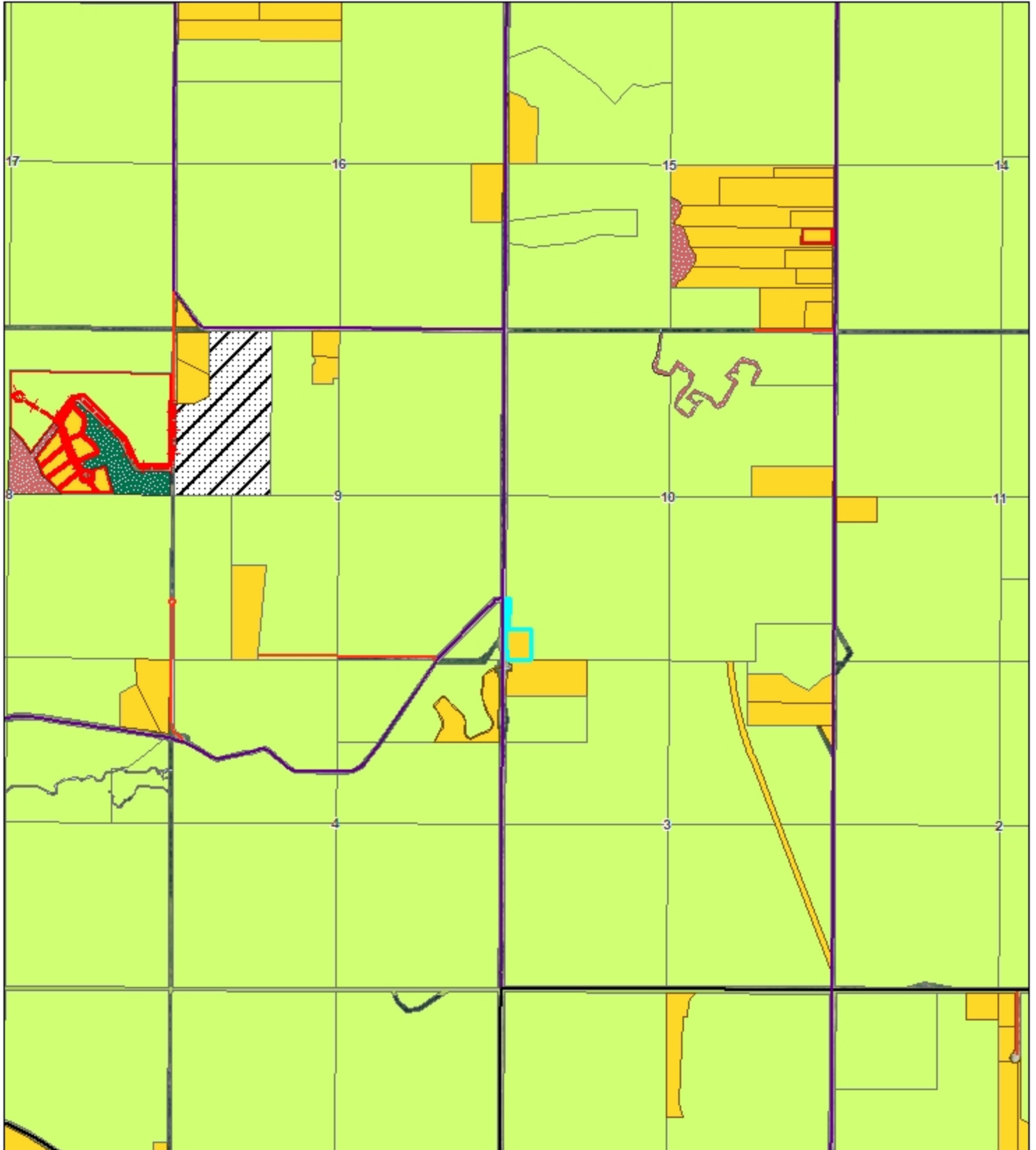




# Land Use Map SW 10-22-03 W5



Legend  
Townships  
Parcels

Date Printed: 2024-08-23  
1:25,824

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Data Sources include Municipal Records and AtlasIS.  
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**APPLICATION TO BE OPENED: YES OR NO** (please circle one)

**APPROPRIATE APPEAL BOARD** (please check one)

\_\_\_ Subdivision and Development Appeal Board (SDAB)

\_\_\_ Land and Property Right Tribunal (LPRT)

\_\_\_\_\_ Date

\_\_\_\_\_ Planning & Development Officer's Signature

**Notice of Complete or Incomplete Application:**

\_\_\_ Application Considered **INCOMPLETE** ON \_\_\_\_\_  
(DATE)

Notice Letter sent to landowner(s) and/or applicant(s) via: \_\_\_ email OR \_\_\_ mail

\_\_\_\_\_ Date of Notice Letter

\_\_\_\_\_ Planning & Development Officer's Signature

**OR**

\_\_\_ Application considered **COMPLETE** ON \_\_\_\_\_  
(DATE)

\_\_\_\_\_ Planning & Development Officer's Signature

Notice Letter sent to landowner(s) and/or applicant(s) via: \_\_\_ email OR \_\_\_ mail

\_\_\_\_\_ Date of Notice Letter

\_\_\_\_\_ Planning & Development Assistant's Signature





# DEVELOPMENT PERMIT APPLICATION CHECKLIST

**The following requirements must be included with your Development Permit Application. Submissions without all necessary requirements will be deemed incomplete and will not be processed until all items have been included.**

All plans shall be submitted as one (1) legible paper copy and/or in digital form (pdf)

Please [v] all that are included within the submitted application package.

Applications to be submitted to [planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

<input type="checkbox"/>	<p><b>Pre-Application Meeting Completed (if required)</b> This meeting is required for all development permit applications for lands identified within the Plan Area of the Highway 2A Industrial Area Structure Plan. This meeting may also be required for lands identified within the Plan Area of an Intermunicipal Development Plan.</p>
<input type="checkbox"/>	<p><b>Completed Application Form and Checklist</b> The Development Permit Application form is to be completed in full and signed by the registered owner of the land.</p>
<input type="checkbox"/>	<p><b>Development Permit Topic Sheet Requirements</b> All information and documentation must be provided as per the Development Permit Topic Sheet specific to the use being applied for. To obtain the appropriate topic sheet please visit our website: <a href="https://www.mdfoothills.com/services/planning-and-development/development-of-land/development-topics.html">https://www.mdfoothills.com/services/planning-and-development/development-of-land/development-topics.html</a></p>
<input type="checkbox"/>	<p><b>Letter of Authorization (if required)</b> Signed by the registered landowner(s) authorizing person(s) to act on their behalf (if not the Applicant).</p>
<input type="checkbox"/>	<p><b>Affidavit or Corporate/Company Seal (if required)</b> An affidavit or corporate seal is required when the registered owner identified on the certificate of title is listed as a corporation/company. If you have a seal, please affix your seal to every place where your signature is required.</p>
<input type="checkbox"/>	<p><b>Application Fees</b> Current Fees Schedule: <a href="https://www.mdfoothills.com/services/resource-library---bylaws-policies--forms-.html#Fees">https://www.mdfoothills.com/services/resource-library---bylaws-policies--forms-.html#Fees</a></p>
<input type="checkbox"/>	<p><b>Site Plan of the Proposed Development (example on reverse side of this page)</b> Plan must illustrate the following (if applicable):</p> <ul style="list-style-type: none"> <li>• the entire parcel and any other land that may be used in conjunction with the parcel for the proposed use. If additional lands are owned by others, must include names and signed consent for proposed development;</li> <li>• dimensions/size of the parcel;</li> <li>• existing or proposed setbacks, easements, or rights of way;</li> <li>• the location of all existing and proposed buildings, wells, septic tanks, disposal fields, dugouts, lagoons, culverts, approaches, and crossings that may be used in conjunction with proposed development;</li> <li>• dimensions and setbacks to property lines of all existing and proposed buildings and structures;</li> <li>• any significant natural features on or adjacent to the parcel</li> <li>• identify adjacent roads and highways</li> <li>• site plan orientated so north arrow is at the top of page</li> </ul>
<input type="checkbox"/>	<p><b>Abandoned Oil/Gas Well Form</b> This form is to be completed in full and signed by the registered owner(s) of the lands or duly authorized agent. This is a requirement of the Alberta Energy Regulator (AER).</p>
<input type="checkbox"/>	<p><b>Alberta Transportation Roadside Development Permit Application (if required)</b> <b>PLEASE BE ADVISED THAT IF YOUR PARCEL IS WITHIN 300 METRES OF A PROVINCIAL HIGHWAY OR 800 METRES TO A PROVINCIAL HIGHWAY INTERSECTION YOUR APPLICATION WILL BE CIRCULATED TO ALBERTA TRANSPORTATION AND MAY BE SUBJECT TO A ROADSIDE DEVELOPMENT PERMIT.</b> To determine if this is required, please contact/visit: 403-297-6311 or <a href="http://www.transportation.alberta.ca/613.htm">http://www.transportation.alberta.ca/613.htm</a> The application form is available at: <a href="http://www.transportation.alberta.ca/Content/docType329/Production/rdpapp.pdf">http://www.transportation.alberta.ca/Content/docType329/Production/rdpapp.pdf</a></p>
<input type="checkbox"/>	<p><b>Other Requirements (attach separate page detailing additional submitted documentation)</b> All requirements specific to the Development Permit in question must accompany the application. To determine other requirements please review Section 4.3 and Appendix A of the County's Land Use Bylaw 40/2016, which can be viewed on the County's website <a href="http://www.foothillscountyab.ca">www.foothillscountyab.ca</a></p>

