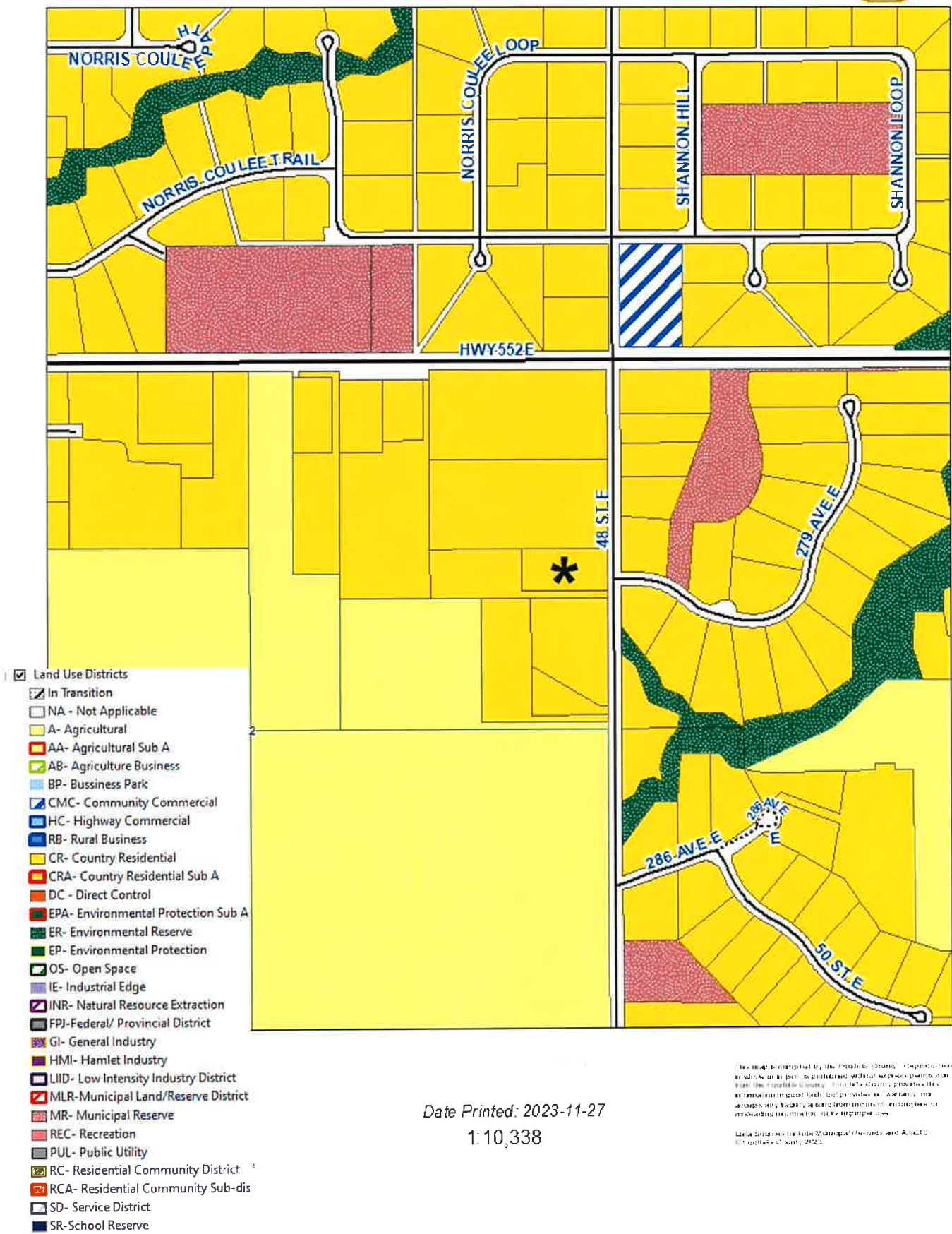


MDF General Project



MDF General Project



Legend
□ Parcels

Date Printed: 2023-11-27
1:14,741

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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>\$500.00</u>	Application No: <u>23D 190.</u>
Receipt No.: <u>403080</u>	Tax Roll No: <u>2129227540</u>
Date Received: <u>Aug 8/23.</u>	Date Deemed Complete: <u>Sept 26/23</u>

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Troy Niemans / Titan Water Systems

Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: [REDACTED]

Legal Land Description: Plan 1013059, Block 2, Lot 5, LSD _____, Quarter SE NE, Section 22, Township 21, Range 29, West of the 4 Meridian.

Registered Owner of Land: se Peter T Niemans

Registered Owner Mailing Address: [REDACTED]

Email: [REDACTED] Telephone: [REDACTED]

Interest of Applicant if not owner of site: Owner.

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.

We are seeking to upgrade our business from home designation. It is currently Minor Home Occupation. We would like to upgrade to Home Based Business Type III. We are proposing to have a 2400 sq foot shop built asap to store materials and vehicles. So that no workplace items are visible from the roads nor adjacent lands. In summary, our employees come to this parcel (where I, Troy live) and then they take company vehicles and work on water and septic systems at acreages and farms in the Foothills. At the end of the day, they return to the parcel and take their own vehicles back home. No manufacturing nor retail/customer visits occur here. It is used as a base and for storage of supplies and equipment. All of which would be stored in the new shop, and as well behind fenced-in areas.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 4.4 acres.

Size Of Proposed Building: 2400 (40'x60') Height: 18' ceiling.

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

Utilities Presently On Site: Gas, power, Telus, water well, septic system.

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

Utilities Proposed: Power and gas to shop.

Other Land Involved In Application: None.

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.):

Please see attached.

Estimated Date of Commencement: Oct. 5, 2023 Estimated Date of Completion: December 5, 2023.

I, Peter Troy Niemans

hereby certify that I am:

☐ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

Date: September 14, 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.

September 24, 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 1/23 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.

I, Peter Troy Niemans being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of NE 22-21-29-W4
(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.

Peter Troy Nieman 
Owner/Agent

DATED: this 14th day of September, 2023.

OR

If wells are listed on-site:

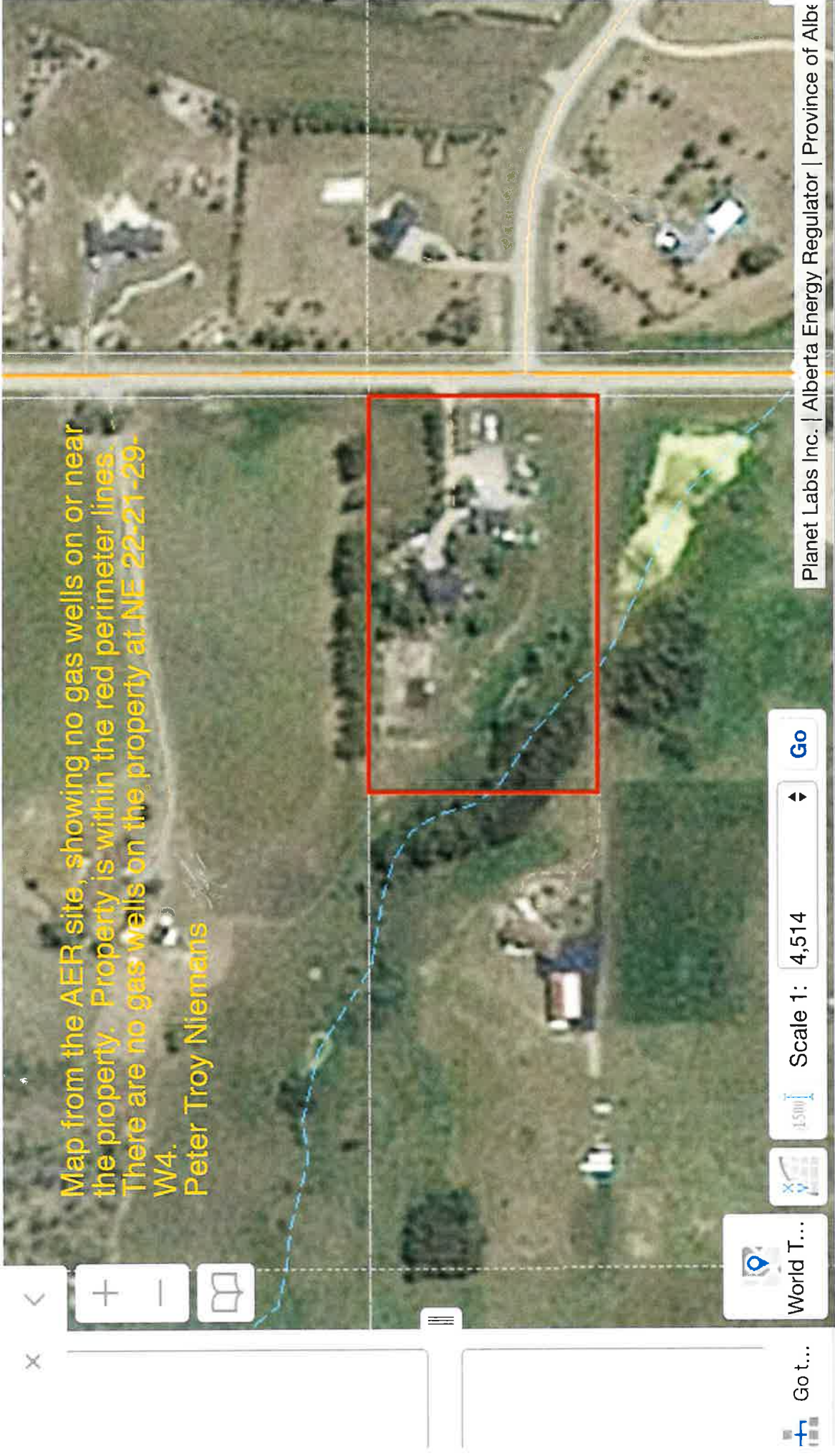
I, _____ being the registered
Owner(s) or agents acting on behalf of the registered owner(s)
of _____
(Legal Description)

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.***



Titan Water Systems Plan / Proposal

1. **A site plan (can be hand drawn) showing:** a. the entire parcel;
b. north at the top of the page;
c. identify and show all existing structures and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines;
d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas. Please see attached.
2. **Full detailed description of the business.** Water and septic systems service company. We install, service, inspect and maintain water well and septic systems for acreages and farms in the foothills. Minimal work takes place at the dwelling parcel. It is used as a base. Employees clock in at 8 am and out 4 pm. No work takes place onsite (other than loading up trucks), and no activity after 4 pm weekdays, no activity on weekends.
3. **Please indicate if the business is primarily run from the parcel or off site.** The Parcel is used as headquarters, all work occurs off site at private residences. The employees come to the parcel, then take company service trucks out for the day to work, then return (approx 4 pm) and go home in their own vehicles. Materials would be stored at the parcel in the proposed shop.
4. **What buildings will be used on the parcel for this business, include storage areas.** Proposed 2400 (40' x 60') square foot shop for all goods, work materials, hose, wire etc used for installations and servicing. Plans are attached. And existing warm storage building 500 square feet in size. Also there is an old granary building for storing pipe and fuel, this is 150 square feet.
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.** Yes, a 2400 square ft heated Integrity shop building. This is for storing equipment,

pumps, pressure tanks etc. Also for vehicle parking (cube trucks).

6. **Number of people to be employed.** 6.
7. **If producing a product or goods, please indicate the method of distribution or sales.** None.
8. **Provisions for loading and parking.** Employee vehicles (6) are to be parked neatly in designated area. 3 cube service trucks are loaded (inside the shop) in the morning and then out for the day working, then parked inside the shop overnight. 3 pickup trucks will be parked outside of the shop, behind a fence, concealed from view.
9. **Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected.** The employees would drive into the yard once per day (at the start of work). Then they would go out in service trucks for the day (2 employees per vehicle), returning at the end of the day. Then driving their personal vehicles home. No customers come to the parcel. The excavation equipment will either be on location at properties or else behind fencing/inside the shop while at the parcel.
10. **Will there be deliveries to the site? If so, how many and how often?** No.
11. **Hours and days of operation.** 8am - 4pm. My cell phone is on any clients can call at any time, I am basically on call to take phone calls. But we don't work outside of normal business hours. I may speak with clients that call, having a water/septic emergency but can stabilize things over the phone and then fix their issues the next business day. There are no instances of staff coming in after hours and going to work, starting trucks etc.

12. **Amount of water required for this business.** Avg 50 gal / day.
13. **Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage.**
Onsite 6 yard bin (Containaway contract, which is now T and T).
This bin will be concealed behind fencing.
14. **Methods of controlling noise, dust, or drainage from the lot.**
There wouldn't be dust, noise generated by this company. Care would be taken to ensure that vehicles are slow moving (for safety also), and not generating dust. And as no actual work (beyond loading and prepping vehicles) occurs onsite, there is no/very little noise generated.
15. **Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e., gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary to have in relation to this business.** There would not be any noxious, toxic, radioactive materials stored on the parcel, other than fuel. This would be stored in a separate small shed. This is required for the vehicles and excavation equipment.
16. **Will there be any lot grading done on site to accommodate this business?** No. Only pad prep for the proposed shop.
17. **If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.** It is owned by the applicant.

Brenda Bartnik

From: Titan Water Systems <troy@titanwater.ca>
Sent: August 31, 2023 2:36 AM
To: Brenda Bartnik
Subject: Re: Foothills application for development permit - Home Based Business Type III
Attachments: Screening.pdf; Credit Card Authorization.pdf

Hello Brenda-
Thank you for your help with this! I have attached the cc form, with the correct amount of \$500.
Please see answers below in **bold**.

Regards-
Troy Niemans

TITAN WATER SYSTEMS
403 601 0811
www.titanwater.ca

On Tue, Aug 29, 2023 at 4:25 PM Brenda Bartnik <Brenda.Bartnik@foothillscountyab.ca> wrote:

Hi Troy,

I have been assigned as file manager for your development permit application for a type III home-based business.

In order for me to consider the application as complete, please respond to the following:

1. The fees for an application total \$500.00. The credit card authorization submitted shows \$100.00. I have attached a new Credit Card Authorization form that can be submitted with the revised payment amount.
 2. To clear up some confusion respecting the application form, please confirm that the property is located in the NE quarter of 22-21-29 W4M and that you are the owner (Peter T. Niemans). **Yes, this is correct.**
-
1. What days do operations occur? Do any business activities occur outside of the 8am-4pm hours of operation?
Mon-Fri, no business activities outside of 8am-4pm.
 1. Please provide a picture/example of the screening fence that is proposed to be used to screen parking areas and garbage/recycling bins. **Please see attachment.**
 2. Identify the proposed location of garbage/recycling bins on the site plan. **To be located just off of the screened ne area of the parking area.**
 3. What type and volume of fuel is to be stored on the property? Show the location of the shed and provide details respecting it's size. **1 tank, that is split between 1500 litres of gas and 2500 litres of diesel. To be**

located within a small protective cover/shed on the south side of the shop, right against the south exterior shop wall. Please see photo in the attachment.

