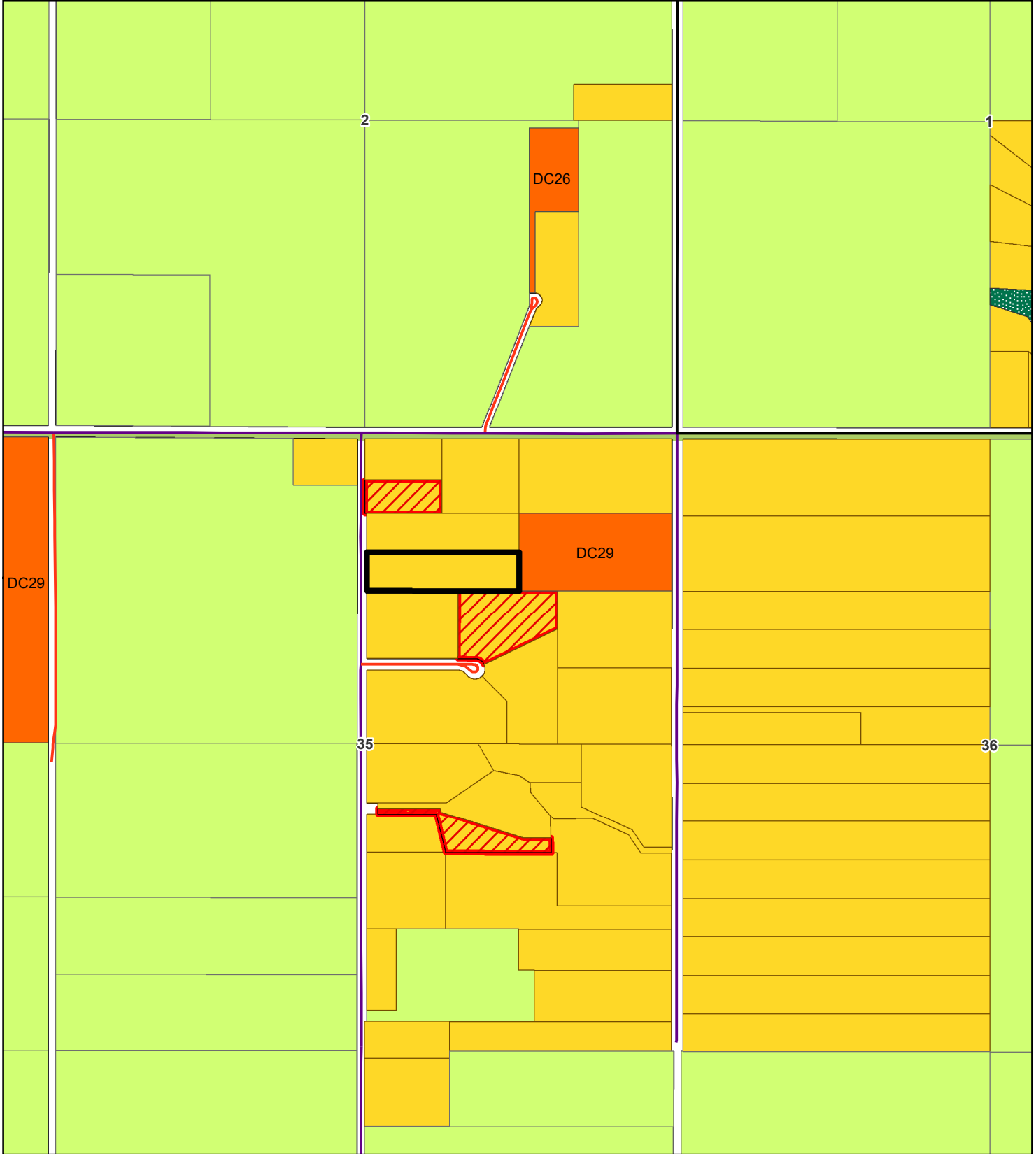




LAND USE MAP



Legend

- County Roads
- Highways
- ▨ In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CMC- Community Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- FPJ-Federal/ Provincial District
- MR- Municipal Reserve
- PUL- Public Utility
- RC- Residential Community District
- RCA- Residential Community Sub-district "A"
- SD- Service District

