
OF THE THIRD PART

WHEREAS the Grantor is the Registered Owner in fee simple of lands and premises situated in the Province of Alberta, more particularly described as:

Plan 731 612 Block 8, excepting thereout Plan 05/3634, Lot 3 Block 8
(hereinafter called the "servient tenement");

AND WHEREAS the Grantee is the Registered Owner in fee simple of those lands and premises situated in the Province of Alberta more particularly known and described as:

Plan 05/3634, Lot 3 Block 8,
(hereinafter called the "dominant tenement")

AND WHEREAS the Grantee proposes to develop a subdivision on the dominant tenement;

AND WHEREAS the dominant tenement does not have legal access to an improved municipal road or highway;

AND WHEREAS Land Use Bylaw No. 566 and amendments thereto passed by the Municipality imposes restrictions upon development of lands which do not have legal access to an improved municipal road or highway;

Case: Over and for the benefit of: See instrument. As to portion described.

AND WHEREAS the Municipality has been added as a party hereto so as to ensure that the easement to be granted hereunder will remain in force for so long as the dominant tenement does not have legal access to an improved municipal road or highway;

AND WHEREAS the Grantor is desirous of granting an Easement and Right-of-Way to the Grantee, the Grantee's personal representatives, successors and assigns and their respective agents, employees, servants, invitees, licencees, and others along, through and upon **the easterly 10 metres in perpendicular width throughout the southerly 162 metres of the servant tenement.**

NOW THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE (\$1.00) DOLLAR, the receipt of which and the sufficiency of which is hereby acknowledged, the Grantor and the Grantee agree as follows:

1. The Grantor doth hereby grant, convey and confirm to the Grantee and the Grantee's personal representatives, successors and assigns an Easement and Right-of-Way in perpetuity or for so long as the same shall be required for the purposes hereinafter set out, along through and upon **the easterly 10 metres in perpendicular width throughout the southerly 162 metres** of the servient tenement for the purposes of permitting the Grantee, and the Grantee's personal representatives, successors and assigns and each of their respective agents, employees, servants, invitees and licencees and all other persons authorized by the Grantee to enter upon, over or across the above described portion of the servient tenement together with machinery, including farm and construction equipment and machinery, motor vehicles, livestock, domestic, exotic and all other animals, for the purpose of ingress and egress to and from the dominant tenement.
2. The Easement and Right-of-Way hereinbefore granted is made with the intent that the burden of the said Easement and Right-of-Way shall run with and bind the servient tenement and will be for the sole benefit and use of the Grantee and successors in title to the dominant tenement from time to time.
3. The parties hereto agree that the Easement and Right-of-Way herein granted is subject to the following conditions, provisions and obligations:
 - (a) The owner of the property which is the dominant tenement will, in exercising his rights hereunder, do so in a careful and prudent manner and will cause or do as little damage and inconvenience to the owner and the occupier, if any, of the property which is the servient tenement, as is possible, and the ground upon which any excavation or work shall be undertaken in connection therewith shall be restored to its former condition.

description approved. AS

- (b) The owner from time to time of the property which is the dominant tenement will indemnify and save harmless the owner from time to time of the property which is the servient tenement in respect of this easement and right-of-way from and against all claims, damages, debts, suits, dues, actions, liabilities, and causes of action, costs or sums of money whatsoever that the owner of the servient tenement may suffer or be put to by reason of anything done by the owner of the dominant tenement in the exercise of any one or more rights and privileges hereby granted.
 - (c) The easement hereby granted shall not be extinguished in the event that title to or ownership of the dominant and servient tenements or any adjoining portion of either of them shall be vested in the same person, Further, and in any event, if any such extinguishment shall occur, and title to the dominant and servient tenements or adjoining portions thereof shall thereafter be divested from such common ownership, then and in such event the successors to and in respect of the easement and right-of-way hereby granted shall thereupon once again be entitled to the benefits thereof as created under and by virtue of this easement and right-of-way.
- 4. This agreement and the easement hereby granted shall not be amended, varied or discharged from the titles to the dominant tenement or the servient tenement or any portion of either of them without the consent in writing of the Municipality.
- 5. This easement and right-of-way and the covenants herein contained are and shall be deemed to be covenants running with the land and shall be binding upon and enure to the benefit of the Grantee and the Grantee's respective successors to title only while and to the extent that such party shall be registered as owner of the dominant tenement or portion thereof from time to time.
- 6. Where required by the context hereunder, the singular shall include the plural and the masculine gender or neuter gender shall include either feminine gender or the masculine gender as the case may be and vice-versa. Should the Grantor or Grantee of the rights of this easement and right-of-way hereby conferred and at any time and from time to time comprise of two or more persons, each such person and not one for the other or others, shall be jointly and severally bound with the other or others for the due performance of the obligations of the Grantor or Grantee of such rights.