4. It appears that there may be additional buildings (sheds) on the property. It is necessary to identify the location of these buildings on the site plan and note their size. **The old granary is just south of the se corner of the proposed shop. It will be removed.** *as soon as dp is approved/bp applied for*
5. The application identifies 6 employees. Are any of these noted employees resident to the property? **No. Well, I live at the property with my family.**
6. 3 cube service trucks and 3 pick up trucks are noted. What type of excavation equipment is involved with operations? **Tracked Deere 180 excavator and mini excavator. The 180 spends 90% of the year away as it is just hauled from job to job. It rarely ever is at the yard.** How is excavation equipment transported to and from this property? **Hauled with a 3rd party lowboy, or using our gravel truck and trailer. Most of the year the excavators are just hauled from job to job (not going to my property). The mini excavator does come to the yard more often, it is small. It will either be in the shop or else behind the screening when at the yard.** Are there any other vehicles and/or trailers that attend this property, or that are stored on the property for business purposes? **Three trailers.**

7. The County's Land Use Bylaw defines business visits as: *BUSINESS VISITS means round trips to and from the property by individuals for the purpose of doing business on the property of a home based business.* What is the maximum number of Business Visits that might occur on any given day?

*5 not including owner
6 employee visits
"10 would be alot"*

I encourage you to let me know of any questions that you may have.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

[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.



Perimeter

Water well

Main house

Septic tank

Existing warm storage building

Existing building (to be removed)
Proposed new 2400 sq ft shop here

Fenced parking area

90' to property line

Fuel storage shed

North

115' to property line

3284

3524



COMMERCIAL LOUVERED SCREENING SYSTEMS

Picture Frame Design

The rigid framework supports the louvers from twisting and warping while also making it easier to

Ventilation

The perfect screening option for units like HVAC systems, air conditioning and more that

Industry's Widest Lou

We have the largest louver size in the industry. The entire profile of the louver is closed, thus

NOTES:
1. FOR GENERAL AND CONSTRUCTION NOTES REFER TO DWG A0.00.



48223 338 AVE. E. OKTOROS, AB T1S 1A8
(403) 928-9376

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERROR AND OMISSIONS TO THE ENGINEER PRIOR TO COMMENCING THE WORK.
THIS DRAWING ARE NOT TO BE SCALED.

SEALS:

ENGINEERING CONSULTANT

ISSUED FOR		DATE
REV	DESCRIPTION	
A	APPROVAL	2023/09/11
B	APPROVAL	2023/09/12

PROJECT TITLE:

40x60x18'
SHOP

TROY NIEMANS

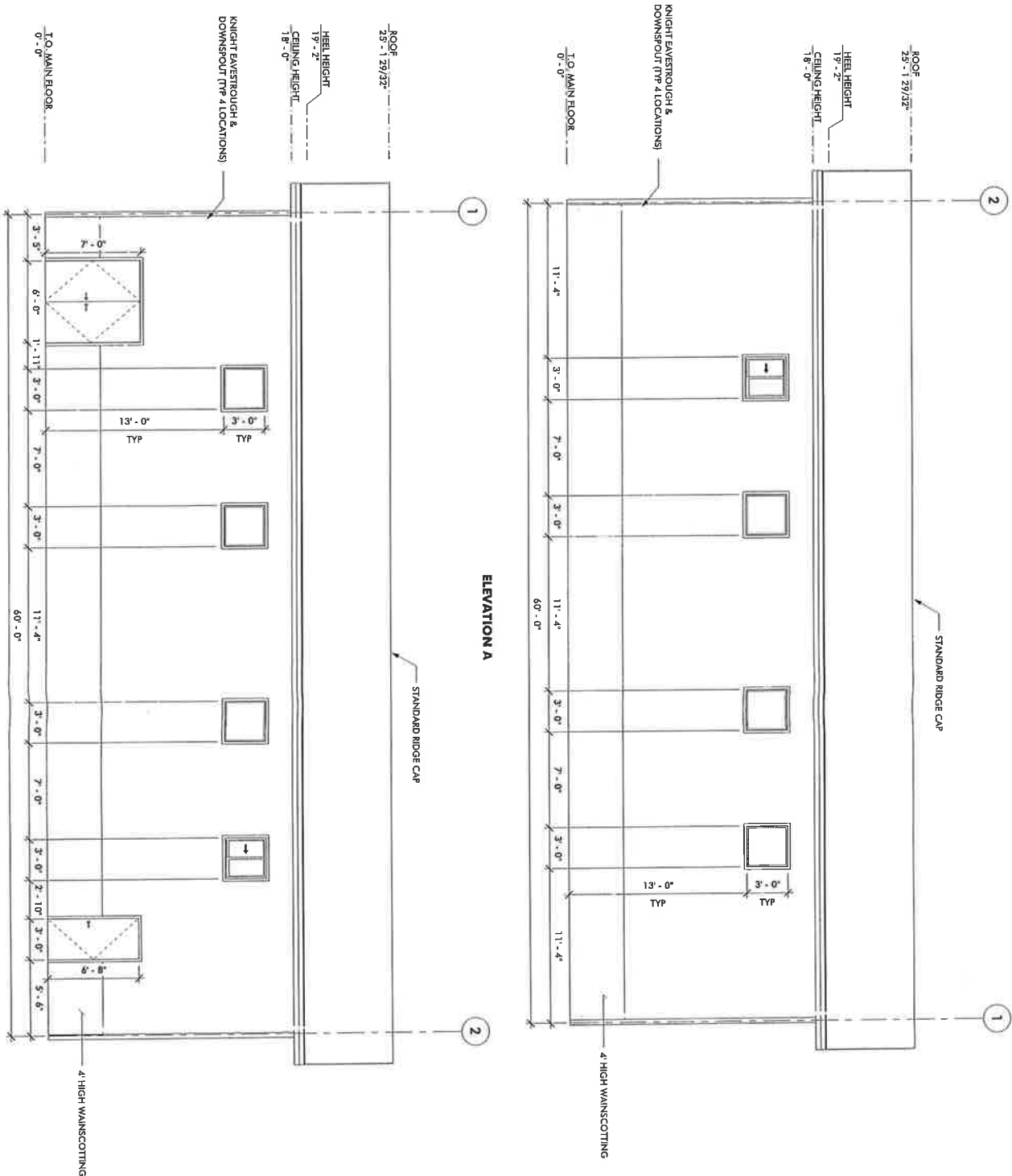
DRAWING TITLE:

ELEVATIONS

PROJECT NUMBER	36378
DATE	2023/09/11
DRAWN BY	BC
CHECKED BY	GS
APPROVED BY	TH
ENGINEER	-

A2.01

SCALE 1/4" = 1'-0"



NOTES:
1. FOR GENERAL AND CONSTRUCTION NOTES REFER TO DWG A0.00.



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- THESE DRAWING ARE NOT TO BE SCALED.

SEALS:

ENGINEERING CONSULTANT

ISSUED FOR		
SER	DESCRIPTION	DATE
A	APPROVAL	2023/09/11
B	APPROVAL	2023/09/12

PROJECT TITLE:

40x60x18'
SHOP

TROY NIEMANS

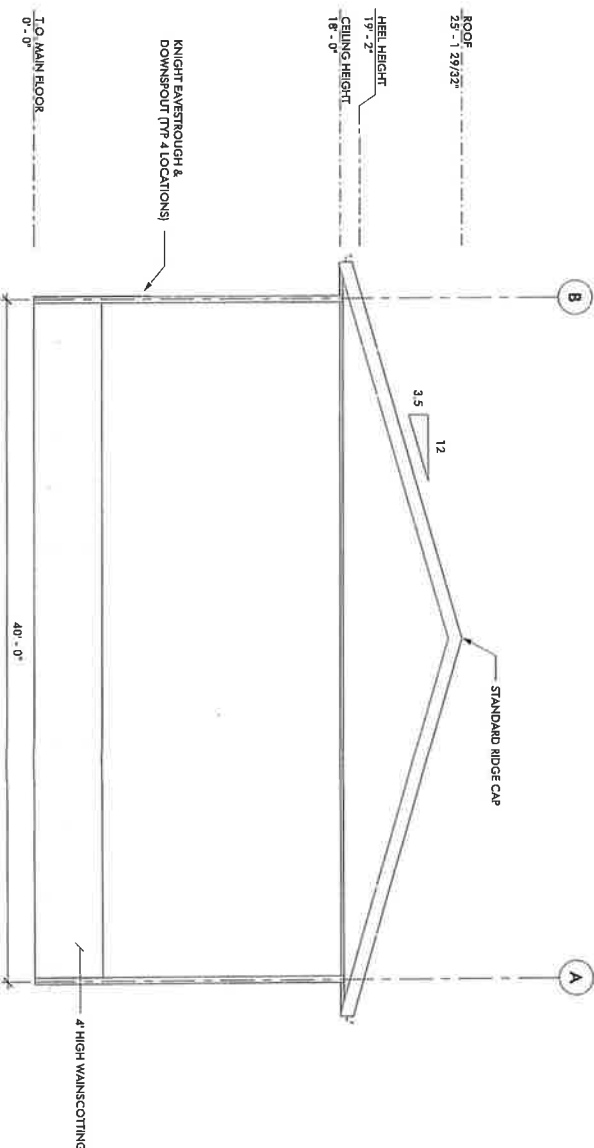
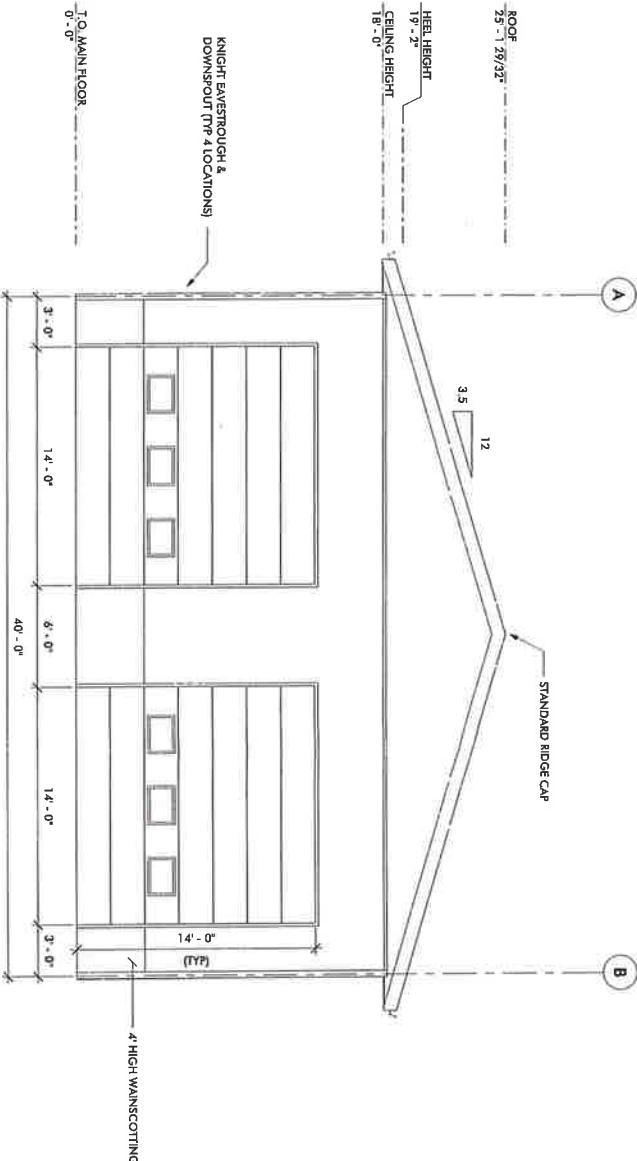
DRAWING TITLE:

ELEVATIONS

PROJECT NUMBER	3A378
DATE	2023/09/11
DRAWN BY	BC
CHECKED BY	GS
APPROVED BY	TH
ENGINEER	-

A2.02

SCALE: 1/4" = 1'-0"



PROPOSED 40'x60'x18' SHOP
TROY NIEMANS
272077 48 STE.
DE WINTON, AB
TOL 0X0

DESIGN/CLIMATIC DATA

- STRUCTURAL DESIGN IS ACCORDING TO:
- THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
 - ENGINEERED DESIGN IN WOOD CSA 086.1:9
- IMPORTANCE CATEGORY: LOW

LOCATION: DE WINTON, AB
WIND: $q/1.0 = 0.49kPa$
 $q/1.50 = 0.64kPa$
SNOW: $S_s = 1.4kPa$
 $S_f = 0.1kPa$

GENERAL NOTES:

- ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS NOTED OTHERWISE.
- THE STRUCTURAL DESIGN AND ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
- LOW OCCUPANCY CLASSIFICATION
- WINDOW AND DOOR SIZES SHOWN ARE NOMINAL ONLY. EXACT DIMENSIONS AND ROUGH OPENING SIZES OF WINDOWS AND DOORS ARE TO BE SUPPLIED BY THE WINDOW AND DOOR MANUFACTURER PRIOR TO START OF CONSTRUCTION.

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL FOLLOW:
 - NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
 - LOCAL CODES AND BYLAWS
 - ALBERTA OCCUPATIONAL HEALTH AND SAFETY REGULATIONS
- FIELD CONTRACTOR SHALL OBTAIN ANY NECESSARY FIELD DIMENSIONS TO PERFORM THE WORK REQUIRED ON THE DRAWINGS.
- UNUSUAL STRUCTURAL CONDITIONS CREATED OR PERFORMED DURING CONSTRUCTION SHALL BE REPORTED TO INTEGRITY.
- DRAWINGS SHOW THE COMPLETED STRUCTURE, BUT MAY NOT SHOW COMPONENTS REQUIRED TO COMPLETE THE WORK IN A SAFE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF CONTRACTOR PERSONNEL AND THE GENERAL PUBLIC DURING ALL PHASES OF CONSTRUCTION.
- THE FIELD CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY PROTECTION OF SERVICES THAT INTERFERE WITH CARRYING OUT THE WORK.
- THE FIELD CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.
- GRAVEL TO BE 40mm CRUSHED GRAVEL WHICH SHALL BE CLEAN ANGULAR CRUSHED NATURAL STONE FREE FROM SILT, CLAY AND ORGANIC MATTER. GRAVEL SHALL BE HAND-COMPACTED DURING BACKFILL TO THE EXTENT POSSIBLE.
- ALL STRUCTURAL LUMBER INCLUDING BEAMS, POSTS, STRAPPING AND BRACING SHALL BE SPF NO. 1 / NO. 2 UNLESS NOTED OTHERWISE.
- SERIES-93 STANDARDS ON OSB AND WATERBOARD
- FINAL EXTERIOR GRADE TO SLOPE MINIMUM 2% AWAY FROM PERIMETER OF BUILDING.
- ROOF VENTING AS PER NATIONAL BUILDING CODE - 2019 ALBERTA EDITION.
- INTEGRITY BUILDINGS PROVIDES ALL STRUCTURAL AND ARCHITECTURAL FINISHES AS DETAILED IN THIS DRAWING SET. ALL INTERIOR NON-STRUCTURAL FRAMING AND FINISHING, ELECTRICAL AND MECHANICAL WORK BY OTHERS.