**NOTE: ADDITIONAL ITEMS MAY BE REQUESTED UPON RECEIPT AND REVIEW OF THE APPLICATION**





# Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

[www.foothillscountyab.ca](http://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>\$600<sup>00</sup></u>	Application No: _____
Receipt No.: <u>416952</u>	Tax Roll No: _____
Date Received: <u>June 7 2024</u>	Date Deemed Complete: _____

## PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Lisa M. Adler and Joseph Krysl

Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: [REDACTED]

Legal Land Description: Plan 9311120, Block \_\_\_\_\_, Lot 1, LSD \_\_\_\_\_, Quarter SW, Section 10, Township 22, Range 3, West of the 5 Meridian.

Registered Owner of Land: Lisa M. Adler and Joseph Krysl

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.

Installation of a ground mount, grid tied solar micro-generation system consisting of four separate six panel arrays tied into home electrical panel.

In an effort to limit impact on the native vegetation on the lot, limit impact on the adjacent riparian zone and limit impact on the wildlife corridors siting of the system requires easing of setback regulations. Furthermore, siting the system at the rear of the property (North East corner) will limit visual impact the roadside. In addition, to mitigate concerns about wind on the panel, engineering recommendations have been

for a size panel system per ground mount requiring four mount posts as shown. Total coverage will be approx. 21sq. m.

12 kw, 5sq m each array

Relaxation of setbacks. 10m from N + E property lines.

**PART 3 SITE INFORMATION**

Area Of Lot: (In Acres Or Hectares) 5.1 acres

Size Of Proposed Building: 4 mounted arrays Height: 12' 6"

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

Utilities Presently On Site: Natural Gas, Electriciy

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

Utilities Proposed: solar microgeneration

Other Land Involved In Application: \_\_\_\_\_

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

**PART 4 DEVELOPMENT**

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

1.site plan with intended location of solar arrays, 2.solar array elevation

\_\_\_\_\_

\_\_\_\_\_

Estimated Date of Commencement: July 2024 Estimated Date of Completion: September 2024

I, Joseph Krysl

hereby certify that I am:

- The Registered Owner; or
- Authorized to act on behalf of the Registered Owner


Date: \_\_\_\_\_

**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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner or Authorized Agent



**FOR OFFICE USE ONLY**

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

**PART 5 DECISION**

Date of Decision: \_\_\_\_\_ Date Application Accepted: \_\_\_\_\_

This Development Permit Application is:

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

Notice of Decision Advertised: \_\_\_\_\_

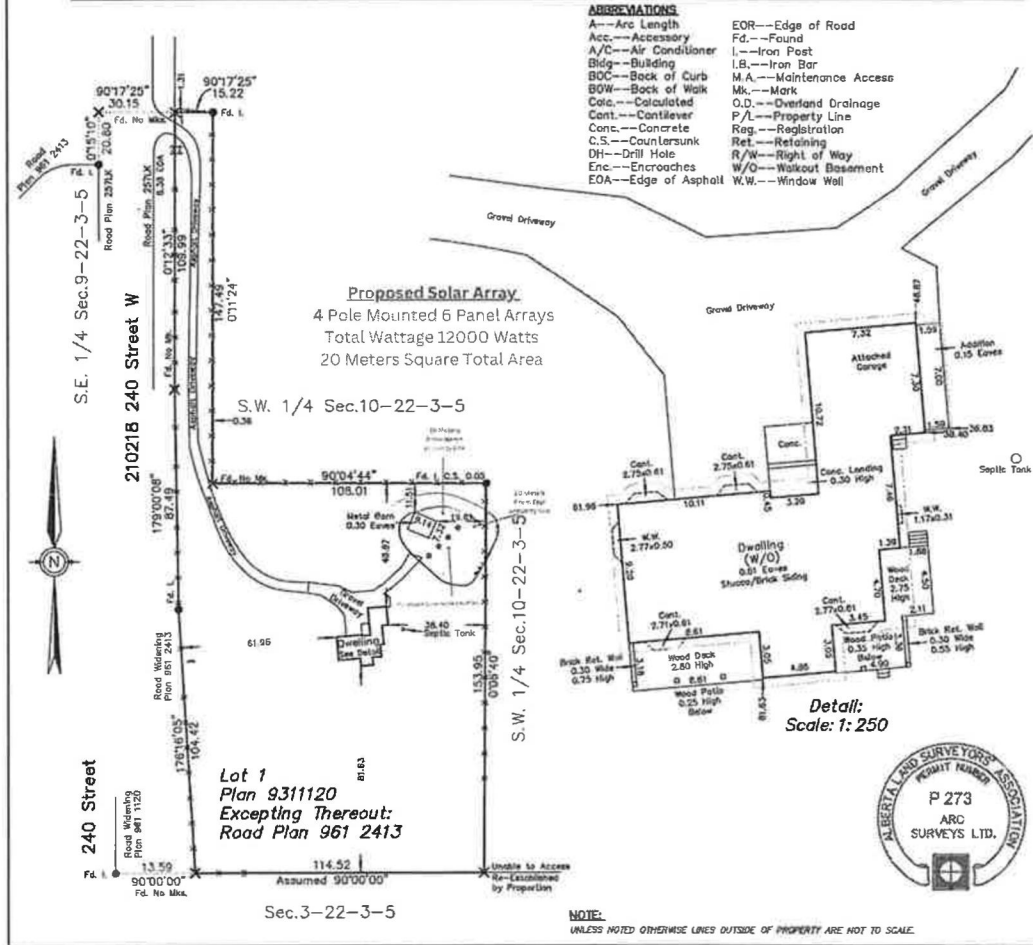
Date of Issuance of Development Permit: \_\_\_\_\_

\_\_\_\_\_  
Development Officer

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



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



**LEGAL DESCRIPTION:**  
 Lot 1  
 Plan 9311120  
 Excepting Thereout:  
 Road Plan 961 2413

**MUNICIPAL ADDRESS:** [REDACTED]

**DATE OF SURVEY:** June 15th, 2022.

**LEGEND**  
 Distances are in metres and decimals thereof.  
 Found Iron Posts are shown thus: [Symbol]  
 Drill Holes are shown thus: [Symbol]  
 Found Iron Bars are shown thus: [Symbol]  
 Found Concrete Nails are shown thus: [Symbol]  
 Calculation points are shown thus: [Symbol]  
 Pillars and posts are shown thus: [Symbol]  
 Power Poles are shown thus: [Symbol]  
 Property lines are shown thus: [Symbol]  
 Utility Right of Ways are shown thus: [Symbol]  
 Eaves are shown thus: [Symbol]  
 Fences are shown thus: [Symbol]  
 All fences are within 0.2 metres of the property lines unless otherwise shown.  
 All eaves are measured to fascia unless otherwise shown.