IN WITNESS WHEREOF the Grantor and the Grantee have hereunto affixed their respective hands and seals on the date and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

[Redacted Signature]

[Redacted Signature]

Witness

[Redacted Signature]

Witness

[Redacted Signature]

Witness

[Redacted Signature]

Alexander Marczi
(Grantor)

[Redacted Signature]

Jeanette Marczi
(Grantor)

[Redacted Signature]

Alexander Marczi
(Grantee)

[Redacted Signature]

Jeanette Marczi
(Grantee)

MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

Per: [Redacted Signature]
Reeve

Per: [Redacted Signature]
Municipal Manager

AFFIDAVIT OF EXECUTION

CANADA) I, Doug Badke of the City of Calgary
)
) in the Province of Alberta,
 PROVINCE OF ALBERTA) MAKE OATH AND SAY AS FOLLOWS:
)
)
 TO WIT)

1. That I was personally present and did see **Alexander Marczi and Jeanette Marczi**-named in the within or annexed instrument who are known to me to be the persons named therein, duly sign and execute the same for the purpose named therein.

Or

~~That I was personally present and did see **Alexander Marczy and Jeanette Marczy** named in the within or annexed instrument who, on the basis of identification provided to me, I believe to be the persons named in the within instrument, duly sign and execute the same for the purpose named therein.~~

2. That the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.
3. That I know the said **Alexander Marczi and Jeanette Marczi** and they are in my belief of the full age of eighteen years.

SWORN BEFORE ME at the City of)
Calgary, in the Province of)
Alberta, this 28 day of October)
2005.)

A Commissioner for oaths in and for the)
Province of Alberta)

JUDITH ANNE GORDON
A Commissioner for Oaths
in and for the Province of Alberta
Expiry Date January 08, 2006

Melanie Michaud

From: FC_Planning
Sent: August 28, 2023 10:08 AM
To: [REDACTED]
Cc: Stacey Kotlar
Subject: Notice of Complete Application - Development Permit 23D 176

Good morning,

Re: Notice of Complete Application – Development Permit 23D 176
Ptn: SE 07-22-01, W5M; Plan 1412800, Block 8, Lot 5
Home Based Business Type II – Dog Grooming Service

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 24, 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 **Stacey Kotlar** at stacey.kotlar@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, Hao Zhang, Ruijie Gu being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
 of 5;8;1412800 SE 7;22;1 W5
 (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.

Hao Zhang  Owner/Agent
 DATED: this 05 day of August, 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: 8/9/2023

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

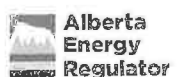
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Scale: 4,513.99

0.07 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere





PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 23D 176	LANDOWNER: Hao Zhang
FILE MANAGER: Stacey Kotlar	
CURRENT LAND USE: Country Residential District	PROPOSED LAND USE: N/A
LEGAL DESCRIPTION:	
Plan: 1412800 Block 8 Lot 5 Unit:	SE 7-22-1 W5M
MUNICIPAL ADDRESS:	
DATE REFERRED: August 28, 2023	
PROPOSAL: Home Based Business, Type II – Dog Grooming Service	

PLANNING STAFF NOTES:

PROPOSAL INFORMATION:
DEVELOPMENT PERMIT

- Internal Road Proposed: No
- Construction on Road Allowance Proposed: No
- Approaches exist: yes.
- Servicing Comments or Review required: No

ROAD WIDENING:

N/A

OTHER COMMENTS: This DP is a result of enforcement. There is no intent to board dogs or keep them outside of their scheduled appointment time. Access to the parcel is currently via easement.