CLIENT DRAWING PACKAGE REVIEW

- ☐ APPROVED AS DRAWN
- ☐ REVISE AND RESUBMIT
- SUBMITTAL OF ALL DRAWINGS LISTED IN THE DRAWING INDEX HAVE BEEN REVIEWED FOR DESIGN CONFORMANCE AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS. BY APPROVING THIS DRAWING PACKAGE, I ACKNOWLEDGE THAT ANY FUTURE DESIGN AMENDMENTS ARE SUBJECT TO A DESIGN REVISION FEE.

BY/

DATE:

REFERENCE DRAWING INDEX

DWG	INTGRTY STANDARD DETAILS
DWG	TITLE
IPS-STD-001	TYPICAL POST DETAILS
IPS-STD-002	TYPICAL WALL DETAILS
IPS-STD-003	TYPICAL OVERHEAD DOOR DETAILS
IPS-STD-004	TYPICAL BI-FOLD DOOR DETAILS
IPS-STD-005	TYPICAL SLIDING DOOR DETAILS
IPS-STD-006	TYPICAL INDOOR DOOR DETAILS
IPS-STD-007	TYPICAL WINDOW DETAILS
IPS-STD-008	TYPICAL MEZZANINE DETAILS
IPS-STD-010	TYPICAL LEAN-TO DETAILS
IPS-STD-011	TYPICAL METAL CLADDING DETAILS
IPS-STD-012	TYPICAL DRILLING DETAILS

NOTE: WHERE CONTRADICTIONS EXIST BETWEEN THE STANDARD DRAWINGS DETAILS AND THE INFORMATION PROVIDED IN THESE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE

DRAWING INDEX

DWG	TITLE
A0.00	COVER SHEET
A1.01	MAIN FLOOR PLAN
A2.02	ELEVATIONS
A3.01	SECTIONS
A3.02	POST DETAILS

LEGEND

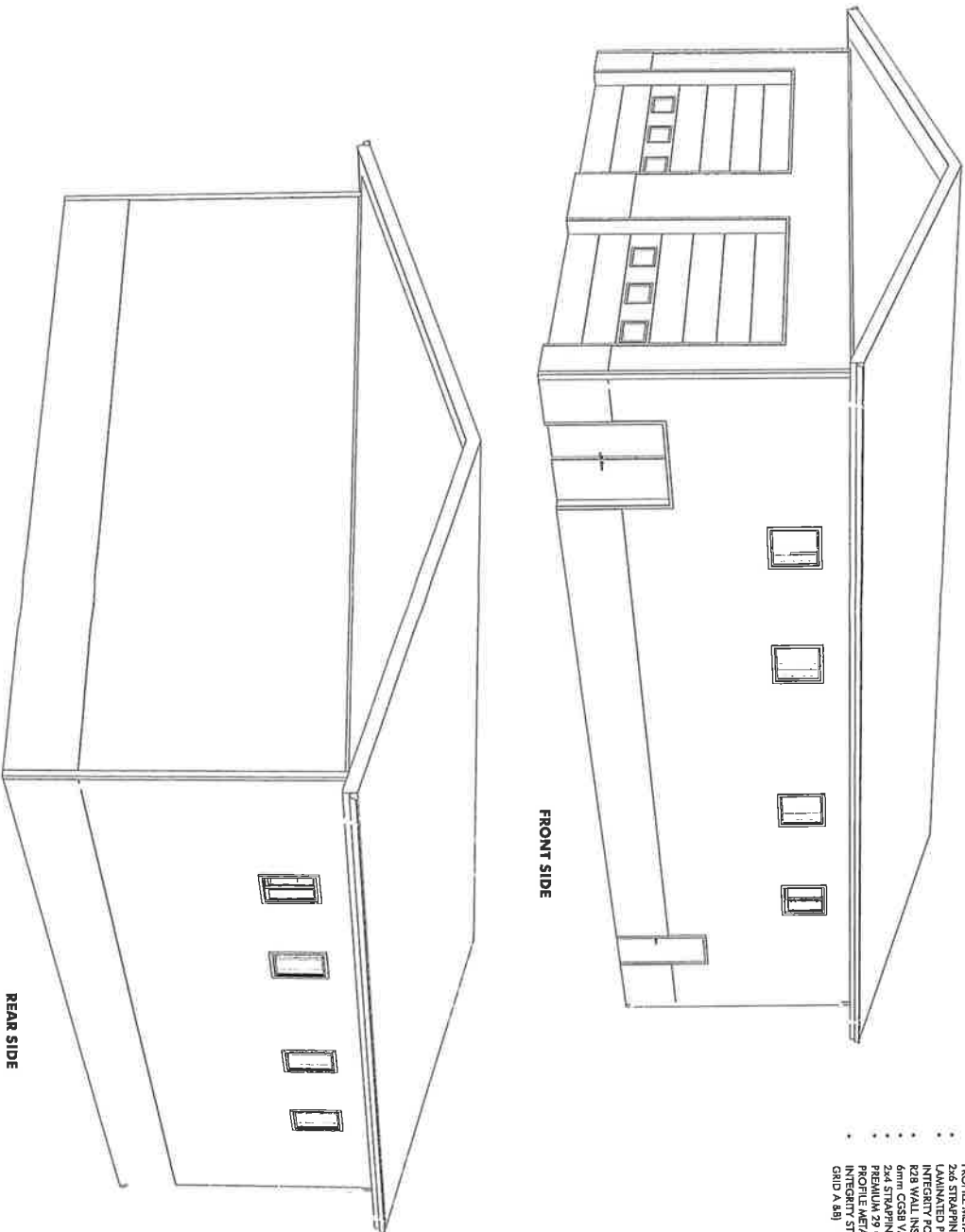
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R89	ROOM TYPE
R90	ROOM TYPE
R90	ROOM TYPE
R91	ROOM TYPE
R91	ROOM TYPE
R92	ROOM TYPE
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R93	ROOM TYPE
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R97	ROOM TYPE
R97	ROOM TYPE
R98	ROOM TYPE
R98	ROOM TYPE
R99	ROOM TYPE
R99	ROOM TYPE
R100	ROOM TYPE
R100	ROOM TYPE

ASSEMBLIES:

- STANDARD RIDGE CAP WITH RIDGE
- FOAM SEALANT
- PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB
- 2x6 ROOF STRAPPING @ 2' O/C
- 5' O/C PRE-ENGINEERED TRUSSES
- 60mm CEILING INSULATION
- 6mm CGSB VAPOR BARRIER
- PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB

EXTERIOR WALL

- PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB
- 2x6 ROOF STRAPPING @ 2' O/C (EXTERIOR)
- UNPAINTED POST W/ PERMA-COLUMN & INTEGRAL POST DISC
- 6mm CGSB VAPOR BARRIER
- 2x4 STRAPPING @ 2' O/C (INTERIOR)
- PREMIUM 29 GAUGE HI-TENSILE FC36 PROFILE METAL INCLUDING A 3/4" RIB
- INTEGRITY STORM BRACKERS (TYP ALONG GRID X 58)



48223 338 AVE E. OKTOYOKS, AB T1S 1A8
(403) 938-9376

THIS IS COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT THE WRITTEN PERMISSION OF INTEGRITY BUILDINGS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERROR AND OMISSIONS TO THE ENGINEER PRIOR TO COMMENCING THE WORK.

THIS DRAWING ARE NOT TO BE SCALED.

SEALS:

ENGINEERING CONSULTANT

REV	DESCRIPTION	DATE
A	APPROVAL	2023/09/11
B	APPROVAL	2023/09/12

PROJECT TITLE:
40'x60'x18' SHOP

TROY NIEMANS

COVER SHEET

PROJECT NUMBER	36378
DATE	2023/09/11
DRAWN BY	BC
CHECKED BY	GS
APPROVED BY	TH
ENGINEER	-

A0.00

SCALE NT5

Brenda Bartnik

From: Titan Water Systems <troy@titanwater.ca>
Sent: September 24, 2023 11:46 PM
To: Brenda Bartnik
Subject: Re: Revised application, please use this one.

Hi Brenda-
I'm sorry for the delay!

The existing warm storage is 22'x16' = 352 sq ft.
The existing fuel shed is 23'x14' = 322 sq ft.
New shop 60'x40' = 2400 sq ft.

Total: 3074 sq ft. Allowable 3075 sq ft.

Regards-
Troy Niemans

TITAN WATER SYSTEMS
403 601 0811
www.titanwater.ca

On Wed, Sep 20, 2023 at 9:30 AM Brenda Bartnik <Brenda.Bartnik@foothillscountyab.ca> wrote:

Thank you Troy,

A copy of your receipt of payment is attached.

I have left you a voice mail. Can I ask that you identify the size of the existing fuel storage shed, as well as the warm storage building for me.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

From: Titan Water Systems <troy@titanwater.ca>
Sent: Friday, September 15, 2023 1:12 AM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Subject: Revised application, please use this one.

Hello Brenda!

Here is our revised application documentation for our Type III application.

I have reduced the new proposed shop to 2400 sq ft (not 3000).

Please call if you have any questions.

Regards-

Troy Niemans

TITAN WATER SYSTEMS

403 601 0811

www.titanwater.ca

[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.

[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.

Brenda Bartnik

From: Titan Water Systems <troy@titanwater.ca>
Sent: October 26, 2023 12:34 PM
To: Brenda Bartnik
Subject: Re: Foothills application for development permit 23D 190
Attachments: Seacan location and photos.pdf

Hello Brenda-

Thank you for your assistance with this. Please see the attached revised photo with the proposed sea can location. We would put up a temp fence to hide it from the road, similar to the fence proposed for the proposed new shop. It would extend from the ne corner of the sea can, running 25' north. This would hide the activities at the sea can, when trucks are loading etc.

The sea can would be placed where it is proposed (east edge would be 100' west of the centre of 48th street) because due to the land sloping (especially difficult for access in winter) and trees, and construction of the new shop it can't be further east from the road / east property line. So therefore this would require a 25% relaxation of the setback from the road center and property line (48 st east).

Why this temporary sea can is required...

Currently I use the existing horse barn/shop to store work related and personal items. In order to have the new shop built, this old horse barn/old shop needs to be torn down first (new shop being built on the same location as the horse barn/old shop). I would like to move the items from the horse barn/old shop to the sea can temporarily so that we can continue to function, while the new shop is constructed. The sea can would only be on the property for 6 months, until the new shop is built and we can move the sea can items into it.

Regards-

Troy Niemans

TITAN WATER SYSTEMS
403 601 0811
www.titanwater.ca

On Thu, Oct 26, 2023 at 11:23 AM Titan Water Systems <troy@titanwater.ca> wrote:

Hello Brenda-

Thank you for your assistance with this. Please see the attached photo with the proposed sea can location. We would put up a temp fence to hide it from the road, similar to the fence proposed for the proposed new shop.

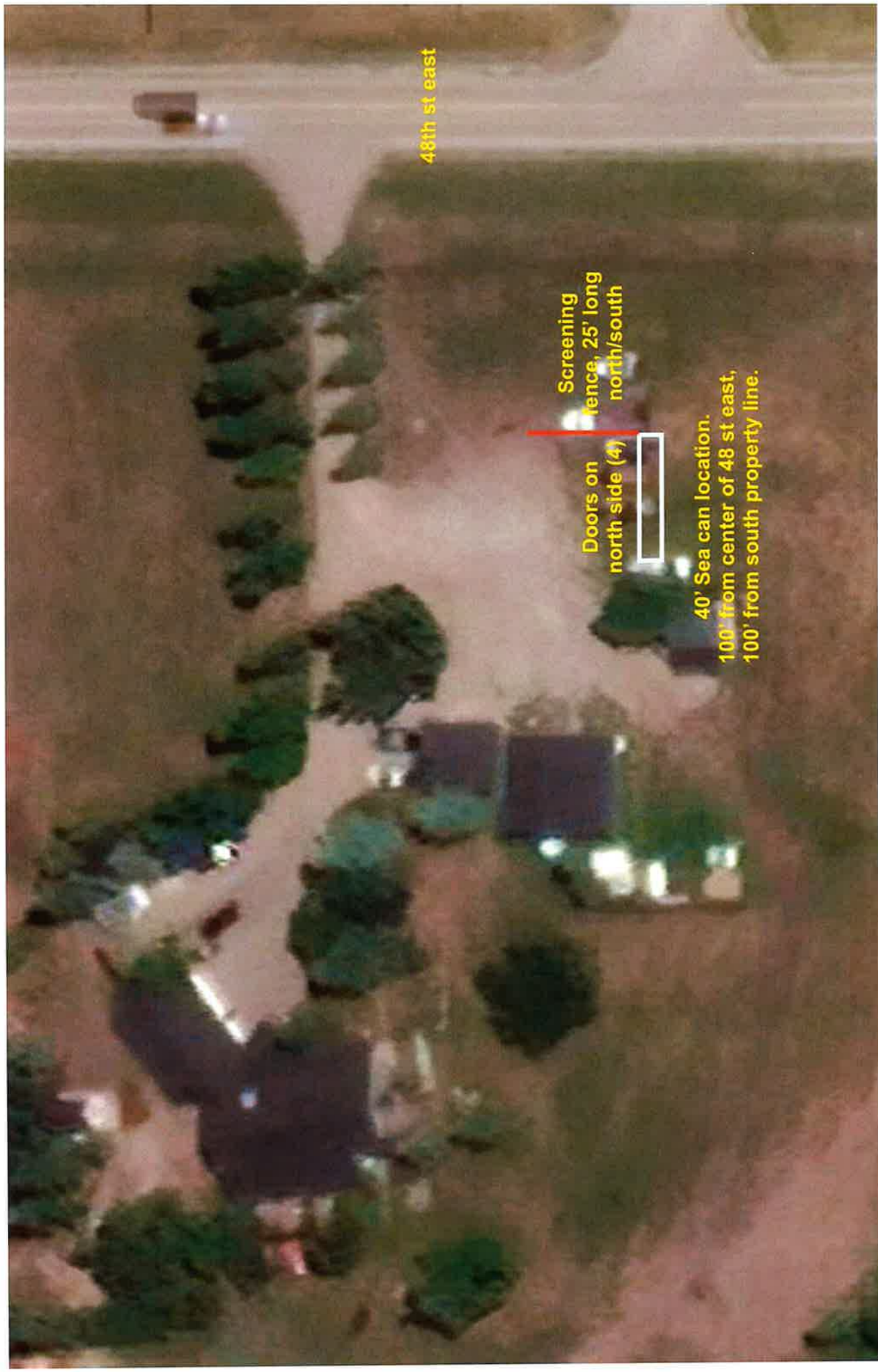
Why this is required...