**PURPOSE:**  
 This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submission to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

**NOTE:**  
 Title information is based on the C. of T. 961 098 978 which was searched on the 16th day of June, 2022, and is subject to:  
 Utility Right of Way No: 931 048 898  
 Caveat No.: 8020N

**CERTIFICATION:**  
 I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:  
 1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;  
 2. the improvements are entirely within the boundaries of the Property  
 3. no visible encroachments exist on the Property from any improvements situated on an adjoining property  
 4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property  
 5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

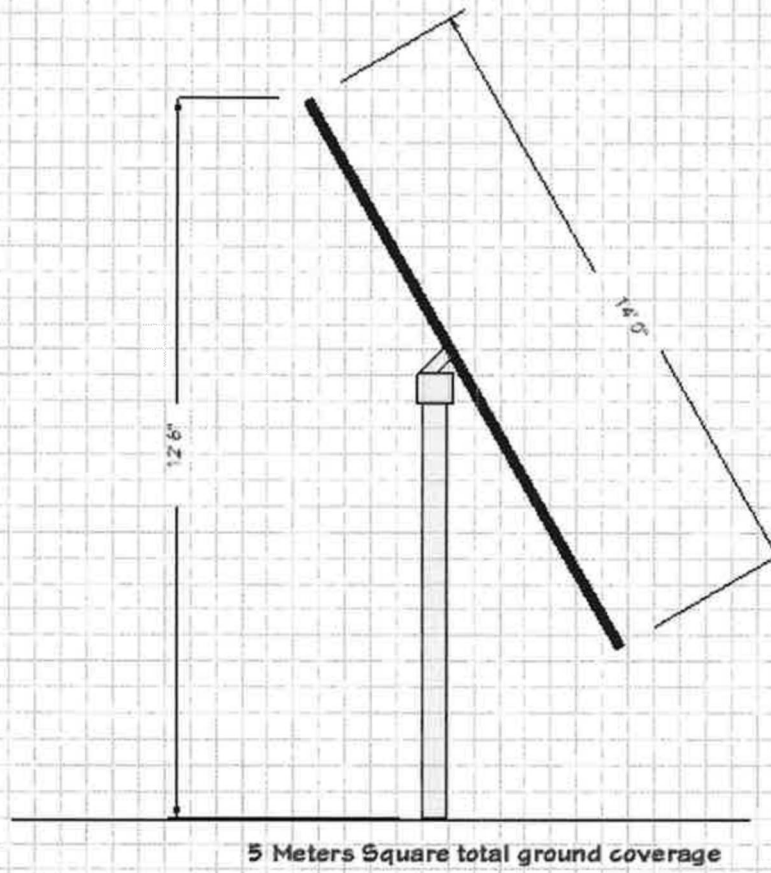
Dated at Calgary, Alberta on this 16th day of June, 2022.

*[Signature]*  
 Arc Surveys Ltd.  
 #202, 337 41 Avenue N.E.  
 Calgary, Alberta T2E 2N4  
 PH: 403-277-1272 www.arcsurveys.ca  
 Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JV | Drawn: CC/CC | Scale: 1:1500 | File No.: 222592

*Proposed 10m setbacks from N+E.  
 • - panels.*

## 6 Panel Solar Array Elevation



I, Joseph Kayse being the registered  
 Owner(s) or agent 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 map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.



Owner/Agent

DATED: this 7 day of June, 2021.

**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.**



## Welcome

### Abandoned Well Map Viewer

The Abandoned Well Map Viewer is designed to let you browse the Abandoned Well data repository.

#### Quick Search Tasks

The links below are provided to help you zoom to an area of interest based on the Alberta Township System (ATS) or locate a abandoned well by its well licence number.

#### [Area of Interest](#)

#### [Locate Abandoned Well](#)

#### Terms of Use

The link below provides a copy of the Terms of Use accepted by the user for access and use of this application and associated data.

#### [Acceptance, Disclaimer and Copyright Information](#)



# Foothills County

309 Macleod Trail SW, Box 5605  
High River AB T1V 1M7

Telephone: 403-652-2341 or 403-931-1905

Fax: 403-652-7880 or 403-652-6900

## RECEIPT

Kryst, Joseph  
SW-10-22-3-5  
Plan 9311120, Lot 1

Receipt No: 416952

Date: 2024-06-07

Page: 1

Receipt Type	Account	Description	Amount
General	DEVP	Development Permit	\$600.00

GST Registration #: R107747313

Sub-Total \$600.00  
GST \$0.00

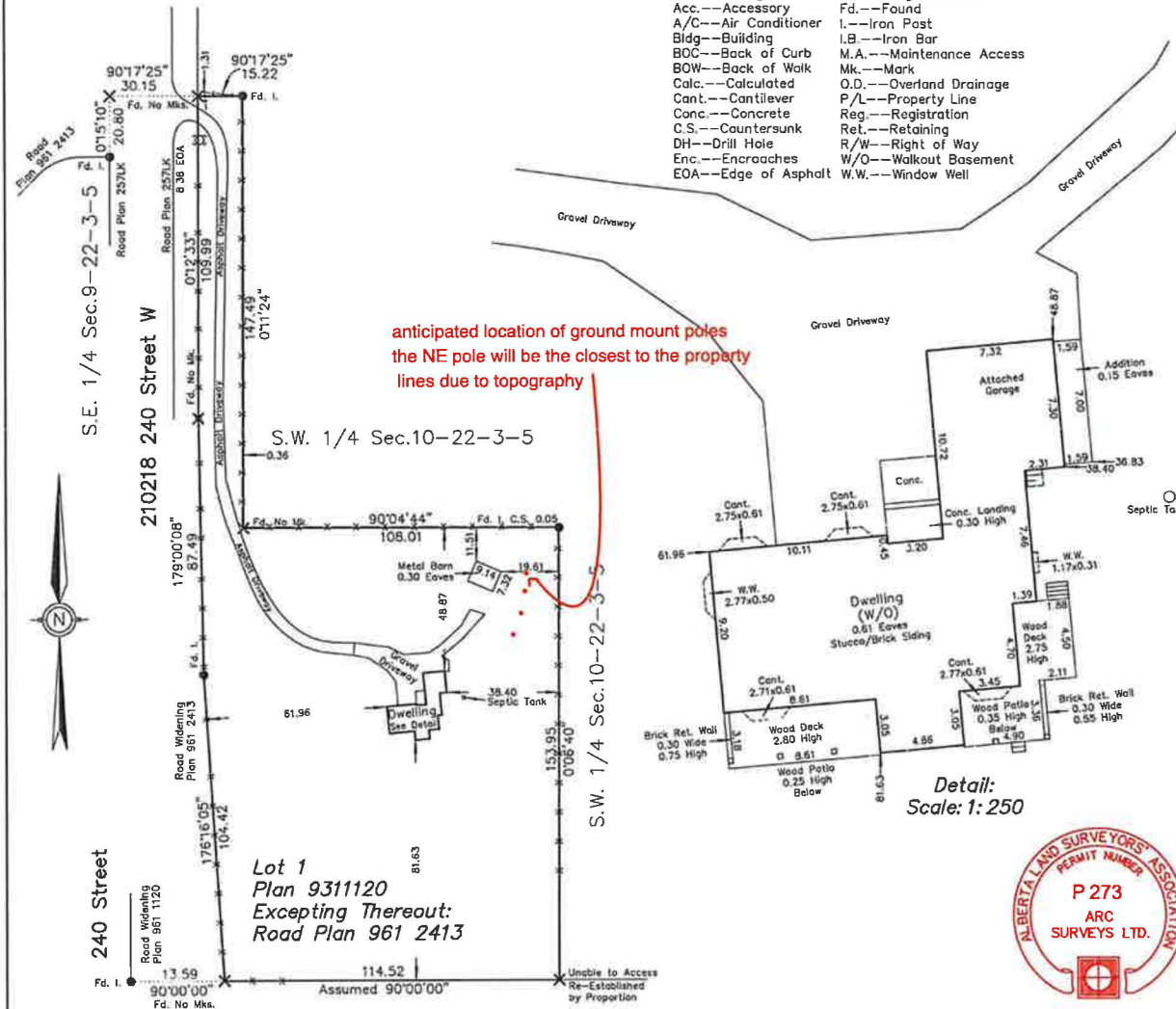
**Total** \$600.00

Credit Card: \$600.00

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

## ABBREVIATIONS

A--Arc Length	EOR--Edge of Road
Acc.--Accessory	Fd.--Found
A/C--Air Conditioner	I.--Iron Post
Bldg--Building	I.B.--Iron Bar
BOC--Back of Curb	M.A.--Maintenance Access
BOW--Back of Walk	Mk.--Mark
Calc.--Calculated	O.D.--Overland Drainage
Cant.--Cantilever	P/L--Property Line
Conc.--Concrete	Reg.--Registration
C.S.--Countersunk	Ret.--Retaining
DH--Drill Hole	R/W--Right of Way
Enc.--Encroaches	W/O--Walkout Basement
EOA--Edge of Asphalt	W.W.--Window Well



anticipated location of ground mount poles  
the NE pole will be the closest to the property  
lines due to topography

Detail:  
Scale: 1:250



**NOTE:**  
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

## LEGAL DESCRIPTION:

Lot 1  
Plan 9311120  
Excepting Thereout:  
Road Plan 961 2413

## MUNICIPAL ADDRESS:



**DATE OF SURVEY:** June 15th, 2022.

## LEGEND

Distances are in metres and decimals thereof.

- Found Iron Posts are shown thus:
- Drill Holes are shown thus:
- Found Iron Bars are shown thus:
- Found Concrete Nails are shown thus:
- Calculation points are shown thus:
- Pillars and posts are shown thus:
- Power Poles are shown thus:
- Property lines are shown thus:
- Utility Right of Ways are shown thus:
- Eaves are shown thus:
- Fences are shown thus:

All fences are within 0.2 metres of the property lines unless otherwise shown.  
All eaves are measured to fascia unless otherwise shown.

## PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submission to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

## NOTE:

Title information is based on the C. of T. 981 098 979 which was searched on the 16th day of June, 2022, and is subject to:  
Utility Right of Way No.: 931 048 898  
Caveat No.: 6020JN

## CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

- the Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the Property
- no visible encroachments exist on the Property from any improvements situated on an adjoining property
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
- unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this  
16th day of June, 2022.

Jarfad Gerain, A.L.S.  
This document is not valid unless it bears  
an original or digital signature in blue ink and  
an Arc Surveys Ltd. permit stamp in red ink.

© Copyright Arc Surveys Ltd. 2022

**Arc Surveys Ltd.**

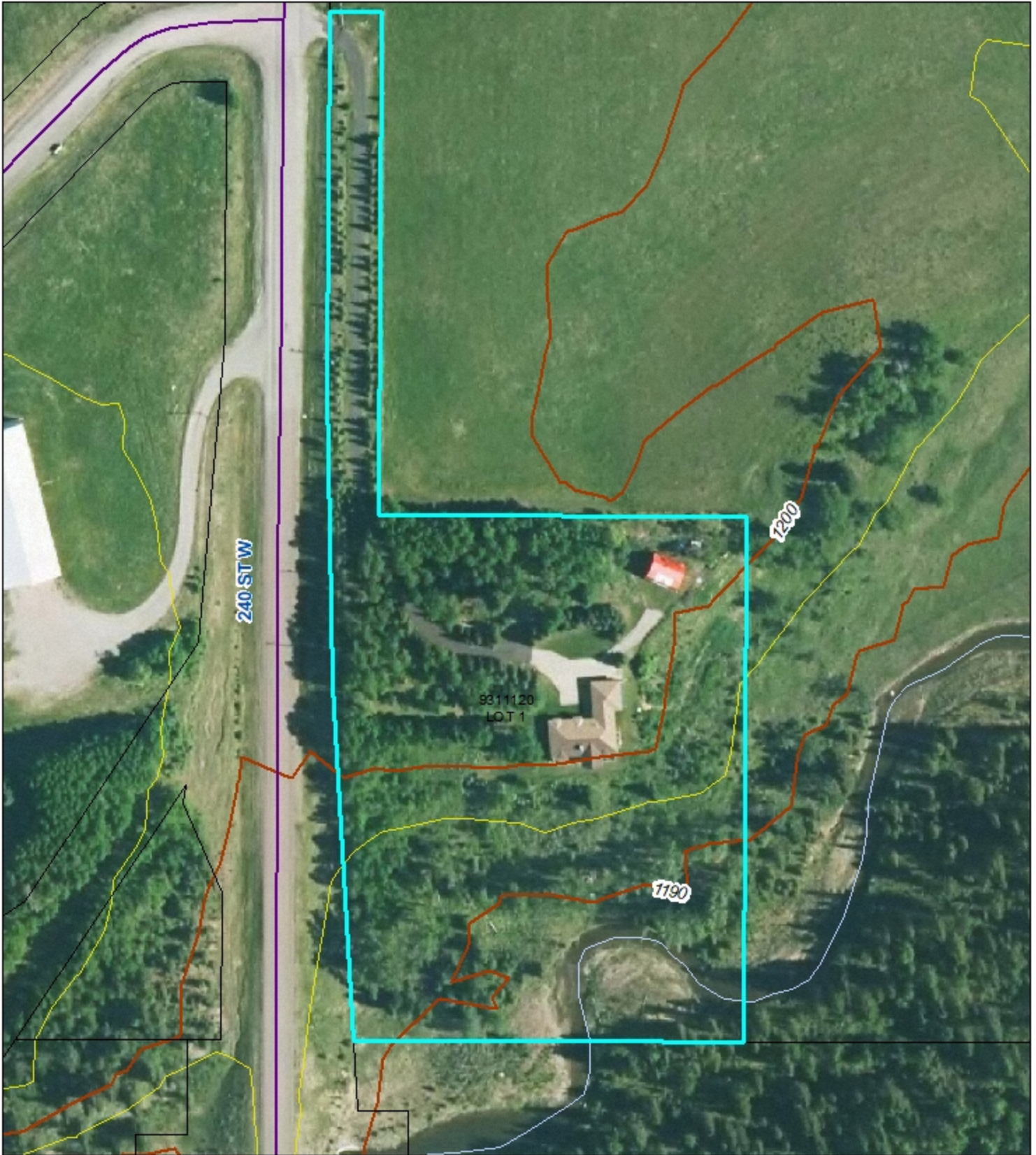
#202, 337 41 Avenue N.E.  
Calgary, Alberta T2E 2N4  
Ph.: 403-277-1272 www.arcsurveys.ca  
Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JV | Drawn: CG/CG | Scale: 1:1500 | File No.: 222592





# Topographical Map SW 10-22-03 W5



- Legend
- Townships
- Parcels

Date Printed: 2024-08-23

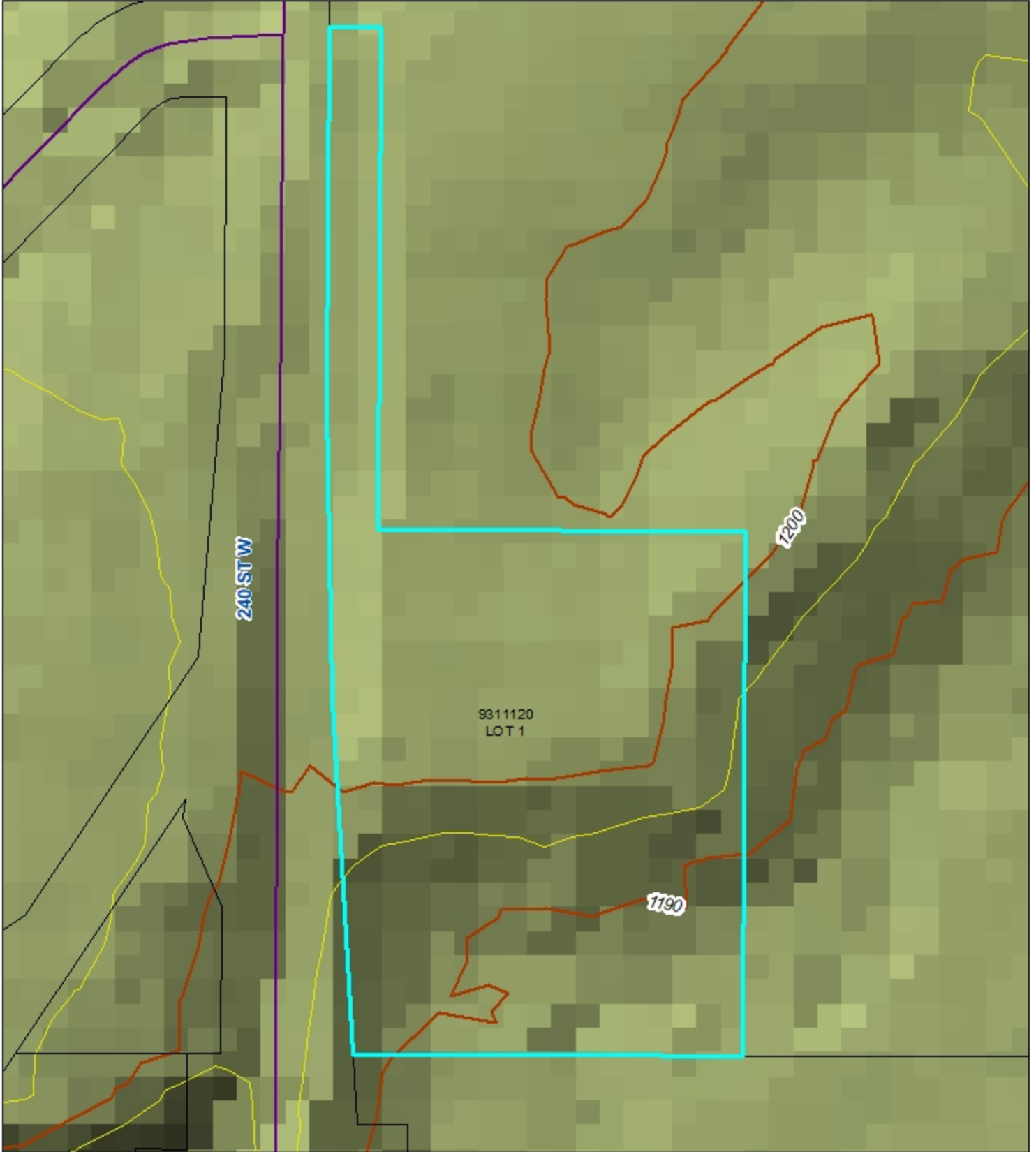
1:1,549

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Data Sources include Municipal Records and AtlasIS. © Foothills County 2024