Date Printed: 2024-08-23

1:13,838

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Data Sources Include Municipal Records and AltaLIS. © Foothills County 2024



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>24D 125</u>
Receipt No.: <u>416219</u>	Tax Roll No: <u>1901357580</u>
Date Received: <u>May 21/24</u>	Date Deemed Complete: _____

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Amanda Jayne Christensen

Email: _____

Applicant's Mailing Address: _____

Telephone: _____

Legal Land Description: Plan 7310 46, Block 2, Lot _____, LSD _____, Quarter NE, Section 35, Township 19, Range R1, West of the 5 Meridian.

Registered Owner of Land: Amanda Jayne Christensen

Registered Owner Mailing Address: Same

Email: Same Telephone: _____

Interest of Applicant if not owner of site: Ø

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.

- Kennel Private -

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 9.9 Acres

Size Of Proposed Building: 0 Height: 0

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

Utilities Presently On Site: Yes

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

Utilities Proposed: _____

Other Land Involved In Application: _____

No

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.):

Estimated Date of Commencement: _____ Estimated Date of Completion: _____

I, _____

hereby certify that I am:

The Registered Owner; or

Authorized to act on behalf of the Registered Owner

Date: 21 / May / 24

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.

21 / May / 24
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.

Application requirements as per MD Foothills By-law

Amanda Christensen, [REDACTED]

May 20th 2024

1) A Site Plan

- a) Map attached
- b) North top of page
- c) All buildings and dog run on map, attached
- d) Location, feces storage – pictures attached
- e) Well, septic tank – see map attached
- f) Fences – see map and pictures attached

2)

- a) Seven (7) dogs at most, pictures attached
- b) Type, size weight – pictures and answers attached
- c) No breeding
- d) Trees & Fencing – pictures attached
- e) Feces – daily pick-up
- f) Weekend waste disposal – see Pictures
- g) Water usage – 5 gallon per day (watering & grooming)
- h) Private kennel, - no outside visitors, not a Business
- i) No employees
 - I. N/A
 - II. N/A
 - III. N/A
 - IV. N/A
- j) Private – always someone home
- k) No business – private use
- l) No additional building requirements
- m) Personal use
- n) Private property – driveway
- o) Please see map – measurements and photos
- p) Front and Rear containment – see map & pictures. Mostly split 50/50 between front run and back containment

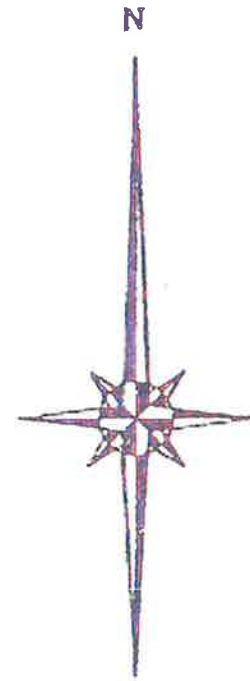
3) Please see map attached (2) new trees & fencing in the future planning – call before you dig, obtained