Currently I use the existing horse barn/shop to store work related and personal items. In order to have the new shop built, this old horse barn/old shop needs to be torn down first (new shop being built on same location as horse barn/old shop). I would like to move the items from the horse barn/old shop to the sea can temporarily so that we can continue to function, while the new shop is constructed. The sea can would only be on the property for 6 months, until the new shop is built and we can move the sea can items into it.

Regards-

Troy Niemans

TITAN WATER SYSTEMS



48th st east

Screening
fence, 25' long
north/south

Doors on
north side (4)

40' Sea can location.
100' from center of 48 st east,
100' from south property line.





BC & ALBERTA STORAGE CONTAINER EXPERTS!

Sea Can with Side Doors for Sale/Rent

Our sea can container with side door storage sales/rentals can make your life easier, whether you're looking permanent storage or just need the convenience of having extra temporary storage space at your home or business.

GET A QUOTE



THE OPEN SIDE CONTAINERS HAVE FULL WIDTH SIDE DOORS ON ONE SIDE IN ADDITION TO THE FLOOR-TO-CEILING DOOR AT THE END.

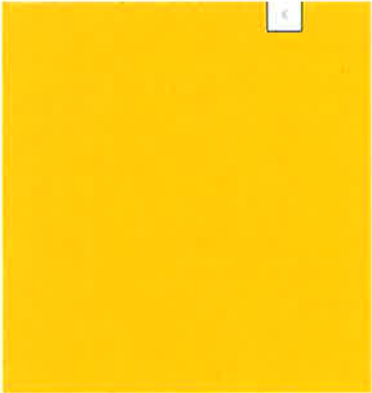


With one side of the container able to fully open it becomes easy to securely store and access long items such as lumber, pipe, kayaks, or load & unload storage items via forklift.

Open Side Container

👉 20' Standard Container

👉 20' High Cube Container





NE 22-21-29 W4M



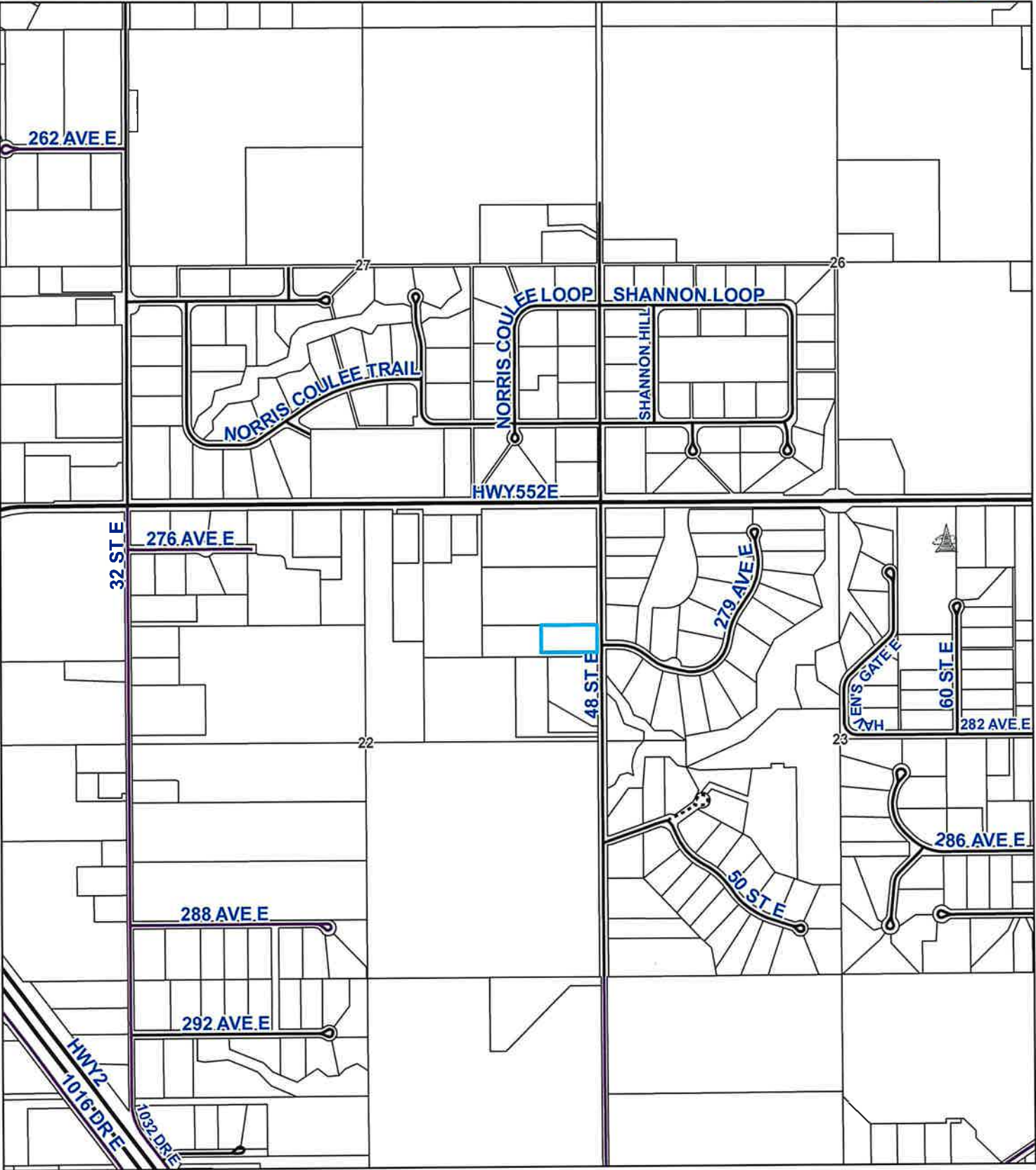
Legend
Townships
Parcels

Date Printed: 2023-09-20
1:1,138

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NE 22-21-29 W4M



- Legend
- Townships
 - Parcels

Date Printed: 2023-09-20
1:18,201

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Data Sources Include Municipal Records and AltaLIS.
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LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0034 421 636	1013059;2;5	141 168 454

LEGAL DESCRIPTION
PLAN 1013059
BLOCK 2
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.78 HECTARES (4.4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;21;22;NE

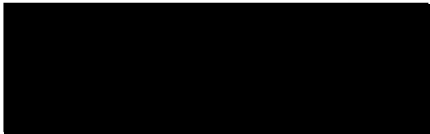
MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 101 351 146

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
141 168 454	07/07/2014	TRANSFER OF LAND	\$762,500	CASH & MORTGAGE

OWNERS

PETER T NIEMANS



ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 239 037	12/08/2010	ENVIRONMENTAL RESERVE EASEMENT GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. AS TO PORTION OR PLAN:1013060
101 239 038	12/08/2010	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

AS TO PORTION OR PLAN:1013060

141 168 455	07/07/2014	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 201 SOUTHRIDGE DR, UNIT 721, CORNERSTONE OKOTOKS ALBERTA T1S2E1 ORIGINAL PRINCIPAL AMOUNT: \$765,000
-------------	------------	---

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF
SEPTEMBER, 2023 AT 11:57 A.M.

ORDER NUMBER: 48393916

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

101239037

ORDER NUMBER: 48444761

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

ENVIRONMENTAL RESERVE EASEMENT

THIS ENVIRONMENTAL RESERVE EASEMENT dated this 5 day of
July, 2010.

BETWEEN:

Gerald Roe
of the Municipal District of Foothills No. 31, in the
Province of Alberta (hereinafter called the
"Grantor")

-and-

The Municipal District of Foothills No. 31
with its office in the Town of High River in the
Province of Alberta (hereinafter called the "Grantee")

WHEREAS the Grantor is the Registered Owner of an estate in fee simple of those lands situated in the Municipal District of Foothills No. 31, in the Province of Alberta, more particularly known and described as

Lot 5 and 6 Block 2 Plan 101 3059,
excepting thereout all mines and minerals, (hereinafter called the "Lands");

AND WHEREAS the Grantor has applied for and obtained subdivision approval from the Grantee to create the Lands;

AND WHEREAS the Grantor and the Grantee have agreed that rather than a portion of the Lands being taken for Environmental Reserve, the Grantor will grant to the Grantee an Environmental Reserve Easement over a portion of the Lands;

AND WHEREAS the Grantor wishes to grant an Environmental Reserve Easement in favor of the Grantee, through and over that portion of the Lands which are described on Environmental Right of Way Plan 101 3060, (hereinafter called the "Environmental Reserve Easement Lands").

IN CONSIDERATION of the subdivision approval in relation to the Lands and in consideration of the sum of one dollar (\$1.00) and in consideration of the covenants and conditions contained herein and other good and valuable consideration passing between the Grantee and the Grantor, the sufficiency and receipt of which is acknowledged by the Grantor; the Grantor, grants, conveys and releases to the Grantee and to any successor or assign of the Grantee, instead of an Environmental Reserve, an Environmental Reserve Easement running with the Lands:

AS TO PLAN 1

1. In this Environmental Reserve Easement:

a. "Lands" means those lands legally described as follows:

Lot 5 and 6 Block 2 Plan 101 3059,

b. "Environmental Reserve Easement Lands" means that portion of the Lands which is described on Environmental Right of Way Plan ***101 3060***, which is attached as Appendix A to this Agreement and which lands are subject to the Environmental Reserve Easement running with the Lands, in accordance with the requirements of the Municipal Government Act and the terms and conditions herein.

2. The Grantor shall maintain the Environmental Reserve Easement Lands in their natural state as if they were owned by the Grantee, except that:

a. the Grantor may remove some trees within the Environmental Reserve Easement Lands contained within the 15 metre panhandle in order to facilitate construction of a driveway;

b. the Grantor may excavate one dugout within the Environmental Reserve Easement Lands to a maximum dimension of 10 metres by 20 metres for stock or tree watering.

3. The Grantor, except as specifically provided otherwise in this agreement, shall not:

a. disturb, cause anyone to disturb, nor allow anyone to disturb, the natural vegetation within the Environmental Reserve Easement Lands;

b. undertake any development, cause anyone to undertake any development nor allow anyone to undertake any development within the Environmental Reserve Easement Lands;

c. build, erect or maintain, cause anyone to build, erect or maintain nor allow anyone to build, erect or maintain any building, structure or improvement upon the Environmental Reserve Easement Lands;

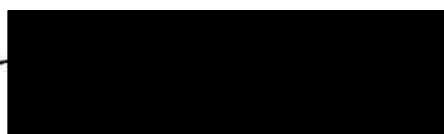
d. excavate or cultivate, or allow anyone to excavate or cultivate the Environmental Reserve Easement Lands;

e. make any alterations to the Environmental Reserve Easement Lands that will affect, reroute or disturb the Natural Drainage or any Man Made Drainage system which has been approved by the Municipal District of Foothills No. 31;

- f. use, cause anyone to use, nor allow anyone to use, motorized vehicles or equipment of any kind within the Environmental Reserve Easement Lands;
- 4. Within the Environmental Reserve Easement Lands, the Grantor shall;
 - a. have use of the Environmental Reserve Easement Lands, along with their tenants, servants, agents, guests and invitees and such persons shall have the full and free right and liberty to pass and repass on the Environmental Reserve Easement Lands on foot or horseback.
 - b. allow overland stormwater drainage along Natural Drainage routes or Man Made Drainage systems which have been approved by the Municipal District of Foothills No. 31;
 - c. be permitted to utilize the Environmental Reserve Easement Lands for agricultural purposes such as livestock watering and grazing, provided the Environmental Reserve Easement Lands are not over-grazed in accordance with commonly accepted, good range management practices.
- 5. Nothing in this Environmental Reserve Easement shall be construed as requiring or allowing access by the general public to the Environmental Reserve Easement Lands.
- 6. The benefit of the Environmental Reserve Easement as set out shall be annexed to and run with the Lands and the burden of the Environmental Reserve Easement herein contained shall be annexed to and bind the Lands and every part thereof.
- 7. Any provision of this Environmental Reserve Easement made void or rendered invalid shall not invalidate or render unenforceable the remaining provisions of this Environmental Reserve Easement.
- 8. It is understood and agreed by the Grantor that the Grantee, in addition to any other rights of enforcement it may have at law or in equity, has the right to enforce the provisions of this Environmental Reserve Easement, with respect to any other breach of the obligations herein imposed, including but not limited to applying to a Court of competent jurisdiction to restrict any such breach by injunction.
- 9. All of the covenants, conditions, restrictions and terms of the Environmental Reserve Easement herein placed upon the Environmental Reserve Easement Lands shall be covenants running with the Lands and shall be binding upon the Grantor and its assigns and successors in the title and upon all subsequent owners of the Lands and shall endure to the benefit of the Grantee.

10. The Grantor shall at all times hereafter indemnify and keep the Grantee indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done or omitted to be done by the Grantor in relation to the Environmental Reserve Easement Lands or in relation to anything done or omitted to be done by the Grantor in pursuance or purported pursuance of this Environmental Reserve Easement.
11. The Grantee is not responsible for the maintenance of the Environmental Reserve Easement Lands and shall not be responsible for any loss or injury or any other matter arising from the use of the Environmental Reserve Easement Lands.
12. This Environmental Reserve Easement shall be registered by way of caveat against the titles to the Lands at the Southern Alberta Land Titles Office.

IN WITNESS WHEREOF the parties have executed this Environmental Reserve Easement on the day and year first above written.



Gerald Roe (Grantor)

Municipal District of Foothills No. 31
(Grantee)



(Seal)



(Seal)

AFFIDAVIT OF EXECUTION

CANADA)

PROVINCE OF ALBERTA)

TO WIT)

Marilyn Glerum

Calgary

I, ~~Gerald Roe~~ of the Town of
High River, in the Province of Alberta,
MAKE OATH AND SAY AS FOLLOWS:

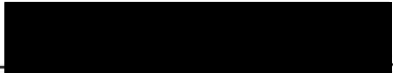
1. That I was personally present and did see **Gerald Roe** named in the within or annexed instrument who are known to me to be the persons named therein, duly sign and execute the same for the purpose named therein.

Or

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

2. That the same was executed at the Town of High River, in the Province of Alberta, and that I am the subscribing witness thereto.
3. That I know the said **Gerald Roe** and he is in my belief of the full age of eighteen years.