# Topographical Map (2) SW 10-22-03 W4



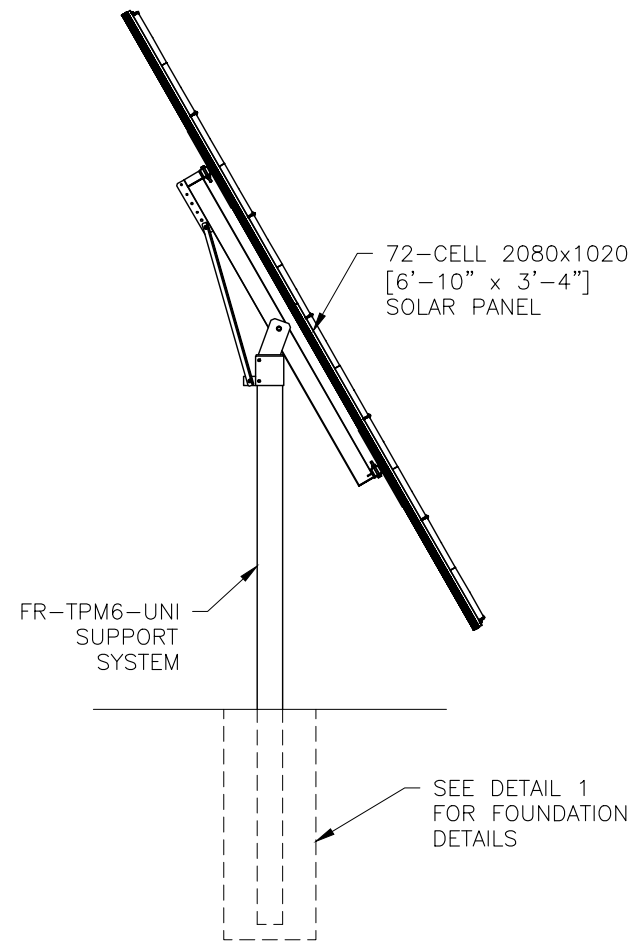
- Legend
- Townships
- Parcels

Date Printed: 2024-08-23

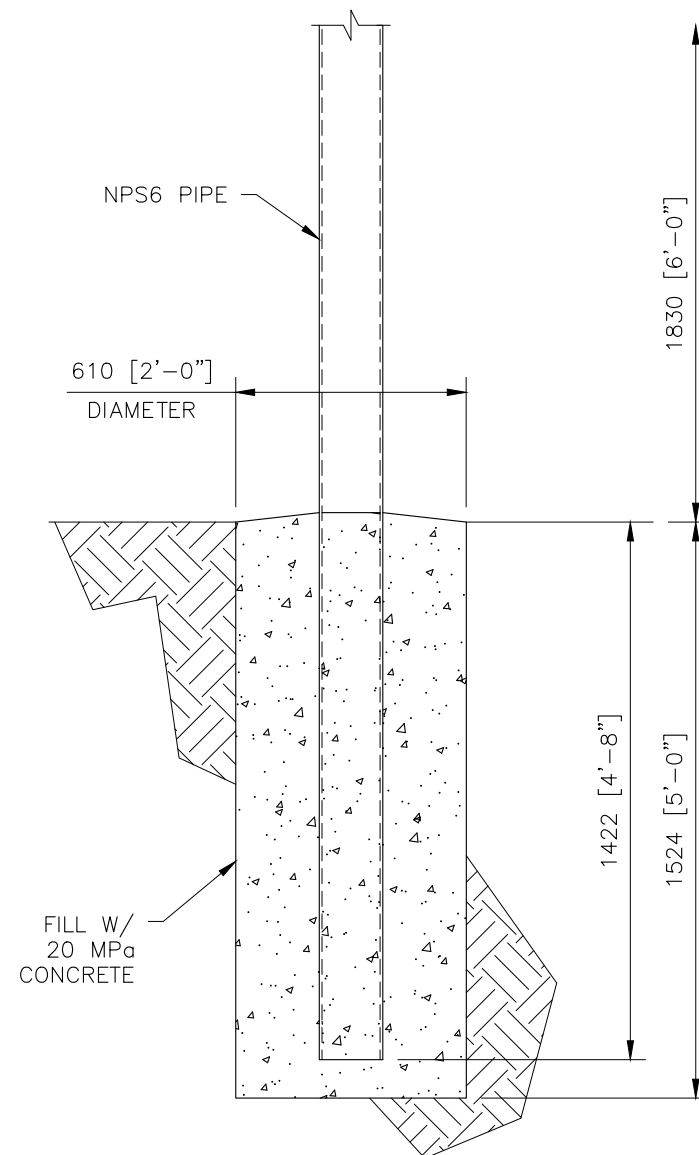
1:1,549

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Data Sources include Municipal Records and AtlasIS.  
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**SOLAR PANEL GENERAL ARRANGEMENT**  
SCALE 1:50



**DETAIL 1**  
SCALE 1:50

**NOTES:**

- FOOTING DESIGN PER H.E.S. PV TPM FOUNDATION GUIDELINES DWG NO. 104211 REV B. DESIGN CONFIRMED PER NBC-AE (2023) PART 4 & BROMS METHOD OF CALCULATING LATERAL RESISTANCE IN COHESIONLESS SOILS.

STAMP	<b>N DAMGAARD STRUCTURES</b>		
	ndamgaardstructures@gmail.com 587-890-2291		
	210218 240 ST W FOOTHILLS COUNTY SOLAR PANEL FOUNDATION GENERAL ARRANGEMENT & DETAIL		
	DWG NO: 24-028	REV: A IFR	DATE: 16-APR-24



**NOTE:**  
 -INSTALLER IS RESPONSIBLE FOR PROPER  
 INSTALLATION AND FOUNDATION BASED  
 ON SITE WIND LOADING AND LOCAL BUILDING CODES.  
 -SUBJECT TO LOCAL STRUCTURAL ENGINEERING APPROVAL

**TPM MOUNTING POLE GUIDELINES**

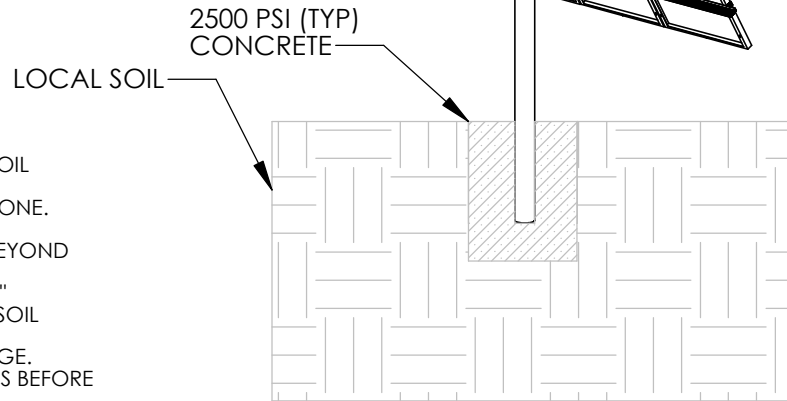
THE TABLE BELOW PROVIDES AN OUTLINE FOR THE EXPECTED POLE SIZES AND LENGTHS FOR VARIOUS HES PV LIMITED MOUNTS.

IT IS IMPORTANT TO NOTE THAT THESE GUIDELINES REPRESENT AN AVERAGE INSTALLATION. LOCAL SOIL AND WIND CONDITIONS MAY EFFECT DEPTH AND DIAMETER OF THE HOLE AND THE AMOUNT OF CONCRETE NEEDED.

IF THERE IS ANY CONCERN ABOUT LOCAL CONDITIONS; HES PV LIMITED RECOMMENDS A CIVIL ENGINEER, FAMILIAR WITH LOCAL SOIL CONDITIONS, BE CONSULTED.

FAST-RACK MOUNT	POLE SIZE (STEEL PIPE)	LENGTH IN GROUND (IN)	HEIGHT ABOVE GROUND (IN)	HOLE DIAMETER (IN)
FR-TPM1-36C-L	2" SCHED 40	30-36	48-72	8-12
FR-TPM1-UNI	3" SCHED 40	34-46	48-72	10-14
FR-TPM2-36C-L	3" SCHED 40	36-42	48-72	12-16
FR-TPM2-UNI	3" SCHED 40	38-56	60-72	12-16
FR-TPM3-UNI	4" SCHED 40	48-66	60-72	20-30
FR-TPM4-UNI	6" SCHED 40	56-80	60-72	24-30
FR-TPM6-UNI	6" SCHED 40	56-80	72-84	24-30
FR-TPM12-UNI	8" SCHED 80	72-130	84-102	30-40

\*CONSULT YOUR HES PV LIMITED SALES REPRESENTATIVE FOR LARGER POLE MOUNT OPTIONS.