4) No

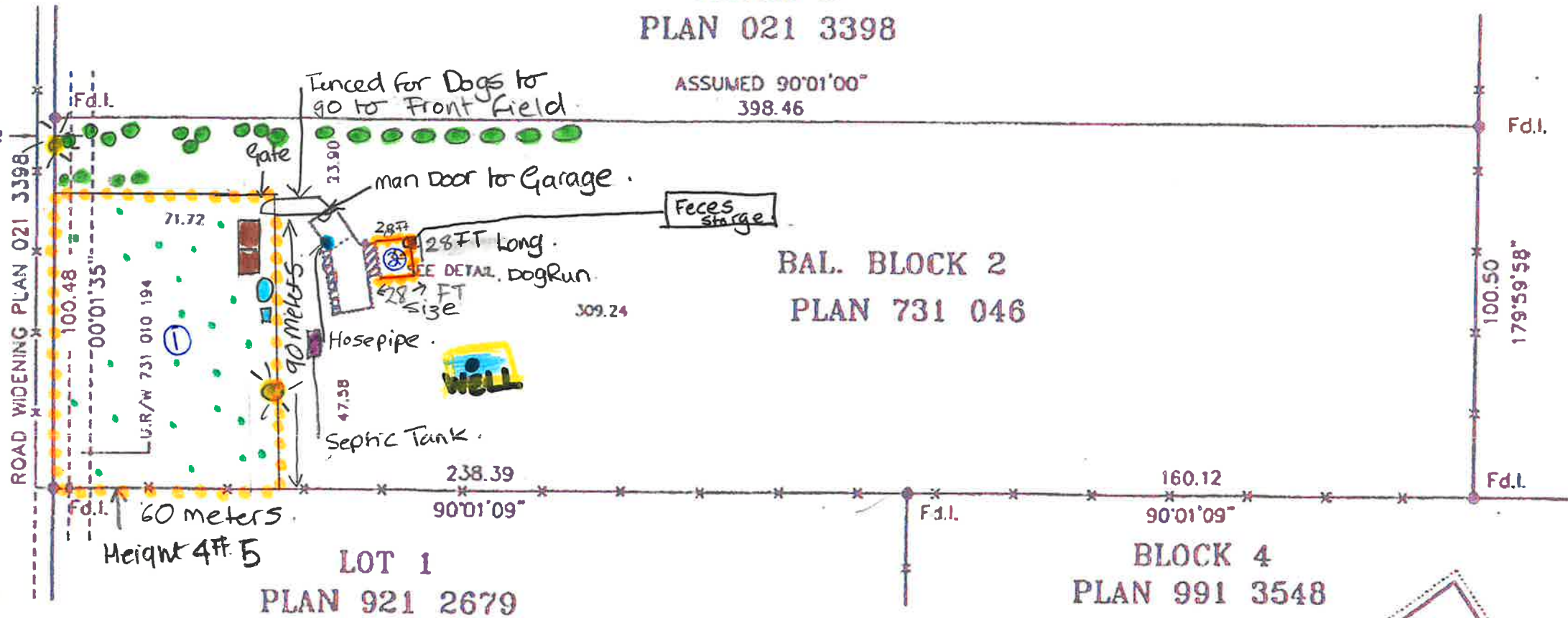
5) Owned and operated by Amanda Christensen

DESCRIPTION OF PROPERTY BLOCK 2, PLAN 731 046 (Excepting Subdivision Plan 021 3398)