Calgary
SWORN BEFORE ME at the Town of
High River, in the Province of Alberta,
this 15 day of July, 2010)


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

William H. Smith Q.C.)


Witness

CONSENT OF SPOUSE

I, _____ being married to the within named _____ do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by The Dower Act, to the extent necessary to give effect to the said disposition.

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGEMENT BY SPOUSE

1. This document was acknowledged before me by _____ apart from *her husband/his wife.
2. _____ acknowledged to me that *she/he:
- (a) Is aware of the nature of the disposition;
 - (b) Is aware that The Dower Act gives *him/her a life estate in the homestead and the right to prevent disposition of the homestead estate by withholding consent;
 - (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to *him/her by The Dower Act, to the extent necessary to give effect to the said disposition;
 - (d) Is executing the document freely and voluntarily without any compulsion on the part of _____ *her husband/his wife.

DATED at _____ in the Province of Alberta,
this _____ day of _____, 2009.

My Commission expires: _____

A Commissioner for Oaths in and for the Province of Alberta
* Strike out the words which do not apply

DOWER AFFIDAVIT

I, **Gerald Roe** of the MD of Foothills in the Province of Alberta, make oath and say:

- 1. I am the Grantor (or transferor or encumbrancer as the case may be) named in the within instrument.
- 2. a. I am (my principal is) not married _____
or
b. Neither myself nor my spouse (or my principal nor his spouse) resided on the within mentioned land at any time since our (their) marriage.

SWORN BEFORE ME at Calgary)
in the Province of Alberta, this)
15 day of July 2010)

Gerald Roe

My Commission expires: _____

A Commissioner for Oaths in and for the Province of Alberta
* Strike out the clause which does not apply

William H. Smith QC

N.A.

[illegible]

DEVELOPMENT PERMIT CIRCULATION
MEMORANDUM

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

File Number: 23D 190

Date: September 26, 2023

Landowner: Peter T. Niemans **Agent:** Troy Niemans

Legal: Plan 1013059, Block 2, Lot 5

Description: Ptn: NE 22-21-29 W4M

Parcel Size: 4.40 Acres

Proposal: Home Based Business Type III

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: Brenda Bartnik brenda.bartnik@foothillscountyab.ca

Application to be referred to:

Division Councillor	X	Economic Development	
Development Officer Site Insp.		AB Comm. Development	
Alberta Health Services	X	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	X	Fortis Alberta	
Municipal Fire Services	X	ATCO Gas	
Municipal Addressing	X	AltaLink	
Municipal Community Services		Other:	
AFICA			
Erin Frey (HR Airport only)			

Notes:



PLANNING & DEVELOPMENT CIRCULATION
 PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 23D 190	LANDOWNER: Troy Niemans
FILE MANAGER: Brenda Bartnik	APPLICANT: same
CURRENT LAND USE: CR	PROPOSED LAND USE: SAME
LEGAL DESCRIPTION:	
Plan: 1013059 Block 2 Lot 5 Unit:	Ptn. NE 22-21-29 W4M
MUNICIPAL ADDRESS: [REDACTED]	
DATE REFERRED: September 26, 2023	
PROPOSAL: Home Based Business Type III	

PLANNING STAFF NOTES:

PROPOSAL INFORMATION:
 DEVELOPMENT PERMIT

- Approach – status unknown
- Review required: Yes

OTHER COMMENTS:

Looking for your comments respecting the proposed development overall.
 Are there any requirements for drainage/grading, reporting/as-builts related to what is being proposed?
 A copy of the Registered Environmental Reserve Easement is provided for you review.

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

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

See reverse side.....

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:
The new building is replacing an existing building. Even though the new building is larger, the surrounding areas are level and consists predominantly of impermeable surface area. Given those factors, PW has no further comment or concerns

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

☐ Yes* ☐ No

*If Yes – Number of Pages: _____

Date Reviewed: Oct 26, 2023

Reviewer: Wiaan Kruger

Signature: _____



Development Permit Review

Reviewed By: Will Scheerhoorn

File Number: 23D 190

Date of Review: October 24, 2023

Landowner: Peter T. Niemans

Agent: Troy Niemans

Tax Roll: 2129227540

Proposal: Home Based Business Type III

Development Officer: Brenda Bartnik

Review and Suggestions

- Address of property is to be posted.
 - Fire extinguishers are to be installed as per the National Fire Code 2019 Div. B Sec. 2.1.5 and NFPA 10.
 - Fire Safety Plan is to be posted as per the National Fire Code 2019 Div. B Sec. 2.8.2.
 - Doors and means of egress as per the National Fire Code 2019 Div. B Sec. 2.7.1
-
- Fire inspection of building required once completed.

Will Scheerhoorn

Fire Inspector - Foothills Fire Department

(Ph) 403-603-3576

Brenda Bartnik

From: Robert Miller
Sent: October 16, 2023 12:07 PM
To: Brenda Bartnik
Subject: FW: Circulation for Development Permit 23D 190 - Please Respond by October 26, 2023
Attachments: 23D 190-Niemans.pdf

Brenda,

Going to a type III business will require a 2nd address. Please add the post approval condition of updating their address and signage and ensure the applicant it aware of it.
If approved, please notify me.

Thanks,

Rob

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Tuesday, September 26, 2023 3:25 PM
To: chr.landapplications@ahs.ca; Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Will Scheerhoorn <Will.Scheerhoorn@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>
Cc: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Subject: Circulation for Development Permit 23D 190 - Please Respond by October 26, 2023

Good afternoon,

Find attached our circulation for development permit 23D 190. Please review and respond **prior to October 26, 2023.**

Should you have any questions or comments, please direct them to **Brenda Bartnik** at brenda.bartnik@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

Brenda Bartnik

From: Ian Ostrowski <Ian.Ostrowski@albertahealthservices.ca>
Sent: October 5, 2023 1:00 PM
To: Brenda Bartnik
Subject: RE: File 23D 190

No concerns noted.

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.

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.caplanning@foothillscountyab.ca

November 1, 2023

Titan Water Systems

Attn: Troy Niemans



Dear Sir/Madam:



**Re: Notice of Decision Re: Development Permit 23D 190
Ptn: NE 22-21-29 W4M; Plan 1013059, Block 2, Lot 5
Home Based Business Type III**

The above-noted development permit application has been approved subject to conditions (copy attached) and subject to a 21-day appeal period. The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any).

The County will advertise the approval of this development permit application in two issues of the Western Wheel and circulate to area landowners (according to County records at this time) within the subject quarter section and for one half mile surrounding the subject property. Notices for Development Permit Decisions are also posted on the County website, www.foothillscountyab.ca.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be received **no later than November 23, 2023**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please use the enclosed 'Notice of Development Appeal' form. We will notify you if we receive appeals from other persons.

The appeal fee will be returned 2 to 3 weeks after the appeal hearing, if there is record that the appellant or someone authorized to act on behalf of the appellant was in attendance at the time of the scheduled appeal hearing.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

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

Yours truly,
FOOTHILLS COUNTY

Brenda Bartnik

Development Officer

brenda.bartnik@foothillscountyab.ca

(403) 603-6222

BB/mm

Encl.

cc Landowner – Peter T. Niemans

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.caplanning@foothillscountyab.ca

November 1, 2023

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«City», «Prov» «Postal»

Dear Sir/Madam:

TAKE NOTICE that, in accordance with Land Use Bylaw No. 60/2014, a Development Permit application has been approved subject to conditions (attached) and a 21-day appeal period, for a parcel of land that is located within one half mile of your property. The details of the Development Permit application are as follows:

Development Permit Application File#:	23D 190
Legal Description:	Ptn. NE 22-21-29 W4M; Plan 1013059, Block 2, Lot 5
Approval Description:	Home Based Business Type III
Applicant/Owner	Titan Water Systems (Applicant) / Peter T. Niemans (Owner)
Location:	Located on the west side of 48 Street East, approximately 400 m to the south of Highway # 552.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than November 23, 2023**. Notices of Appeal received after the 21-day notification period will be invalid.

You should not rely on Notices of Appeal filed by other persons as giving you the right to be heard at an appeal hearing, as only the appellant, applicant or authorized representative of either party is guaranteed the opportunity to be heard at an appeal hearing. If you choose to submit an appeal, please complete the enclosed 'Notice of Development Appeal' form and return to the County by email at appeals@FoothillsCountyAB.ca or by fax at 403-652-7880.

The appeal fee will be returned 2 to 3 weeks after the appeal hearing if there is record that the appellant or someone authorized to act on behalf of the appellant was in attendance at the time of the scheduled appeal hearing.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

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

Yours truly,
FOOTHILLS COUNTY

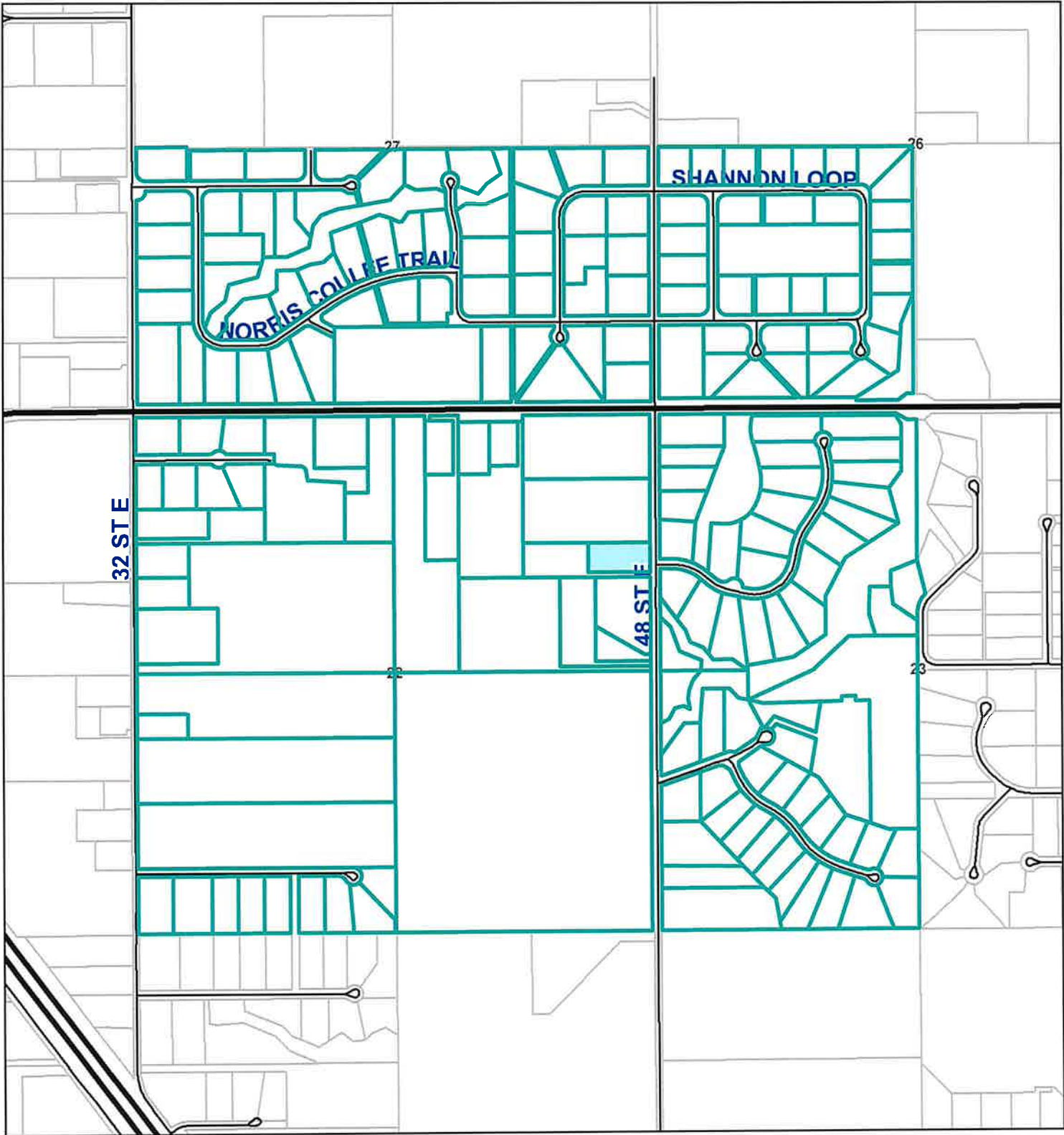
Original Signed By: 

Brenda Bartnik
Development Officer
brenda.bartnik@foothillscountyab.ca
(403) 603-6222

BB/mm
Encl.



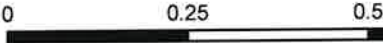
NE 22-21-29 W4M Landowner Circulation Map



Legend

- Roads
- Highway
- Parcels
- Subject Parcel

Date: 2023-10-31



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.

Data Sources Include Municipal Records and AltaLIS.

Miles

Melanie Michaud

From: FC_Planning
Sent: November 7, 2023 4:28 PM
To: [REDACTED]
Cc: Brenda Bartnik
Subject: Circulation for Development Permit 23D 190
Attachments: LEROUX Mrg.docx; 23D 190 DO Decision.pdf; Appeal Form.pdf

Good Afternoon,

Please find attached the landowner circulation information regarding development permit 23D 190.

If you have any questions or concerns, please contact Brenda Bartnik of our office at brenda.bartnik@foothillscountyab.ca.