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

- Geotechnical Report for Slope Stability ☐ Redes/Amend ☐ Subdivision ☐ Development
- High Water Table Testing for Foundation Design: ☐ Redes/Amend ☐ Subdivision ☐ Development
- Stormwater Management Plan ☐ Redes/Amend ☐ Subdivision ☐ Development
- Comprehensive Site Drainage Plan ☐ Redes/Amend ☐ Subdivision ☐ Development
- Lot Grading Plan ☐ Redes/Amend ☐ Subdivision ☐ Development
- Flood Plain Report (1 in 100 years) ☐ Redes/Amend ☐ Subdivision ☐ Development
- Overland Drainage Easement ☐ Redes/Amend ☐ Subdivision ☐ Development
- Building Envelopes ☐ Redes/Amend ☐ Subdivision ☐ Development
- Traffic Impact Assessment (TIA) ☐ Redes/Amend ☐ Subdivision ☐ Development
- Other: ☐ Redes/Amend ☐ Subdivision ☐ Development
- Road Use Agreement / Contribution: \$ ☐ Subdivision ☐ Development
 - Road Name(s):
 - Number of Kilometers:
 - Location (ATS):
- Environmental Site Assessment (Phase1 / Phase2) ☐ Redes/Amend ☐ Subdivision ☐ Development
- ☐ Proposed
- ☐ Balance
- ☐ 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: _____

- ROAD REQUIREMENTS / LIMITATIONS:**
- Road Ban Requirement?
☐ Yes ☐ No.
If yes, which restrictions apply: _____

 - Bridge Crossing Required
☐ Yes ☐ No

 - Load Restricted Bridge
☐ Yes ☐ No
If yes, which restrictions apply: _____

ADDITIONAL COMMENTS OR REQUIREMENTS: _____
No comments or concerns from Public Works

PUBLIC WORKS SUPPORTING DOCUMENTS (PLEASE ATTACH TO THIS REFERRAL IF ANY):
☐ Yes* ☐ No
*If Yes – Number of Pages: _____

Date Reviewed: October 10, 2023

Reviewer: Steve Anderson

Signature: 

Stacey Kotlar

From: Lahnert, Jessica <Jessica.Lahnert@atco.com>
Sent: Tuesday, October 3, 2023 9:18 AM
To: Stacey Kotlar
Subject: RE: Circulation for Development Permit 23D 176 - Please Respond by October 25, 2023

Hi Stacey,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert

Administrative Coordinator, Land
Natural Gas

P. 403 245 7443

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, September 25, 2023 10:11 AM
To: chr.landapplications@ahs.ca; landserv@fortisalberta.com; South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>
Subject: Circulation for Development Permit 23D 176 - Please Respond by October 25, 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 morning,

Find attached our circulation for development permit 23D 176. Please review and respond **prior to October 25, 2023.**

Should you have any questions or comments, please direct them to **Stacey Kotlar** at stacey.kotlar@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



Stacey Kotlar

From: Tracy Davidson <tracy.davidson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: Friday, September 29, 2023 12:43 PM
To: Stacey Kotlar
Subject: FW: [CAUTION] Circulation for Development Permit 23D 176 - Please Respond by October 25, 2023
Attachments: 23D 176-Zhang-GU.pdf

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

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

Stacey Kotlar

From: FC_Planning
Sent: Monday, September 25, 2023 3:43 PM
To: Stacey Kotlar
Subject: FW: Application 23D 176

From: Ian Ostrowski <Ian.Ostrowski@albertahealthservices.ca>
Sent: Monday, September 25, 2023 3:07 PM
To: FC_Planning <Planning@Foothillscountyab.ca>
Subject: RE: Application 23D 176

You don't often get email from: ian.ostrowski@albertahealthservices.ca. [Learn why this is important](#)

No concerns regarding proposed development.

Ian Ostrowski, B.Sc, B.EH(AD), CPHI(C)
Public Health Inspector - Environmental Public Health – Calgary Zone
Ph: 587-779-3616
Ian.Ostrowski@albertahealthservices.ca
11 Cimarron Common
Okotoks, AB T1S 2E9



ahs.ca/eph | ahs.ca/injuryprevention | ahs.ca/suicideprevention

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[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

Melanie Michaud

From: Wright, Maira <maira.wright@atco.com>
Sent: September 28, 2023 8:43 PM
To: FC_Planning
Subject: 23-3662 ATCO RESPONSE - Circulation for Development Permit 23D 176 - Please Respond by October 25, 2023

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

Good Afternoon,

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,

Maira Wright

Land Administrative Coordinator | Land | Gas Transmission
 ATCO Pipelines & Liquids Global Business Unit

[ATCO.com](https://www.atco.com) [Facebook](#) [Twitter](#) [LinkedIn](#)

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, September 25, 2023 10:11 AM
To: chr.landapplications@ahs.ca; landserv@fortisalberta.com; South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>
Subject: Circulation for Development Permit 23D 176 - Please Respond by October 25, 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 morning,

Find attached our circulation for development permit 23D 176. Please review and respond **prior to October 25, 2023**.