LOT 1
BLOCK 2
PLAN 021 3398



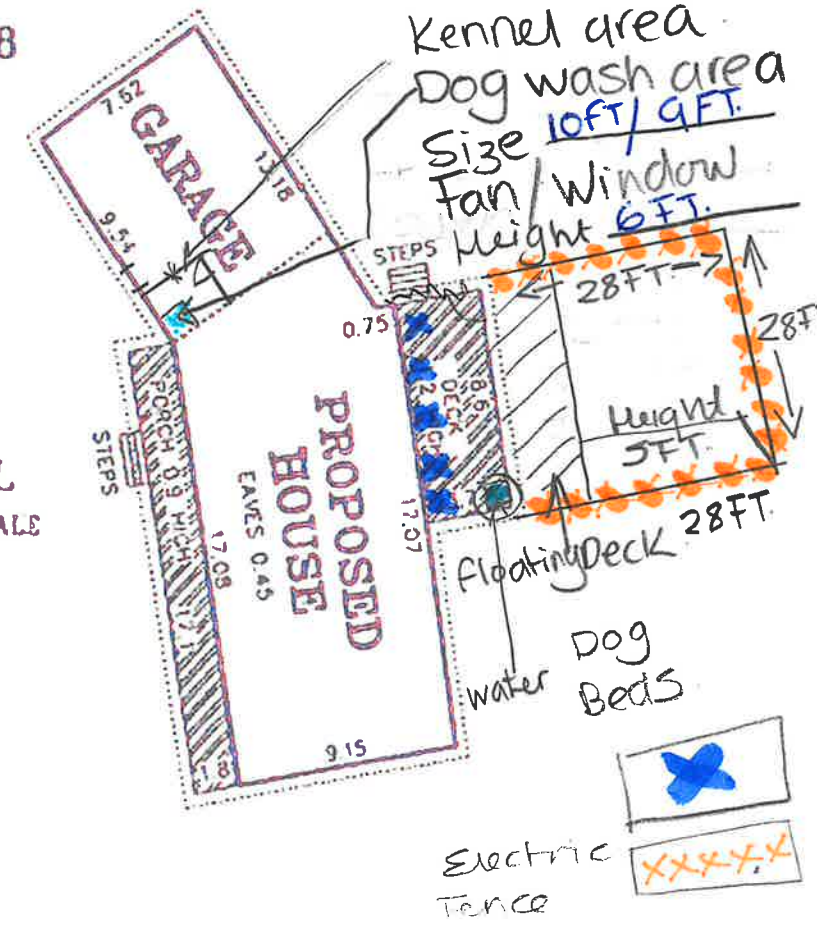
ROAD (PLAN 886 Q)



- | | | | |
|--|----------------|--|----------------|
| | Septic Tank | | Feces storage |
| | Hose Pipe | | Well |
| | electric fence | | Trees |
| | water | | outdoor lights |
| | Dog house | | Grass |

LEGEND:
 -Distances are in meters and decimals thereof.
 -Statutory Posts found shown thus
 -Drill Notes in concrete shown thus
 -Back of Walk shown thus
 -Back of Curb shown thus
 -Lip of Gutter shown thus
 -Center line of Fence shown thus
 -Eaves are measured to outside of fascia.

© RAM ACHAL, A.L.S. 2003.