**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

File No. 23D 190 Circulation List

RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129220000	M. Jill Fuller-Gibson	SE 22-21-29 W4			158.97 Acres	A
2129222500	John Barry Price	SW 22-21-29 W4	Plan 0714539 Blk 1 Lot 9		4.74 Acres	CR
2129222510	Darrel F. & Dixie M. Navratil	SW 22-21-29 W4			40.00 Acres	A
2129222520	Gilles Gobeil & Sandra Williams	SW 22-21-29 W4			40.00 Acres	A
2129222530	Gregory & Janice Gavelin	SW 22-21-29 W4			37.00 Acres	A
2129222540	Keyv W Fernandez & Miryam L Webb	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 1		3.53 Acres	CR
2129222550	Keith & Shawna Church	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 2		3.53 Acres	CR
2129222560	Nickolas & Kari Ginakos	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 3		3.53 Acres	CR
2129222570	Moise Ndoh & Liliane C Y Tsemo	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 4		3.53 Acres	CR
2129222580	Kristofer & Lauren Schoch	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 5		3.53 Acres	CR
2129222590	Attila & Suzanne Draskoczy	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 6		3.53 Acres	CR
2129222600	Foothills County	SW 22-21-29 W4	Plan 0413644 Blk 1 Lot 7		2.99 Acres	CR
2129222610	William Norena Soto & Susana Godínez	SW 22-21-29 W4	Plan 0714539 Blk 1 Lot 10		5.26 Acres	CR
2129222620	Sean & Jessica Gavelin	SW 22-21-29 W4	Plan 1910128 Blk 2 Lot 1		3.00 Acres	CRA
2129225000	Bahlsen Developments Ltd	NW 22-21-29 W4	Plan 0311704 Blk 5 Lot 3		60.98 Acres	A
2129225010	Luke & Jennifer Kolodzinski	NW 22-21-29 W4	Plan 0213069 Blk 5 Lot 1		3.85 Acres	CR
2129225020	Grant Holger Petersen	NW 22-21-29 W4	Plan 0112995 Lot 1		3.93 Acres	CR
2129225030	Paul & Serena Crown	NW 22-21-29 W4	Plan 0113367 Blk 4 Lot 1		6.60 Acres	CR
2129225040	Ryan & Elisa McKellar	NW 22-21-29 W4	Plan 9110020 Blk 1		10.67 Acres	CR
2129225050	Douglas Wagner & D. Mandzuk	NW 22-21-29 W4	Plan 9110373 Blk 2		5.48 Acres	CR
2129225060	Gary A. & Bonnie R. McLeish	NW 22-21-29 W4	Plan 9211706 Blk 3		10.50 Acres	CR
2129225070	M. Knofski-Hoppe & M Hoppe	NW 22-21-29 W4	Plan 9911537 Blk 4		5.10 Acres	CR
2129225080	William Dwight Perrigo	NW 22-21-29 W4	Plan 0112995 Lot 2		3.71 Acres	CR
2129225090	Paramjit Kaur Sandhu	NW 22-21-29 W4	Plan 0112995 Lot 3		3.77 Acres	CR
2129225100	Cody Horner & Tara O'Kelly	NW 22-21-29 W4	Plan 0112995 Lot 4		3.65 Acres	CR
2129225110	Darren & Teresa Van Langen	NW 22-21-29 W4	Plan 0112995 Lot 5		3.63 Acres	CR
2129225120	Jerzy Raganowki & A Raganowka	NW 22-21-29 W4	Plan 0112995 Lot 6		3.63 Acres	CR
2129225130	D&N Zaytsoff, N Peterson	NW 22-21-29 W4	Plan 0112995 Lot 7		2.89 Acres	CR
2129225140	Ray & Barbara Breckenidge	NW 22-21-29 W4	Plan 0714783 Blk 6 Lot 1		13.36 Acres	CR
2129225150	Geoffrey & Kimberley Hurd	NW 22-21-29 W4	Plan 0311704 Blk 5 Lot 2		4.31 Acres	CR

File No. 23D 190 Circulation List

RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129225160	Eric Dean & Darlyn Clark	NW 22-21-29 W4	Plan 0714783 Blk 6 Lot 2		8.23 Acres	CR
2129227500	P Niemans & Stella A J Van Rensburg	NE 22-21-29 W4	Plan 731176 Blk 1		19.42 Acres	CR
2129227500	Peter T Niemans	NE 22-21-29 W4	Plan 731176 Blk 1		19.42 Acres	CR
2129227510	Kenneth Isaacson & S Graves	NE 22-21-29 W4	Plan 9810601 Blk 2 Lot 3		8.43 Acres	CR
2129227520	Nicholas Nelson Newton	NE 22-21-29 W4	Plan 0814178 Blk 4 Lot 3		2.99 Acres	CR
2129227530	Reginald R Eakins	NE 22-21-29 W4	Plan 0210066 Blk 4 Lot 3		3.66 Acres	CR
2129227540	Peter T Niemans	NE 22-21-29 W4	Plan 1013059 Blk 2 Lot 5		4.40 Acres	CR
2129227550	Barry & Terry Dickleson	NE 22-21-29 W4	Plan 9012458 Blk 3		19.42 Acres	CR
2129227560	Raymond J. Fleck	NE 22-21-29 W4			28.00 Acres	A
2129227570	Lew A & Patricia H Hayes	NE 22-21-29 W4	Plan 0111290 Blk 2 Lot 4		23.57 Acres	A
2129227580	Michael A & Patricia E Kinton	NE 22-21-29 W4	Plan 9810601 Blk 2 Lot 2		8.20 Acres	CR
2129227590	Bob & Linda Page	NE 22-21-29 W4	Plan 0210066 Blk 4 Lot 2		7.81 Acres	CR
2129227600	Floyd Saumer & Wanda Nicholson	NE 22-21-29 W4	Plan 0814178 Blk 4 Lot 4		17.25 Acres	CR
2129227610	2456554 Alberta Inc	NE 22-21-29 W4	Plan 0814178 Blk 4 Lot 2		3.90 Acres	CR
2129227620	Christine Lajeunesse	NE 22-21-29 W4	Plan 1012121 Blk 2 Lot 5		2.52 Acres	CR
2129232500	Gary T. Edwards	SW 23-21-29 W4	Plan 1911033 Blk 10 Lot 25	Deer Creek Estates	14.65 Acres	CR
2129232505	William Head & Debra Matwychuk	SW 23-21-29 W4	Plan 1911033 Blk 10 Lot 23	Deer Creek Estates	3.35 Acres	CR
2129232510	Jason Davies & Jodi Noble	SW 23-21-29 W4	Plan 9211037 Blk 1		11.49 Acres	CR
2129232515	Peter & Stephanie Laborge	SW 23-21-29 W4	Plan 1911033 Blk 10 Lot 24	Deer Creek Estates	3.35 Acres	CR
2129232520	Dariusz & Malgorzata Witukiewicz	SW 23-21-29 W4	Plan 9412081 Blk 2		3.06 Acres	CR
2129232530	Foothills County	SW 23-21-29 W4	Plan 9610424 Blk 3ER		5.26 Acres	ER
2129232540	Andrew & Kelly Sue Aulet	SW 23-21-29 W4	Plan 9610424 Blk 4		3.41 Acres	CR
2129232550	Jason & Maxine Westrup	SW 23-21-29 W4	Plan 9610424 Blk 5		3.85 Acres	CR
2129232560	Ronald & Marilyn C. Shannon	SW 23-21-29 W4	Plan 9610424 Blk 6		3.98 Acres	CR
2129232570	Robert C & Shaun L S Smith	SW 23-21-29 W4	Plan 0714666 Blk 8 Lot 1		4.00 Acres	CR
2129232580	Dennis & Kaela MacEachern	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 2	Deer Creek Estates	2.99 Acres	CR
2129232590	Joel & Kathleen Hill	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 3	Deer Creek Estates	3.00 Acres	CR
2129232600	Kelly & Lori Patzer	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 4	Deer Creek Estates	3.02 Acres	CR
2129232610	Errol Stewart & Jun Jia	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 5	Deer Creek Estates	2.98 Acres	CR
2129232620	Cory J R & Sandra L Wain	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 6	Deer Creek Estates	3.00 Acres	CR

File No. 23D 190 Circulation List

RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129232630	Michael E & Crystal J Smith	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 7	Deer Creek Estates	3.02 Acres	CR
2129232640	Terry & Renee Smith	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 8	Deer Creek Estates	3.79 Acres	CR
2129232650	Gary N & Monique M Topolinski	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 9	Deer Creek Estates	4.15 Acres	CR
2129232660	Hope MacDonald	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 10	Deer Creek Estates	4.45 Acres	CR
2129232670	Clinton & Danielle Logan	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 11	Deer Creek Estates	3.73 Acres	CR
2129232680	Malcolm A & Colleen D Strachan	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 12	Deer Creek Estates	3.77 Acres	CR
2129232690	David S & Nancy A Jardine	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 13	Deer Creek Estates	3.21 Acres	CR
2129232700	Jason Puchyr & Asifa Dhanji-Hirji	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 14	Deer Creek Estates	3.12 Acres	CR
2129232710	Jason & Dorianne Adamek	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 15	Deer Creek Estates	2.95 Acres	CR
2129232720	Travis & Karly Konecny	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 16	Deer Creek Estates	3.05 Acres	CR
2129232730	David & Michelle Coderre	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 17	Deer Creek Estates	2.95 Acres	CR
2129232740	Veronique St-Georges	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 18	Deer Creek Estates	3.32 Acres	CR
2129232750	Foothills County	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 19MR	Deer Creek Estates	6.38 Acres	MR
2129232760	Laughlyn & Phecharat Carter	SW 23-21-29 W4	Plan 1111591 Blk 10 Lot 20	Deer Creek Estates	4.75 Acres	CR
2129232780	Gary T. Edwards	W 23-21-29 W4	Plan 1513152 Blk 10 Lot 22	Deer Creek Estates	32.04 Acres	A
2129235000	Titan Water Systems Inc	NW 23-21-29 W4	Plan 9710409 Blk 2 Lot 2	Deer Creek Estates	4.43 Acres	CR
2129235010	Russel Orcutt	NW 23-21-29 W4	Plan 9211164 Blk 1		4.99 Acres	CR
2129235020	Emmanuel & Gilles Baudot	NW 23-21-29 W4	Plan 9710409 Blk 2 Lot 1	Deer Creek Estates	3.07 Acres	CR
2129235030	Dale R. & Sherri S. Emerson	NW 23-21-29 W4	Plan 9710409 Blk 2 Lot 3	Deer Creek Estates	4.40 Acres	CR
2129235040	Foothills County	NW 23-21-29 W4	Plan 9710409 Blk 2 Lot 4ER		3.05 Acres	ER
2129235050	Michael Westlake	NW 23-21-29 W4	Plan 9710409 Blk 2 Lot 5		2.62 Acres	CR
2129235060	Tom Sherry & Craig T Williams	NW 23-21-29 W4	Plan 0013285 Blk 3	Deer Creek Estates	3.21 Acres	CR
2129235070	Regan S & Marci Herbst	NW 23-21-29 W4	Plan 0912887 Blk 9 Lot 2	Deer Creek Estates	3.72 Acres	CR
2129235080	Peter & Donna Higginbottom	NW 23-21-29 W4	Plan 0912353 Blk 7 Lot 13	Harmony Ridge	3.91 Acres	CR
2129235090	Jason P & Carlee J Russo	N 23-21-29 W4	Plan 0811474 Blk 7 Lot 4	Harmony Ridge	3.29 Acres	CR
2129235100	Brandace & Jamie Baker	NW 23-21-29 W4	Plan 0912887 Blk 9 Lot 1	Deer Creek Estates	3.98 Acres	CR
2129235110	Rusty Iron Equities Ltd	NW 23-21-29 W4	Plan 0912887 Blk 9 Lot 3	Deer Creek Estates	4.00 Acres	CR
2129235120	Steven Anthony & J. Pankratz-Anthony	NW 23-21-29 W4	Plan 0912887 Blk 9 Lot 4	Deer Creek Estates	3.99 Acres	CR
2129235130	Ryan W Hague & Jaime Palmer-Hague	NW 23-21-29 W4	Plan 0912887 Blk 9 Lot 5	Deer Creek Estates	3.99 Acres	CR
2129235140	Beau & Christina Brown	NW 23-21-29 W4	Plan 0912887 Blk 9 Lot 6	Deer Creek Estates	3.92 Acres	CR

File No. 23D 190 Circulation List

RollNo	MallName	Qtr-Sect-Tw-Rg	M	Plan-Blk-Lot	Hamlet/Subdivision	Size	Unit	Zone
2129235150	Grazyna Hyszeko	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 7	Deer Creek Estates	4.28	Acre	CR
2129235160	Curtis & Lynda Hnidey	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 8	Deer Creek Estates	4.26	Acre	CR
2129235170	Lyndon & Tammy Bergsma	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 9	Deer Creek Estates	3.87	Acre	CR
2129235180	Douglas C & Deanna L Zumwalt	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 10	Deer Creek Estates	3.69	Acre	CR
2129235190	Neil & Gairri Kumar	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 11	Deer Creek Estates	3.64	Acre	CR
2129235200	Alex & Elayne Fullthorpe	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 12	Deer Creek Estates	3.74	Acre	CR
2129235210	Mei-Chen Lin	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 13	Deer Creek Estates	4.03	Acre	CR
2129235220	Chad Luedtke & Marketa Sindelar	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 14	Deer Creek Estates	4.11	Acre	CR
2129235230	William T & Tanya Brigden	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 15	Deer Creek Estates	4.00	Acre	CR
2129235240	Daniel & Amanda Preston	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 16	Deer Creek Estates	4.03	Acre	CR
2129235250	Carlos Soares & Tammy Alves- Soares	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 17	Deer Creek Estates	4.04	Acre	CR
2129235260	Todd & Melissa Christensen	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 18	Deer Creek Estates	2.99	Acre	CR
2129235270	Kevin & Donna Lodberg	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 19	Deer Creek Estates	3.00	Acre	CR
2129235280	Russel L & Lisa A T Orcutt	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 20	Deer Creek Estates	2.99	Acre	CR
2129235290	Foothills County	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 21MR	Deer Creek Estates	12.99	Acre	MR
2129235300	Foothills County	NW 23-21-29	W4	Plan 0912887 Blk 9 Lot 22ER	Deer Creek Estates	23.38	Acre	ER
2129262500	Avtar S. & Gail P. Gill	SW 26-21-29	W4	Plan 0612629 Blk 2 Lot 11	Shannon Estates	3.14	Acre	CR
2129262510	Brayden Point	SW 26-21-29	W4	Plan 0311920 Blk 1 Lot 1	Shannon Estates	3.51	Acre	CR
2129262520	Richard V. & Gayle-Anne White	SW 26-21-29	W4	Plan 0311920 Blk 1 Lot 2	Shannon Estates	3.56	Acre	CR
2129262530	William Parker Hayes	SW 26-21-29	W4	Plan 0311920 Blk 1 Lot 3	Shannon Estates	3.56	Acre	CR
2129262540	Lance G & Amanda D Graham	SW 26-21-29	W4	Plan 0311920 Blk 1 Lot 4	Shannon Estates	3.51	Acre	CR
2129262550	Matthew & Jennifer Angelstad	SW 26-21-29	W4	Plan 0311920 Blk 2 Lot 25	Shannon Estates	2.99	Acre	CR
2129262560	Cari Michele Lyons	SW 26-21-29	W4	Plan 0311920 Blk 2 Lot 26	Shannon Estates	2.99	Acre	CR
2129262570	Ronald Feschuk & J. Chapman	SW 26-21-29	W4	Plan 0311920 Blk 2 Lot 27	Shannon Estates	2.99	Acre	CR
2129262580	Jordan & Heather Van Horne	SW 26-21-29	W4	Plan 0311920 Blk 3 Lot 28	Shannon Estates	3.09	Acre	CR
2129262590	Foothills County	SW 26-21-29	W4	Plan 0311920 Blk 3 Lot 29MR	Shannon Estates	17.25	Acre	MR
2129262600	Brad Dean Hussack	SW 26-21-29	W4	Plan 0311920 Blk 3 Lot 30	Shannon Estates	3.24	Acre	CR
2129262610	Ernst & Adriana Greyvenstein	SW 26-21-29	W4	Plan 0410552 Blk 2 Lot 6	Shannon Estates	3.14	Acre	CR
2129262620	Jeffrey J Ringelberg & Paige R Chapman	SW 26-21-29	W4	Plan 0410552 Blk 2 Lot 7	Shannon Estates	3.06	Acre	CR
2129262630	Matti K. & Hoang V. Kamila	SW 26-21-29	W4	Plan 0410552 Blk 2 Lot 8	Shannon Estates	4.40	Acre	CR