**BEST PRACTICES:**

- USE AN APPROPRIATELY SIZED SONOTUBE TO PREVENT SOIL SLOUGHING
- FILL BOTTOM OF HOLE WITH 2-4" OF 3/4" CRUSHED STONE.
- BRACE POLE PLUMP AND POUR CONCRETE AROUND IT
- INCREASE HOLE DEPTH BY 6" FOR EVERY 12" IN HEIGHT BEYOND TABLE VALUES
- IF POLE HEIGHT EXCEEDS 'HEIGHT ABOVE GROUND' + 24" CONSULT A CIVIL ENGINEER WITH EXPERIENCE IN LOCAL SOIL CONDITIONS
- SLOPE CONCRETE WAY FROM POLE TO ALLOW DRAINAGE.
- ALLOW CONCRETE TO SET FOR A MINIMUM OF 24 HOURS BEFORE INSTALLING RACKING.

REVISIONS				
REV.	DESCRIPTION	DATE	BY	APPROVED
-	INITIAL RELEASE	12/16/15	DP	
A	ADD TPM12 & 72C CONFIGS	04/17/17	DP	
B	UPDATE TPM6 IMAGE	01/18/18	DP	

NOTE:

- INSTALLATIONS IN LOOSE, SANDY SOIL WILL REQUIRE A LARGER HOLE THAN INSTALLATIONS IN ROCKY SOIL. CONSULT BUILDING DEPARTMENT TO ENSURE SOIL COVER IS ADEQUATE TO SUIT LOCAL CONDITIONS.

- IF HOLES ARE AUGERED, CONFIRM THAT SIDES OF EXCAVATION ARE STABLE PRIOR TO PLACING CONCRETE. ANY SOIL THAT MAY HAVE SLOUGHED IN MUST BE COMPLETELY REMOVED.



<b>H.E.S. PV</b>		UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/16 ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± 0.06 THREE PLACE DECIMAL ± 0.03 INTERPRET GEOMETRIC TOLERANCING PER: MATERIAL: FINISH:		NAME	DATE	TITLE: TPM FOUNDATION GUIDELINES	
84 MORROW RD. BARRIE, ON L4N 3V8 1-866-258-0110 WWW.HESPV.COM	PROJECT:	-		DRAWN	DP	12/16/15	
<b>PROPRIETARY AND CONFIDENTIAL</b> THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HOME ENERGY SOLUTIONS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF H.E.S. PV IS PROHIBITED.	USED ON ASSY:	-		CHECKED	-	-	DWG. NO.
	CLONE FROM:	-		ENG APPR.			<b>104211</b>
				MFG APPR.			REV
				Q.A.			<b>B</b>
							SCALE: NTS
							SHEET SIZE: <b>A</b>
							SHEET 1 OF 1





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 893 545              9311120;;1                      231 057 155

LEGAL DESCRIPTION

PLAN 9311120  
LOT 1  
CONTAINING 2.1240 HECTARES (5.25 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:  
PLAN                      NUMBER                      HECTARES                      (ACRES)                      MORE OR LESS  
ROAD                      9612413                      0.062                      0.15  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;3;22;10;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 981 098 979

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 057 155	24/02/2023	TRANSFER OF LAND	\$1,120,000	\$1,120,000

---

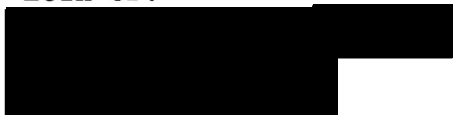
OWNERS

JOSEPH KRYSL

AND

LISA M ADLER

BOTH OF:



AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 231 057 155

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

-----

6020JN      12/07/1966 CAVEAT  
CAVEATOR - HUDSON'S BAY OIL AND GAS COMPANY  
LIMITED.

931 048 989      04/03/1993 UTILITY RIGHT OF WAY  
GRANTEE - MEOTA GAS CO-OP LIMITED.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 17 DAY OF JUNE,  
2024 AT 11:56 A.M.

ORDER NUMBER:      50816274

CUSTOMER FILE NUMBER:      Planning-DE



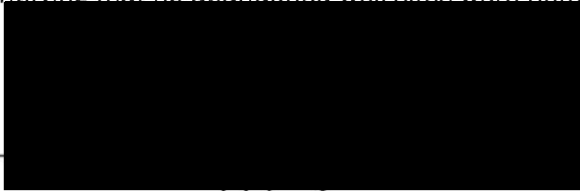
\*END OF CERTIFICATE\*

-----  
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).

I, Joseph Kaye being the registered  
 Owner(s) or agent 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 map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.



Owner/Agent

DATED: this 7 day of June, 2024.

**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.**



Welcome

## Abandoned Well Map Viewer

The Abandoned Well Map Viewer is designed to let you browse the Abandoned Well data repository.

### Quick Search Tasks

The links below are provided to help you zoom to an area of interest based on the Alberta Township System (ATS) or locate a abandoned well by its well licence number.

### [Area of Interest](#)

### [Locate Abandoned Well](#)

### Terms of Use

The link below provides a copy of the Terms of Use accepted by the user for access and use of this application and associated data.

### [Acceptance, Disclaimer and Copyright Information](#)







**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

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

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

July 31, 2024

Joseph Krysl & Lisa Adler

**COPY**

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 24D 127  
Ptn: SW 10-22-03 W5M; Plan 9311120 Lot 1  
Gound Mount Solar Power System, Private; Relaxation of Setbacks**

---

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

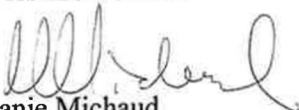
Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be received **no later than August 22, 2024**. Notices of Appeal received after the 21-day notification period will be invalid. 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

  
Melanie Michaud  
Development Officer  
[Melanie.Michaud@foothillscountyab.ca](mailto:Melanie.Michaud@foothillscountyab.ca)  
(403) 603-6310

MM/as  
Encl.



**FOOTHILLS COUNTY**  
309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7  
Phone: 403-652-2341  
Fax: 403-652-7880  
[www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca)  
[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

July 31, 2024

«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#:** 24D 127  
**Legal Description:** Ptn. SW 10-22-03 W5M; Plan 9311120 Lot 1  
**Approval Description:** Gound Mount Solar Power System, Private; Relaxation of Setbacks  
**Applicant/Owner:** Joseph Krysl & Lisa Adler  
**Location:** Located on 240 St W, approximately 1.5 km west of Priddis Valley Road W, and approximately 1.6 km north of Plummers Road W.

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 August 22, 2024**. 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](mailto: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**