Should you have any questions or comments, please direct them to **Stacey Kotlar** at stacey.kotlar@foothillscountyab.ca

Regards,

**Foothills County
 Planning & Development**

FC_Planning@foothillscountyab.ca

CONDITIONS OF APPROVAL:

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

1. The applicant shall operate and maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. This approval allows for a maximum of 9 adult dogs to be on the subject property at any given time. This consists of a maximum of 6 dogs attending the property for the purpose of the Grooming Business and a maximum of 3 of the landowner's personal dogs. With the exception of those dogs personally owned by the residents of the subject property, absolutely no dogs are permitted to be kept on the subject property for the purpose of boarding, training, or extended care at any given time. Dogs attending the property for the purpose of the Grooming Business shall be kept within the direct care of the applicant and/or client throughout the course of the visit;
3. The dogs are not permitted to be left unattended in the outdoor fenced area which is located to the northwest (rear) of the residence, and must be under the immediate control of the owner or an authorized representative when attending this area of the property;
4. The development must meet all requirements of Alberta Health Services and Alberta Environment and Parks, including that all waste materials must be disposed of at an approved waste disposal site. The preferred method of waste (feces) disposal is at an approved waste disposal site. There shall be no long-term storage of waste materials, nor burning of waste materials on the property. Should the landowners choose to dispose of waste by way of a septic system, such a system must comply with all requirements of the related plumbing codes and the Alberta Private Sewage Systems Standard of Practice; and the landowners shall submit confirmation that the system is acceptable to the County's Safety Codes Officer;
5. Hours of operation are permitted from 8:00am to 5:00pm; Monday through Saturday;
6. Development is to comply with the criteria for Home Based Business Type II that exists at the time of issuance of this approval, and includes:
 - a. One or more residents of the parcel must be the primary owner of the occupation or business;
 - b. No more than six (6) business visits to the subject property are permitted on any given day, this includes any clients and business-related courier and/or deliveries;
 - c. No non-resident employees have been considered with this approval;
 - d. No outdoor storage of business related goods or materials are permitted. All storage must be stored within the principal dwelling or accessory building;
 - e. Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw
Minimum 1 parking stall per non-residence employee on the property plus a minimum of 1 additional parking space for each business visitor on the property at the same time.
 - f. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the homebased business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties;
7. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing accessory building, prior to the operation of the business;
8. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections from the Foothills Fire Department. Proof of such is to be submitted to the Development Authority, prior to the operation of the business;
9. The applicant is required to maintain an annual business license with Foothills County;
10. The applicants shall 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 shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain any necessary building, safety code permits and inspections applicable to use, including but not limited to anchoring and the placement on a gravel base;
2. The applicant shall maintain the landscaping as illustrated on the accepted site plan. It is the applicant's responsibility to ensure that the vegetation and natural landscaping and/or screening is maintained and must at all times be safe, functional, and in a good state of repair;
3. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;

4. Natural drainage of the property must be maintained. Alteration to natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;
5. All parking, loading areas, and laneways must be kept free of all debris, materials and/or equipment, and is the landowner's responsibility to ensure access for fire department apparatus is provided for at all times, and shall be provided to the size and specifications as outlined in Section 9,19 of the Land Use Bylaw;
6. It is the applicant's responsibility to ensure that sufficient parking is available within the subject property, at all times. Parking within public road right-of-way is prohibited. Should the landowner fail to provide sufficient parking resulting in vehicles in attendance to the subject lands being parked within neighboring road rights-of-way, this permit may be revoked and considered null and void;
7. The development must meet all requirements of Alberta Health Services, ensuring that the development and properties are maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulations 243/2003;
8. The applicants shall comply with all applicable requirements of Alberta Environment with respect to water use and shall obtain all required licenses and approvals from the Provincial authority, or waiver of such, prior to any use of well water. The applicant is advised that the use of well water for business related purposed without appropriate licensing is prohibited. Failure to obtain appropriate licensing from Alberta Environment shall require the use of water from a licensed off-site source;
9. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, and/or radio disturbance is to be detectable beyond the boundary of the lot;
10. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
11. The applicant is wholly responsible for all costs of improvements, remedial works and/or maintenance during and after development of the land, and shall maintain the property in accordance with the submitted plans and recommendations in order to ensure that adverse impacts on area lands are avoided;
12. 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;
13. 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;
14. The applicants indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss of damage to the Owner(s) arising from the use of the subject property;

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. 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.
3. 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 Development Permit Decision.