File No. 23D 190 Circulation List

RollNo	MallName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129262640	Maged Mikhail & M Armanious	SW 26-21-29 W4	Plan 0410552 Blk 2 Lot 9	Shannon Estates	3.01 Acres	CR
2129262650	Douglas D. & Debi L. Hartle	SW 26-21-29 W4	Plan 0410552 Blk 2 Lot 10	Shannon Estates	3.14 Acres	CR
2129262660	Roger Philjp & Brenda Lynn Verhelst	SW 26-21-29 W4	Plan 0410552 Blk 2 Lot 16	Shannon Estates	3.04 Acres	CR
2129262670	Christopher Tucker	SW 26-21-29 W4	Plan 0410552 Blk 2 Lot 17	Shannon Estates	3.04 Acres	CR
2129262680	Robert & Amanda Reitenbach	SW 26-21-29 W4	Plan 0410552 Blk 2 Lot 18	Shannon Estates	3.04 Acres	CR
2129262690	Brent W & Lisa J King	SW 26-21-29 W4	Plan 0410552 Blk 3 Lot 31	Shannon Estates	3.29 Acres	CR
2129262700	Juan J P Quintero & Marlene C Gutier	SW 26-21-29 W4	Plan 0410552 Blk 3 Lot 32	Shannon Estates	3.29 Acres	CR
2129262710	Sherilyn Sobie	SW 26-21-29 W4	Plan 0410552 Blk 3 Lot 33	Shannon Estates	3.31 Acres	CR
2129262720	Barry W & Lindsey Peterson	SW 26-21-29 W4	Plan 0413763 Blk 2 Lot 19	Shannon Estates	3.04 Acres	CR
2129262730	Bonnie J Suberlak	SW 26-21-29 W4	Plan 0413763 Blk 2 Lot 20	Shannon Estates	3.39 Acres	CR
2129262740	Nathan D & Carla M Clarke	SW 26-21-29 W4	Plan 0413763 Blk 2 Lot 21	Shannon Estates	3.29 Acres	CR
2129262750	Michael S. & Cara D. Holditch	SW 26-21-29 W4	Plan 0413763 Blk 2 Lot 22	Shannon Estates	2.97 Acres	CR
2129262760	Krzysztof Musial & Elizabeth Czapski	SW 26-21-29 W4	Plan 0413763 Blk 2 Lot 23	Shannon Estates	2.97 Acres	CR
2129262770	Murray & Deborah Campbell	SW 26-21-29 W4	Plan 0413763 Blk 2 Lot 24	Shannon Estates	2.99 Acres	CR
2129262780	D Fieseler & L Chabot-Fieseler	SW 26-21-29 W4	Plan 0413763 Blk 3 Lot 34	Shannon Estates	3.29 Acres	CR
2129262790	Jeffery B. & Tomomi Cowling	SW 26-21-29 W4	Plan 0413763 Blk 3 Lot 35	Shannon Estates	3.56 Acres	CR
2129262800	Divinity Energy Ltd	SW 26-21-29 W4	Plan 0511103 Blk 2 Lot 5		7.81 Acres	CMC
2129262810	Tyron & Amanda Mossing	SW 26-21-29 W4	Plan 0612629 Blk 2 Lot 12	Shannon Estates	3.11 Acres	CR
2129262820	Douglas D. & Debi L. Hartle	SW 26-21-29 W4	Plan 0612629 Blk 2 Lot 13	Shannon Estates	3.73 Acres	CR
2129262820	Thomas Pierre & Caron Rene Nel	SW 26-21-29 W4	Plan 0612629 Blk 2 Lot 13	Shannon Estates	3.73 Acres	CR
2129262830	Foothills County	SW 26-21-29 W4	Plan 0612629 Blk 2 Lot 14ER	Shannon Estates	4.47 Acres	ER
2129262840	Carrie McKenzie	SW 26-21-29 W4	Plan 0612629 Blk 2 Lot 15	Shannon Estates	3.16 Acres	CR
2129270000	David & Karen Mozil	S 27-21-29 W4	Plan 0110429 Lot 20	Norris Coulee Estates	4.72 Acres	CR
2129270010	Joseph & Lidia DeSantis	SE 27-21-29 W4	Plan 9712103 Blk 2		4.23 Acres	CR
2129270020	Bradley & Tammy Lynn Gurr	SE 27-21-29 W4	Plan 9911868 Lot 1	Norris Coulee Estates	4.05 Acres	CR
2129270030	Eloise M. Lazic	SE 27-21-29 W4	Plan 9911868 Lot 2	Norris Coulee Estates	4.08 Acres	CR
2129270040	Richard & Karen MacDermott	SE 27-21-29 W4	Plan 9911868 Lot 3	Norris Coulee Estates	4.40 Acres	CR
2129270050	Jonathan & Carolyn Pluck	SE 27-21-29 W4	Plan 9911868 Lot 4	Norris Coulee Estates	4.25 Acres	CR
2129270060	Thomas & Kathryn N Grell	SE 27-21-29 W4	Plan 9911868 Lot 5	Norris Coulee Estates	4.00 Acres	CR
2129270070	Brian & Danelle Renaud	SE 27-21-29 W4	Plan 9911868 Lot 6	Norris Coulee Estates	4.00 Acres	CR

File No. 23D 190 Circulation List

RollNo	MailName	Qtr-Se-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129270080	James & Susan Berg	SE 27-21-29 W4	Plan 9911868 Lot 7	Norris Coulee Estates	4.20 Acres	CR
2129270090	Ken Domareski & S. Raichford	SE 27-21-29 W4	Plan 9911868 Lot 8	Norris Coulee Estates	6.52 Acres	CR
2129270100	Gareth & Sarah Hudson	SE 27-21-29 W4	Plan 9911868 Lot 9	Norris Coulee Estates	4.55 Acres	CR
2129270110	R. Owen & Wendy L. Jones	SE 27-21-29 W4	Plan 9911868 Lot 10	Norris Coulee Estates	4.13 Acres	CR
2129270120	Todd A Dievert & Natalie Phillips	SE 27-21-29 W4	Plan 9911868 Lot 11	Norris Coulee Estates	4.13 Acres	CR
2129270130	Ray Sherar & Tara Rose	SE 27-21-29 W4	Plan 9911868 Lot 12	Norris Coulee Estates	3.90 Acres	CR
2129270140	Curtiss J. & Marica Law	SE 27-21-29 W4	Plan 9911868 Lot 13	Norris Coulee Estates	4.00 Acres	CR
2129270150	Timothy & Jordan Bryson	SE 27-21-29 W4	Plan 9911868 Lot 14	Norris Coulee Estates	4.00 Acres	CR
2129270160	Joyce E Cummings	SE 27-21-29 W4	Plan 9911868 Lot 15	Norris Coulee Estates	4.00 Acres	CR
2129270170	Foothills County	S 27-21-29 W4	Plan 1210801 Blk 2 Lot 59MR	Norris Coulee Estates	26.66 Acres	MR
2129270180	Foothills County	S 27-21-29 W4	Plan 0110429 Lot 18MR	Norris Coulee Estates	5.39 Acres	MR
2129270190	Peter J. & Brenda G. Ray	S 27-21-29 W4	Plan 0110429 Lot 21	Norris Coulee Estates	4.57 Acres	CR
2129270200	Garry D. & Leslie K. Bachmeier	S 27-21-29 W4	Plan 0110429 Lot 22	Norris Coulee Estates	4.37 Acres	CR
2129270210	Cindy Gardiner	S 27-21-29 W4	Plan 0110429 Lot 23	Norris Coulee Estates	4.13 Acres	CR
2129270220	Raymond L. & Donna M. Messner	S 27-21-29 W4	Plan 0110429 Lot 24	Norris Coulee Estates	3.95 Acres	CR
2129270230	Frances Ginzer-Dambruch	S 27-21-29 W4	Plan 0110429 Lot 25	Norris Coulee Estates	3.56 Acres	CR
2129270240	Arthur & Jane Atkinson	S 27-21-29 W4	Plan 0110429 Lot 26	Norris Coulee Estates	3.63 Acres	CR
2129270250	Ryan Hoskins	S 27-21-29 W4	Plan 0110429 Lot 34	Norris Coulee Estates	3.76 Acres	CR
2129270260	James E. & Elisabeth M. Roeske	S 27-21-29 W4	Plan 0110429 Lot 35	Norris Coulee Estates	3.48 Acres	CR
2129270270	Foothills County	S 27-21-29 W4	Plan 0110429 Lot 37ER	Norris Coulee Estates	3.26 Acres	ER
2129270280	Walter A. & Audra J. Boyko	SE 27-21-29 W4	Plan 0111850 Blk 3 Lot 1		4.22 Acres	CR
2129272500	Vitaly Kobrusev & E Chabrova	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 40	Norris Coulee Estates	4.18 Acres	CR
2129272510	Brian & Lauri Jacobson	SW 27-21-29 W4	Plan 9712103 Blk 1		8.13 Acres	CR
2129272530	Sydney Tooley & K Mackenzie	S 27-21-29 W4	Plan 0110429 Lot 27	Norris Coulee Estates	3.76 Acres	CR
2129272540	Nicholas J & Christine M Baldwin	S 27-21-29 W4	Plan 0110429 Lot 28	Norris Coulee Estates	3.68 Acres	CR
2129272550	Ryan & Lisa Scott	S 27-21-29 W4	Plan 0110429 Lot 29	Norris Coulee Estates	3.71 Acres	CR
2129272560	Brian & Michelle Romanow	S 27-21-29 W4	Plan 0110429 Lot 30	Norris Coulee Estates	3.83 Acres	CR
2129272570	James D. & Kami-Lee M. Elias	S 27-21-29 W4	Plan 0110429 Lot 31	Norris Coulee Estates	4.70 Acres	CR
2129272580	Ian M. & Lena J. Clark	S 27-21-29 W4	Plan 0110429 Lot 32	Norris Coulee Estates	5.83 Acres	CR
2129272590	Jack & Jodi Kellogg	S 27-21-29 W4	Plan 0110429 Lot 33	Norris Coulee Estates	3.98 Acres	CR

File No. 23D 190 Circulation List

RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129272600	Foothills County	S 27-21-29 W4	Plan 0110429 Lot 36ER	Norris Coulee Estates	13.52 Acres	ER
2129272610	James G & Jody J Jordan	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 39	Norris Coulee Estates	4.13 Acres	CR
2129272620	Jaret & Lori Keeler	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 41	Norris Coulee Estates	4.00 Acres	CR
2129272630	Darrel A Smith & Carolyn M Tester	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 42	Norris Coulee Estates	4.25 Acres	CR
2129272640	Jeffrey R Neuls & Christine E Mcfadyen	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 43	Norris Coulee Estates	4.05 Acres	CR
2129272650	Trevor & Jennifer Murray	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 44	Norris Coulee Estates	4.08 Acres	CR
2129272660	Allen & Leanne Byl	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 45	Norris Coulee Estates	4.35 Acres	CR
2129272670	Dylan & Martine Callum	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 46	Norris Coulee Estates	3.83 Acres	CR
2129272680	Aaron & Kathleen Dengler	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 47	Norris Coulee Estates	4.27 Acres	CR
2129272690	Colin & Colleen Aitken	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 48	Norris Coulee Estates	4.00 Acres	CR
2129272700	John Paul & Melissa Wegleitner	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 49	Norris Coulee Estates	4.00 Acres	CR
2129272710	Garrett & Jodi Herget	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 50	Norris Coulee Estates	4.27 Acres	CR
2129272720	Patrick, Helen & Charlotte Willy	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 51	Norris Coulee Estates	4.40 Acres	CR
2129272730	Kyle Acott & Adriana Vermue	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 52	Norris Coulee Estates	4.40 Acres	CR
2129272740	Troy & Cara Scherer	S 27-21-29 W4	Plan 0211526 Blk 2 Lot 53	Norris Coulee Estates	4.45 Acres	CR
2129272750	John C Evans & Michael J Spady	SW 27-21-29 W4	Plan 1010979 Blk 2 Lot 55	Norris Coulee Estates	4.44 Acres	CR
2129272760	Sean Campbell	SW 27-21-29 W4	Plan 1010979 Blk 2 Lot 56	Norris Coulee Estates	4.44 Acres	CR
2129272770	Landon M Wolfe & Jessica M Lais	SW 27-21-29 W4	Plan 1010979 Blk 2 Lot 57	Norris Coulee Estates	4.44 Acres	CR
2129272780	Edward Ha & Tara-Ann Spencer	SW 27-21-29 W4	Plan 1010979 Blk 2 Lot 58	Norris Coulee Estates	4.43 Acres	CR

NOTICE OF DEVELOPMENT

The following Development Permit has been approved subject to certain conditions and subject to a 21-day appeal period:

1. **Development Permit Application 23D 190**
Ptn: NE 22-21-29 W4M; Plan 1013059, Block 2, Lot 5
Home Based Business, Type III
County Contact-Brenda Bartnik-Development Officer

The file for the development permit application can be made available upon request. Should you wish to review a file or should you have any questions, please contact our Planning & Development Department at Telephone: (403) 652-2341 or Email: Planning@FoothillsCountyAB.ca.

Pursuant to Section 685(2) of the Municipal Government Act, any person affected by these decisions may submit an appeal to the Subdivision and Development Appeal Board (SDAB) Clerk. Should you choose to submit an appeal, please complete the Notice of Development Appeal Form, which can be obtained from our website, www.FoothillsCountyAB.ca or emailed/faxed out upon request. Alternatively, you can submit a letter outlining your appeal, which must contain the following information:

- a. the Development Permit File Number (i.e., 21D 000) that you are appealing.
- b. detailed reasons for appealing; and
- c. your full name (printed and signature), legal description, mailing address, and phone number.