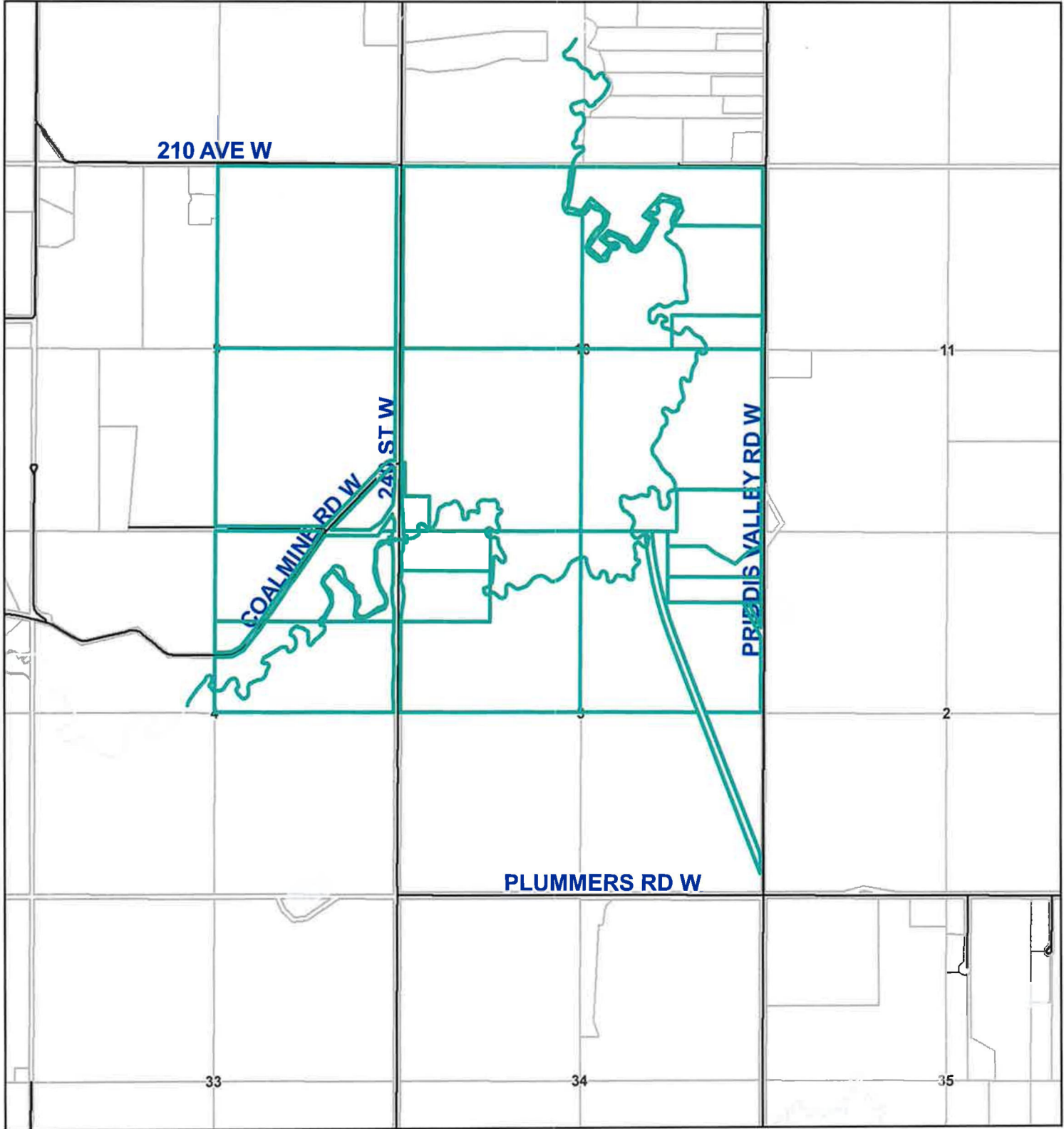
Yours truly,  
FOOTHILLS COUNTY

Melanie Michaud  
Development Officer  
[Melanie.Michaud@foothillscountyab.ca](mailto:Melanie.Michaud@foothillscountyab.ca)  
(403) 603-6310

MM/as  
Encl.



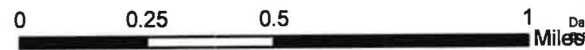
# Half Mile SW 10-22-3 W5M; Plan 9311120 Lot 1



### Legend

-  Roads
-  Parcels
-  Subject Parcel

Date: 2024-07-26



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.  
Foothills County 2024



# File No. 24D 127 Circulation List

July 26, 2024

Page 1 of 1

<i>RollNo</i>	<i>MailName</i>	<i>Qtr-Sc-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2203030010	Timber Ridge Ranch Ltd	E 3-22-3 W5	Plan RY953 RLY Lot 22		5.42 Acres	CR
2203035000	Timber Ridge Ranch Ltd	NW 3-22-3 W5			119.51 Acres	A
2203035010	Suzanne Adele Oel	NW 3-22-3 W5	Plan 9212489 Blk 1		21.85 Acres	A
2203035020	Les Ruddock & Ann M. Mullane	NW 3-22-3 W5			16.95 Acres	CR
2203037500	Timber Ridge Ranch Ltd	NE 3-22-3 W5			120.47 Acres	A
2203037510	Sheldon & Kimberley Popiel	NE 3-22-3 W5	Plan 0814765 Blk 1 Lot 5		11.83 Acres	CR
2203037520	Timber Ridge Ranch Ltd	NE 3-22-3 W5	Plan RY953 RLY Lot 22		6.37 Acres	CR
2203037530	Ragnar Saether	NE 3-22-3 W5	Plan 0814804 Blk 1 Lot 6		11.63 Acres	CR
2203047500	Lorne W. Wildeman	NE 4-22-3 W5			77.99 Acres	A
2203047510	J. Murray McCann	NE 4-22-3 W5			12.58 Acres	CR
2203047520	Hooked Holdings Ltd	NE 4-22-3 W5			28.25 Acres	A
2203047530	Norman W Jeanne D Reynolds	NE 4-22-3 W5			33.50 Acres	A
2203047540	Foothills County	NE 4-22-3 W5			1.50 Acres	CR
2203090000	S Diamond Ranch Ltd	SE 9-22-3 W5			152.20 Acres	A
2203097500	Richard & Bonnie Van Grieken	NE 9-22-3 W5			159.00 Acres	A
2203100000	1705221 Alberta Ltd	SE 10-22-3 W5			142.80 Acres	A
2203100010	R Seaman & P Calvert Seaman	SE 10-22-3 W5	Plan 0610479 Blk 1 Lot 2		26.21 Acres	A
2203100010	Robert Byron Seaman	SE 10-22-3 W5	Plan 0610479 Blk 1 Lot 2		26.21 Acres	A
2203102500	Timber Ridge Ranch Ltd	SW 10-22-3 W5			153.73 Acres	A
2203102510	Joseph Krysl & Lisa M Adler	SW 10-22-3 W5	Plan 9311120 Lot 1		5.10 Acres	CR
2203105000	John Carscallen	NW 10-22-3 W5			156.05 Acres	A
2203105000	S Carscallen Prof. Corp	NW 10-22-3 W5			156.05 Acres	A
2203107500	John & Janet Carscallen	NE 10-22-3 W5			93.96 Acres	A
2203107510	Garry F. & Terry L. Rasko	NE 10-22-3 W5	Plan 7410034 Blk A		50.50 Acres	A
2203107520	Foothills County	NE 10-22-3 W5	Plan 7410034 Blk R		3.49 Acres	MR
2203107530	Wayne L & Patricia E Meilleur	NE 10-22-3 W5			15.00 Acres	CR





**DEVELOPMENT PERMIT DECISION**

**DATE OF DECISION:** July 31, 2024

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

**APPLICATION FILE NUMBER:** 24D 127

**LANDOWNER(S):** LISA ADLER & JOSEPH KRYSL

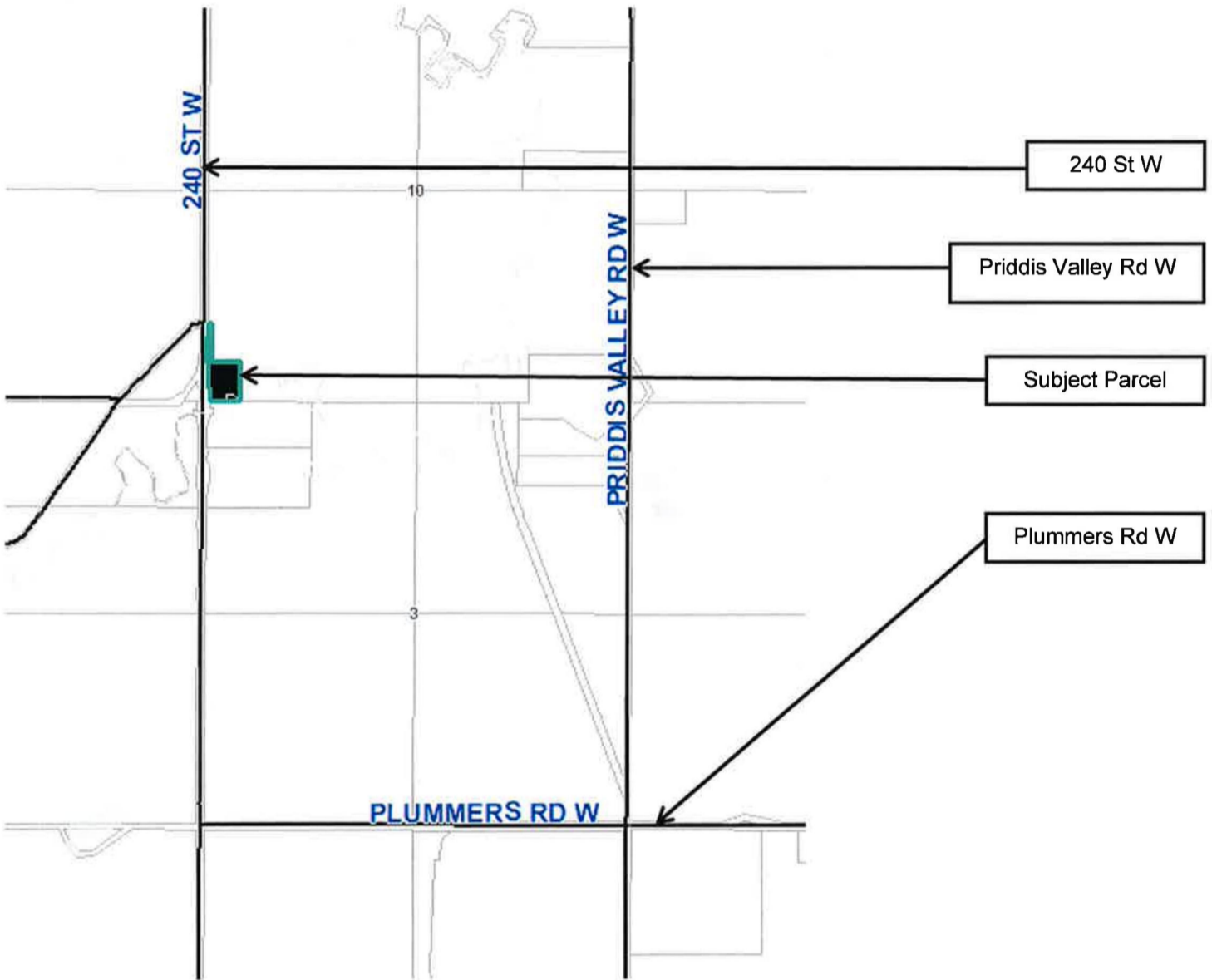
**PROPOSAL DESCRIPTION:** GROUND MOUNT SOLAR POWER SYSTEM, PRIVATE; RELAXATION OF SETBACKS