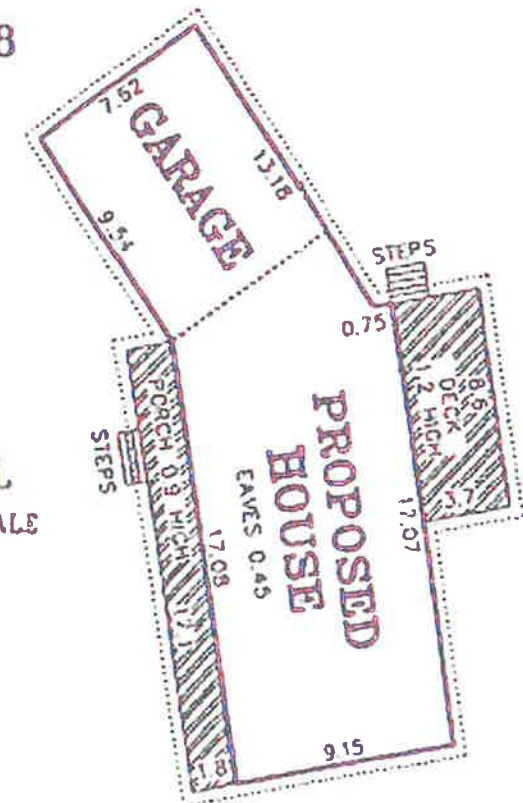
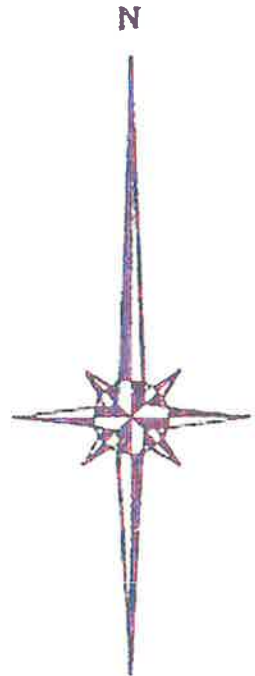
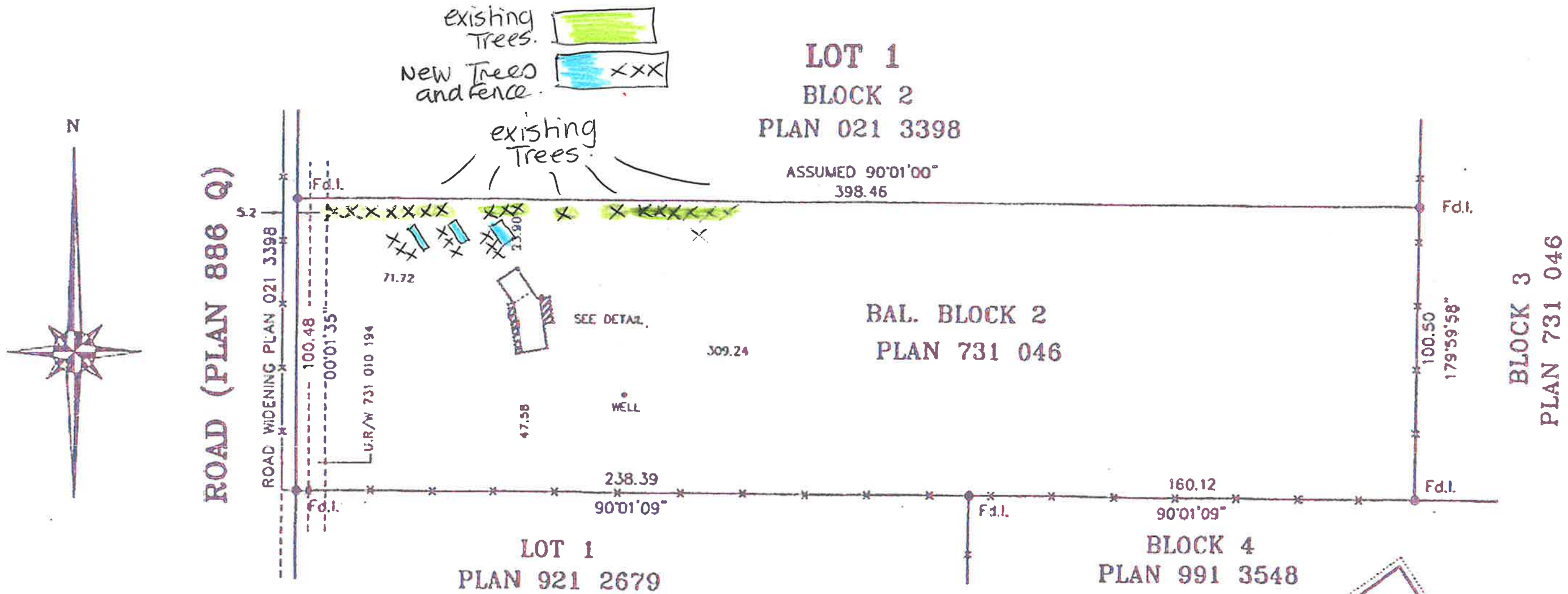


THIS PLAN IS PAGE 2 OF A REAL PROPERTY REPORT AND IS INEFFECTIVE IF IT IS DETACHED FROM PAGE 1

MUNICIPAL ADDRESS : Bal. BLOCK 2, PLAN 731 046, N.E. 1/4 SEC. 35-19-1-5 M.D. OF FOOTHILLS NO. 31	
DRAWN : HIEU	CHECKED : R.A.
SCALE : 1:2000	FILE NO. : 18155
DATE : JUNE 3, 2003	REVISION :

DAW D.A.WATT CONSULTING GROUP LTD.
 Consulting Engineers and Land Surveyors
 #310, 3016 - 5th Avenue NE Ph. (403) 273-9001
 Calgary, AB. T2A 6K4 Fax (403) 273-3440

DESCRIPTION OF PROPERTY BLOCK 2, PLAN 731 046 (Excepting Subdivision Plan 021 3398)



DETAIL NOT TO SCALE

© RAM ACHAL, A.L.S. 2003.