Appeals must be received by the SDAB Clerk no later than 4:30 P.M. on Thursday November 23, 2023 and must be accompanied by a \$100.00 appeal fee. *The appeal fee will be refunded following the hearing if there is record that the appellant or someone authorized to act on behalf of the appellant attended the scheduled appeal hearing.*

SEND NOTICE OF DEVELOPMENT APPEAL FORM AND APPEAL FEE VIA:

Email (scanned pdf): appeals@foothillscountyab.ca or

Fax: 403-652-7880 or

Mail/Deliver: SDAB Clerk, Foothills County, 309 Macleod Trail S, Box 5605, High River, AB, T1V 1M7

- *For email submissions, if you do not receive a reply email from our office confirming receipt of your submission, please contact the SDAB Clerk immediately (403) 603-6227.*
- *The notice of appeal form may be mailed, but if it is received after the appeal deadline, the appeal will be invalid.*

Melanie Michaud

Planning & Development Assistant

Original Dates of Publication **November 1 & November 8, 2023**

Melanie Michaud

From: FC_Planning
Sent: September 26, 2023 2:46 PM
To: troy@titanwater.ca
Cc: Brenda Bartnik
Subject: Notice of Complete Application - Development Permit 23D 190

Good afternoon,

Re: Notice of Complete Application – Development Permit 23D 190
Ptn: NE 22-21-29 W4M; Plan 1013059, Block 2, Lot 5
Home Based Business, Type III

Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete or incomplete. 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 September 26, 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 **Brenda Bartnik** at brenda.bartnik@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

Brenda Bartnik

From: Brenda Bartnik
Sent: August 29, 2023 4:25 PM
To: troy@titanwater.ca
Subject: Foothills application for development permit - Home Based Business Type III
Attachments: Credit Card Authorization.pdf

Hi Troy,

I have been assigned as file manager for your development permit application for a type III home-based business.

In order for me to consider the application as complete, please respond to the following:

1. The fees for an application total \$500.00. The credit card authorization submitted shows \$100.00. I have attached a new Credit Card Authorization form that can be submitted with the revised payment amount.
2. To clear up some confusion respecting the application form, please confirm that the property is located in the NE quarter of 22-21-29 W4M and that you are the owner (Peter T. Niemans).
3. What days do operations occur? Do any business activities occur outside of the 8am-4pm hours of operation?
4. Please provide a picture/example of the screening fence that is proposed to be used to screen parking areas and garbage/recycling bins.
5. Identify the proposed location of garbage/recycling bins on the site plan.
6. What type and volume of fuel is to be stored on the property? Show the location of the shed and provide details respecting it's size.
7. It appears that there may be additional buildings (sheds) on the property. It is necessary to identify the location of these buildings on the site plan and note their size.
8. The application identifies 6 employees. Are any of these noted employees resident to the property?
9. 3 cube service trucks and 3 pick up trucks are noted. What type of excavation equipment is involved with operations? How is excavation equipment transported to and from this property? Are there any other vehicles and/or trailers that attend this property, or that are stored on the property for business purposes? The site plan denotes a possible 2nd fenced parking area if needed. Please explain why this may be required.
10. The County's Land Use Bylaw defines business visits as: *BUSINESS VISITS means round trips to and from the property by individuals for the purpose of doing business on the property of a home based business.* What is the maximum number of Business Visits that might occur on any given day?

I encourage you to let me know of any questions that you may have.

Brenda Bartnik
Planning & Development Officer
Foothills County
Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

Melanie Michaud

From: Peter Stapley
Sent: August 8, 2023 8:01 AM
To: FC_Planning
Subject: FW: Application for upgrade to Home Based Business Type III
Attachments: Titan Home Based Business Type III Application.pdf

Please find attached a DP application for a home-based business type three.

Thanks,
Peter

From: Titan Water Systems <troy@titanwater.ca>
Sent: Tuesday, August 8, 2023 4:56 AM
To: Peter Stapley <Peter.Stapley@FoothillsCountyAB.ca>
Subject: Application for upgrade to Home Based Business Type III

 You don't often get email from troy@titanwater.ca. [Learn why this is important](#)
Hello Peter-
Please find my application for the upgrade to Home Based Business Type III for my company, Titan Water Systems Inc. I apologize for not getting this to you on Friday. I hope that all of the required info is in the attached PDF. Please let me know if there are amendments needed/if anything is missing/incomplete.

Thank you!

Regards-
Troy Niemans

TITAN WATER SYSTEMS
403 601 0811
www.titanwater.ca

[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.

DEVELOPMENT OFFICER DECISION

December 20, 2017

PREVIOUS APPROVAL

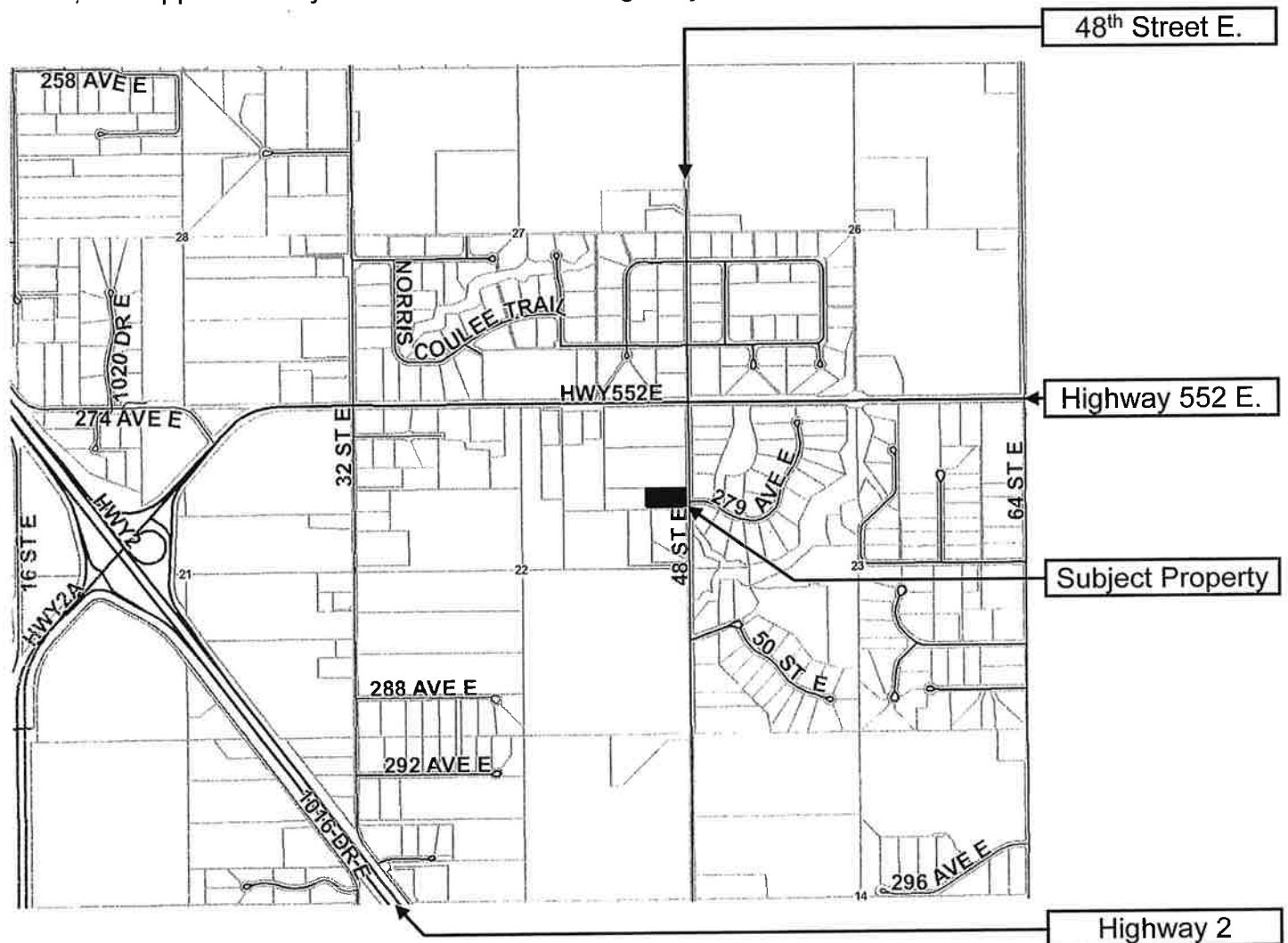
DEVELOPMENT PERMIT APPLICATION: 17D 257

LANDOWNER / APPLICANT: PETER TROY NIEMANS

DESCRIPTION: MINOR HOME OCCUPATION FOR WATER SYSTEMS BUSINESS

LEGAL DESCRIPTION: PLAN 1013059, BLOCK 2, LOT 5; PTN. OF NE 22-21-29 W4M

The subject property is a 4.4 acre Country Residential parcel located on the west side of 48th Street West, and approximately 450 meters south of Highway 552 East.



The landowner has made application for a Minor Home Occupation to allow for a Water Service Business on the subject property. The applicant has stated that no clients would attend the subject property and that on site operations would consist of the storage of business equipment including a cube truck and two pickup trucks and trailers. One non-resident employee is proposed to arrive at the property and equipment would leave the property during the day and return for storage in the evening.

No additional structures are proposed in this application and all materials must be stored within existing accessory buildings or the dwelling.

A Minor Home Occupation is a discretionary use within the Country Residential Land Use District, therefore must be considered by the Development Authority. A Minor Home Occupation does not allow for the outdoor storage of business related materials.

The Development Officer **Approved** Development Permit Application 17D 257 for a Minor Home Occupation, on Plan 1013059, Block 2, Lot 5; Portion of NE 22-21-29 W4M, subject to the following conditions:

CONDITIONS:

1. This permit is approving a Minor Home Occupation for the purpose of a Water Service Business, as proposed, to operate from the subject property;
2. All business related materials must be stored within an enclosed trailer and/or within the existing accessory buildings, and/or the dwelling on the subject property. Absolutely no outdoor storage of business related materials are permitted under a Minor Home Occupation Permit;

3. As identified under section 10.12 of the current Land Use Bylaw, Outdoor storage of any vehicles, equipment, trailers, or parts thereof, related to the business, is limited to a maximum of three (3) units on a property of this size, provided the units are not generally visible from a public road or adjacent property;
4. Outdoor parking of business related vehicles, equipment, trailers, or parts thereof shall be located to ensure sufficient screening from all neighbouring lands and roadways. It is the landowner's responsibility to maintain sufficient screening of outdoor parking areas on the subject property;
5. The applicant must obtain an annual Business License from the M.D. of Foothills No. 31, failure to obtain a Business License will result in the permit being considered null and void;
6. The landowner must meet all requirements of the Alberta Health Region, including that all waste materials to be disposed of at an approved waste disposal site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property, without proper approvals from the Municipal Fire Department;
7. No topsoil shall be hauled off the subject lands. It is the responsibility of the landowner to ensure that natural drainage on the parcel is maintained. Any alteration to the flow of surface water is to proceed only under approval by means of a lot grading permit;
8. All on site operations, including the loading and unloading of materials or equipment, shall be wholly contained within the boundaries of the legally titled lot;
9. It is the landowner's responsibility to ensure access and internal laneways are kept clear at all times, in order to ensure circulation for the purposes of emergency response;
10. It is the responsibility of the landowner to ensure that all road bans issued for any roadways are adhered to at all times. Should business related traffic to any property exceed six (6) vehicle units on any given day, the applicant shall enter into a Road Use Agreement with the Municipality. Failure to comply with this condition at any point in time will be cause for this permit to be revoked;
11. A maximum of four (4) business related visits are permitted on any given day;
12. The number of non-resident employees working on-site shall not exceed one (1) at any given time;
13. As per the definition of a Home Based Business, one or more residents of the parcel must be involved in the occupation or business, or else this decision will be considered null and void;
14. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance detectable beyond the boundary of the lot to be produced by the business or business related vehicles;
15. One sign, meeting the criteria of Table 10.12A of the Land Use Bylaw, is permitted. Any signage exceeding this criteria must be approved under separate application for Development Permit;
16. It is the landowner's responsibility to adhere to all applicable regulations and restrictions within the Community Standards Bylaw;
17. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the M.D. of Foothills Dark Sky Bylaw;
18. The issuance of a permit from the Municipality does not relieve the landowner of the responsibility of complying with all relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
19. The landowner shall be responsible for payment of any professional costs including legal fees that may be incurred by the Municipal District with respect to the development approved on this permit.

Note: Approval of this permit will be advertised in two issues of the Western Wheel and circulated via letters to landowners (according to Municipal Records at this time) within the subject quarter section and for one-half mile surrounding.

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;

Home Office:

- 10.12.1 No Development Permit is required for a *Home Office* where it is listed as a permitted use under the applicable land use district in accordance with Section 4.2.1 of this bylaw;
- 10.12.2 Notwithstanding Section 10.12.1, an annual Foothills County business license shall be obtained for any *Home Office* operating in the County;
- 10.12.3 There is no limit to the number of employees for a *Home Office* where a portion of the dwelling and/or accessory building is the office for a business that operates off site (construction, landscaping, etc.), provided all interaction with the employees is off the property and employee vehicles are not on the premises and all other provisions of the *Home Office* are met.

Home Based Businesses:

- 10.12.4 A Development Permit is required for all Home Based Businesses that are not exempt from obtaining a Development Permit under Section 4.2.1 of this Bylaw;
- 10.12.5 Upon issuance of a Development Permit for any home based business, the applicant shall obtain a Foothills County Business Licence from the County. If the business licence is not obtained or is revoked or suspended, the Development Permit shall be and remain suspended until the business licence is obtained or re-instated.
- 10.12.6 All *Home Based Business* shall provide parking in accordance with Section 9.19 of this bylaw.
- 10.12.7 Large commercial vehicles to be used in conjunction with a Type II and Type III Home Based Business, may be permitted at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, site screening, etc.
- 10.12.8 Home Based Businesses must comply with the criteria in the corresponding Home Based Business Tables as follows:
 - a. Home Based Business Type I - Table 10.12A;
 - b. Home Based Business Type II – Table 10.12B
 - c. Home Based Business Type III – Table 10.12C

If more than one Home Based Business is operating on a parcel, the cumulative numbers of employees, business visits and vehicles stored on site shall be utilized to determine the level of Home-Based Business that is applicable.
- 10.12.9 A Home Based Business Type I, II, or III shall not be operated from a *Dwelling temporary* on a parcel;
- 10.12.10 A Home Based Business Type I, II, or III, listed as a permitted use in a land use district shall be considered a Discretionary Use, and require a Development Permit where situated in a Secondary Suite on a parcel;
- 10.12.11 Home based businesses do not include Cannabis Production.

Table 10.12 C: Home Based Business Type III

Home Based Business – Type III	
Development Permit required	Yes, Development Permit is required
Employees	Maximum six (6) non-resident employees working on the site; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business visits	Maximum twelve (12) business visits to the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business Vehicles on Site	Maximum twelve (12) business vehicles on the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Storage of Business Material	Outdoor storage of business related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands. 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;
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 Approving Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum1 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.

- 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.