**LEGAL DESCRIPTION:** PTN. SW 10-22-03, W5M; PLAN 9311120, LOT 1

**LOCATION AND DESCRIPTION OF SUBJECT PARCEL:**

The subject property is an existing 5.10-acre Country Residential District parcel located on 240 St W, approximately 1.5 km west of Priddis Valley Road W, and approximately 1.6 km north of Plummers Road W.

**Location Map:**



**INTENT OF THE DEVELOPMENT PERMIT APPLICATION:**

An application for Development Permit has been submitted to allow for the installation of a +/- 12.0 kw ground mounted solar array on the subject parcel.

The proposed system consists of four ground mounted arrays with a total area of 21.0 sq. m. [226.0 sq. ft] by 3.81 m [12 ft 6 in.] (height/elevation from ground).

The application further requests that the array be located within the northeast corner of the of the parcel set back 11.5 m from the north property line, requiring a relaxation to setback distances of 3.5 m or 25%.

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

Section 5.6.4 and 5.6.5 of the Land Use Bylaw states that: The Development Authority may allow with respect to a proposed development, a variance of any yard setback to a maximum of 25% of the setback required by this Bylaw. The variance power given to the Development Authority under Section 5.6.4 of this Bylaw shall not

be exercised with respect to a proposed development unless the landowner can demonstrate that the proposed location is the most appropriate site for the proposed development.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect to a Ground Mount Solar Power System, Private, and Relaxation of Setbacks to the Proposed Solar Power System on the subject parcel being a portion of SW 10-22-03 W5M; Plan 9311120, Lot 1, has been considered by the Development Officer and is **APPROVED** subject to the following.

#### **APPROVAL DESCRIPTION:**

This approval allows for the development and use of Ptn. SW 10-22-03 W5M; Plan 9311120, Lot 1:

- a. One +/- 12 kW, 21.0 sq. m [226.0 sq. ft] by 3.81 m [12 ft 6 in.] (height/elevation from ground) ground mounted solar power system, private, in accordance with the submitted and accepted Development Permit application.
- b. A relaxation of setbacks of 3.5 m or 25% from the proposed ground mounted solar power system, private, to the north property line.

#### **CONDITIONS OF APPROVAL:**

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

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. The applicant shall obtain any necessary building and safety code permits and inspections to the discretion of the Safety Codes Officer.
3. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein;

#### **ADVISORY REQUIREMENTS:**

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

1. The applicant shall comply with all requirements of the Alberta Utilities Commission for this installation;
2. The applicant is required to ensure all installations are located at least 3.0 metres from all FORTIS Alberta Infrastructure;
3. Development on the property shall at all times comply with the requirements of the Alberta Building, Safety, and Fire Codes;
4. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed only under the authorization of an approved Development Permit for Lot Grading permit;
5. All future development shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property.
6. The landowners indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner, arising from soils being relocated to/on this property;
7. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
8. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

#### **NOTES:**

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed, and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development cannot proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.



## 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 24D 145**  
Ptn. SE 15-19-29 W4M; Plan 1010654, Block 1, Lot 2  
Building, Accessory to Natural Resource Extraction & Processing  
*County Contact-Brenda Bartnik -Development Officer*
2. **Development Permit Application 24D 123**  
Ptn. SE 27-21-01 W5M; Plan 2311674, Block 3, Lot 4  
Single Family Dwelling with Oversized Attached Garage on CRA Lot  
*County Contact-Stacey Kotlar-Development Officer*
3. **Development Permit Application 24D 107**  
Ptn. SE 7-22-03 W5M; Plan 9311441, Block 3  
Relaxation of Setbacks to Existing Structures  
*County Contact- Stacey Kotlar-Development Officer*
4. **Development Permit Application 24D 104**  
Ptn. NE 32-21-29 W4M; Plan 9710197, Lot 1  
Fascia Sign & Solid Fence with Relaxation of Setbacks  
*County Contact-Brittany Domenjoz-Development Officer*
5. **Development Permit Application 24D 113**  
Ptn. SW 16-20-29 W4M; Plan 9011782, Block 11  
Free Standing Sign  
*County Contact-Brittany Domenjoz-Development Officer*
6. **Development Permit Application 24D 121**  
Ptn. NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 2  
Secondary Suite, Detached  
*County Contact- Brittany Domenjoz-Development Officer*
7. **Development Permit Application 24D 126**  
Ptn. SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10  
Secondary Suite, Detached  
*County Contact- Melanie Michaud-Development Officer*
8. **Development Permit Application 24D 127**  
Ptn. SW 10-22-03 W5M; Plan 9311120, Lot 1  
Ground Mount Solar Power System, Private & Relaxation of Setbacks  
*County Contact- Melanie Michaud-Development Officer*
9. **Development Permit Application 24D 133**  
Ptn. NW 01-22-01 W5M; Plan 2311381, Block 1, Lot 15  
Single Family Dwelling with Attached Oversized Garage on RCA Lot  
*County Contact- Melanie Michaud-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](mailto: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](http://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 August 22, 2024, 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](mailto: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.*

Alison Schori

Planning & Development Assistant

Original Dates of Publication **July 31, 2024 & August 7, 2024**



## **RETAINING WALLS**

- 10.19.3 No Development Permit is required for retaining walls that are developed in accordance with Section 4.2.1.33 of this bylaw.
- 10.19.4 Retaining walls shall be designed and constructed to:
  - a. Maintain positive overland drainage on all portions of the site.
  - b. Respect overland drainage patterns established for the lot at the time the lot was created; and
  - c. Not divert overland drainage onto adjacent properties.

## **10.20 SATELLITE DISH, PERSONAL**

- 10.20.1 Section 4.2.1.17 of this bylaw outlines where no Development Permit is required for satellite dish installation on lands in the County. All other instances are considered requiring a Development Permit. It is the landowner's responsibility to ensure that they have obtained all necessary permits.

## **10.21 SOLAR POWER SYSTEMS**

### **Solar Power Systems, Private**

- 10.21.1 Section 4.2.1.18 of this bylaw outlines where no Development Permit is required for the construction of Solar Power Systems, Private on lands in the County. All other instances requiring a Development Permit. It is the landowner's responsibility to ensure that they have obtained all necessary permits.
- 10.21.2 All Solar Power Systems, Private requiring a permit are considered a discretionary use and will require an approved Development Permit prior to commencement of construction in order to manage off site impacts of these facilities.
- 10.21.3 The landowner is responsible to ensure any required safety code permits are obtained from the County and to ensure compliance with any Provincial or Federal regulatory body having jurisdiction with respect to such installations.
- 10.21.4 A Development Permit is required for all Solar Power Systems, Private within the *Airport Protection Overlay*, unless otherwise waived as per Section 11.2.4.7.

### **Solar Power Systems, Commercial**

- 10.21.5 All Solar power systems, commercial a Development Permit approval.
- 10.21.6 Where Solar Power Systems, Commercial is not listed as a use under the current land use district, a bylaw must be enacted to redesignate the lands to the appropriate land use district prior to the development authority considering the development permit complete.
- 10.21.7 The following are required by the Developer for public consultation:
  - a. The Developer shall conduct public consultation within 60 days prior to submitting a Development Permit Application to the satisfaction of the Development Officer, for all solar power systems capable of producing power of 10MW and less, which are exempt from filing any application with AUC or that require only the filing of an AUC checklist application, in accordance with the following:
    - i. Notification of the meeting is sent to occupants and landowners within a 1-mile radius of the project boundary as well as those landowners who are situated along the proposed construction haul route, a minimum 21 days prior.

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

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
	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 in accordance with Section 10.25, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10.
  - b. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.

**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 m<sup>2</sup> (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 <sup>1</sup>/<sub>2</sub> and N <sup>1</sup>/<sub>2</sub> (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;