THIS PLAN IS PAGE 2 OF A REAL PROPERTY REPORT AND IS INEFFECTIVE IF IT IS DETACHED FROM PAGE 1

MUNICIPAL ADDRESS : Bal. BLOCK 2, PLAN 731 046, N.E. 1/4 SEC. 35-19-1-5 M.D. OF FOOTHILLS NO. 31	
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D.A.WATT CONSULTING GROUP LTD.
 Consulting Engineers and Land Surveyors
 #310, 3016 - 5th Avenue NE Ph. (403) 273-9001
 Calgary, AB. T2A 6K4 Fax (403) 273-3440



Name: Flintstone
Breed: German Wirehair Pointer
Height: 23"
Weight: 63.3 lbs
Owner: Jens Greimeier
Age: 10
Life expectancy: 10-13 years
Personality type: we call her the worry wart; she's always checking on everything and keeping the pack in check

Fixed



Name: Jackson
Breed: Husky Cross
Height: 28"
Weight: 69.3 lbs
Owner: Amanda Christensen
Age: 3
Life expectancy: 10 – 12 years
Personality type: The gentle giant. He is the time keeper of the pack, Snack time, Dinner time, run time, Bed time. Hug time is his favourite. I never had such a wonderful loving dog.

Fixed



Name: Dixie
Breed: Deutsch Draahthaar
Height: 30"
Weight: 92.4 lbs
Owner: Jens Greimeier
Age: 7
Life expectancy: 10 – 14 years
Personality type: Born, raised and trained in the US. (Bird Dog)
Beautiful disposition, respectful with the patience and maturity of a much older dog.
No other can give you a cuddle like Dixie
unfixed.



Name: Cooper
Breed: Laba-doddle
Height: 35"
Weight: 92.4 lbs
Owner: Amanda Christensen
Age: 13
Life expectancy: 12 – 14 years
Personality type: Smart, loving, loyal – prefers people to other dogs.
Gentle and understanding to his environment
Fixed.

coopers original owners.

John & Rebecca Forchuk

Sunday, May 5th, 2024

To Whom It May Concern:

We have known Mandy since 2009 when we moved to the neighboring acreage. In that time, they have always been responsible and kind pet owners. Not only did they take great care of their own animals, but they always welcomed our dog, Cooper, when he went over to "visit" during the day. He would accompany her while doing chores and would sit on their deck until we came home from work or until our kids went over to get him after school. He loved her and loved spending time at their place.

In May of 2019, we sold our acreage and moved into Okotoks. We tried to take both of our dogs into town to live. Cooper was 8 years old then and within a couple of days, it was obvious that he was not happy in town. He needed space to run and lots of activity to keep his mind busy. Since living his first 8 years on an acreage, town was not a healthy place for him. Mandy generously offered to take Cooper so he could continue living a healthy, happy life. We have stopped in to see him a couple of times, she texts us birthday pictures, and provides updates. It is very apparent that she loves Cooper, their acreage is now his home, and he is extremely well cared for.

When we visited Cooper, we noticed the dogs had comfortable bedding and furniture to lay on. They were all very friendly in greeting us. They listened well to Mandy's commands, and all seemed to get along as a pack. I had no worries about Cooper's care and, knew he was well-loved, had lots of company, and was living his best life. We felt relieved and appreciated how much she loved him. We would consider any dog living at their acreage to be very lucky!

If you have any questions, you can reach me at [REDACTED] or by email at [REDACTED]

Thank you,

[REDACTED]

Becky Forchuk



Name: Nelly
Breed: Husky Cross
Height: 21"
Weight: 47 lbs
Owner: Amanda Christensen
Age: 3
Life expectancy: 10 – 14 years
Personality type: Personality +
Loves her runs in the front field. She has a love affair with our neighbour's dog who arrives daily for a run up and down our fence line. Kind & Intelligent. Her favourite place to sit is on the chair by the front window, watching the front gate.
(Security at its best)

unfixed



Name: River Bear
Breed: Husky Mix
Height: 21"
Weight: 44.8 lbs
Owner: Ava Christensen
Age: 3
Life expectancy: 10 – 14 years
Personality type: River was the Runt of the litter. Always trying to fit in, she is doing a wonderful job. Very much loved. She loves to play and wrestle.

fixed.



Name: Delihla
Breed: German Wirehair Pointer
Height: 23"
Weight: 78 lbs
Owner: Jens Greimeier
Age: 7 years
Life expectancy: 10 – 14 years
Personality type: Beautiful, unreplaceable.
Loves human company and will do anything
to get your attention. She loves nothing
better than sitting in your Lap for the night.

unfixed.

May 14, 2024

To Whom This May Concern:

This is a character reference letter for Mandy Christensen. I am her neighbor down the road. I've known Mandy for about 5 years now and she has a heart of gold. She loves her dogs with all her heart and treats them like they are her children. I have two dogs and I totally understand her love for them as they are a part of our family and I look forward to seeing my dogs run towards me every day when I get home. We have had Mandy look after our dogs several times when we are away and cannot take them with us. In fact, years ago, she had one of our dogs over to her house while she was looking after him, and she let him sleep in her bed with her, so he felt comfortable and safe. Her daughter's dog had a litter of puppies one year and we went over to see them. They were so well taken care of and very loved! She was quite concerned that they all went to good homes and only went to the homes of people she knew, that knew them. We ended up getting one of the pups and she sent us home with a piece of the blanket they grew up with so they could still have their mom's smell with them until they got comfortable to being in a new home. Mandy always checked up on all the pups and still wishes them all a happy birthday each year! She also sends us pictures of the pups' siblings for us to enjoy. Please let her keep her dogs. They are a part of the family, and it would kill her if she had to give any of them away. She takes great care of them, and they are definitely never a bother to us. I hardly ever hear them barking. And if they do bark, you know they are keeping mischief out of the yard, not only for her, but for her neighbors as well.

If you have any further questions, please don't hesitate to contact me.

Sincerely,

Jacky Bryk

Subject:

Development Permit Application - Private Kennel

Question 1: As per Section 10.13.6 of the Land use Bylaw all buildings and exterior exercise areas shall be located to the rear of the principal building unless otherwise approved by the development authority. As such, please provide an explanation as to why the larger outdoor exercise area in front of the dwelling is most appropriate.

Good morning, answers to the outstanding information,

1. Regarding the outside exercise area located at the front of the property .we have 2 areas the dogs can run. 1 is the front field which has page wire and lower electric fence and rails and posts . 2 is the back area with gates and sound barrier /privacy . Mostly only 3 dogs use the area 1 front field from 8 am to approximately 5pm . After that they are in area 2 which is located at the back of the house. Which is the mud room , back deck which is completely enclosed with curtains at the windows and the lower back run . See map for size details . The reason we use the front field for run number 1 , they are in full view of us at all time . Also we had a very bad patch of robbery and vandalism in this area over the past few years . Which most of the crimes took place in the daytime . We have had no incidents and our neighbours have not reported any trespassing. We have a neighbourhood of many dogs in the front yards and it's the best way to prevent crime . My common law partner works full time from the house with their office facing out to the front of the property . So I felt the dogs using the front pasture was a excellent choice.

Subject: FW: Question 2

Question 2: There appears to be no screening or landscaping on the east, south or west sides of the outdoor exercise areas, please advise on how these areas will be screening and/or landscaped.

Good morning, after researching the best screening I'm going with the caragan shrub ,due to the water problems and harsh winters this would be my best option . Planting would be on east ,south and west and with their drought tolerance and growth up to 13 ft this would be a great option . I was informed that evergreen trees are not the best option as we are in a level 4 drought situation and the watering program would be violate the watering codes . Thanks Amanda

[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.

The screenshot shows the TreeTime.ca website interface. At the top, there's a navigation bar with the phone number 1-844-873-3700 and the time Mon-Fri 9am - 5pm Mountain time. The main header includes the TreeTime.ca logo and a search bar. A shopping cart summary in the top right shows 0 items and a subtotal of \$0.00. The breadcrumb trail is home > shrubs > common caragana. A promotional banner states: "Wednesday, June 19th is your last day to buy trees in our 2024 season." The main product section is titled "Common Caragana for sale" and features a "show all shrubs" button and a photo of the plant. The product name is "Common Caragana" with the scientific name *Caragana arborescens*. A "SAVE UP TO 10%" badge is present. The description notes that Common Caragana is a fast-growing shrub known for its hardiness and drought tolerance. A note mentions that in warmer areas, it can be difficult to contain once planted. A green bar indicates "AVAILABLE STOCK". Below the photo, it says "Common Caragana - 1 Year Old" and "Greenhouse-grown from seed, sorted for height and form." On the right, a "COMMON CARAGANA QUICK FACTS" section lists: Zone: 1b, Height: 4 m (13 ft), Spread: 1.5 m (5 ft), Moisture: dry, normal, Light: partial shade, full sun, Flowers: yellow, in spring, Growth rate: medium, Life span: medium, Maintenance: medium, Suckering: none, Pollution tolerance: high. It also lists in-row spacing (0.3 m) and between-row spacing (5 m). Other names include black karagana, caragana, pea tree, siberian pea shrub, and yellow acacia. Tags include All Items, Fast Growing Trees, Flowering, Hedges, Nitrogen Fixing, Privacy Trees, Shelterbelts and Windbreaks, Shrubs, SPECIALS, Strong Start, and Xenscaping. Shipping information shows "Ships to Canada: yes" and "Ships to USA: yes". The left sidebar contains navigation menus for "Find Trees" (Plant Finder, Strong Starts, All Categories), "Browse" (Shelterbelts and Windbreaks, Fruit Trees, Berries, Deciduous Trees, Shrubs, Spruce, Pine, Aspen and Poplar, Lilac, Maple, Willow, Oak, All Items), and "SPECIALS" (NEW).

Sent from my iPad

Brittany Domenjoz

Subject: Development Permit Application - Private Kennel

Question 3: Please explain how the barking and noise will be mitigated. The application notes that the trees and fencing will accomplish this but please explain how. Will someone be outside supervising the dogs when they are outside?

Good morning, question 3 , when leaving the house all dogs now are left in the mud room and back deck with no access to outside . When we are home we are monitoring the dogs and have a new program to stop barking and sit on their beds in the house . Which I feel is working so much better . Amanda
Sent from my iPad

Brittany Domenjoz

Question 4:Where are the feces storage containers located? How is disposed of when the containers are full and how often is it disposed of?

Good morning, question 4 , see map and photos the feces storage containers are located in the area 2 behind the house . We have buckets ,shovels and a wheelbarrow .feces is picked up everyday and Saturday mornings it is taken to the foothills dump. Than you Amanda

1-D

Back area.



Brittany Domenjoz

Subject:

Development Permit Application - Private Kennel

Question 5: Where is the water that is used for the dogs from (the water well)?

Good morning, question 5 . We use the water from the well also the front field has bigger water tubs so we are able to catch some of the rain water . Question 6 when the dogs are not outside they are in the dwellings , mud room and garage dog house /dog wash see pictures.. question 7 we have no dogs out in the front field ,area 1 or back area 2 after 9:00 am I'm usually going to bed at 8:30 pm ,as I'm in the medical profession and my mornings are early . All dogs sleep in the house at night.no access to the outside. Thank you Amanda
Sent from my iPad

Brittany Domenjoz

Subject: FW: Mud room

From: Mandy Christensen [REDACTED]

Sent: Wednesday, June 12, 2024 9:05 AM

To: Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>

Subject: Mud room

Good morning, you don't have a picture of the mud room. 13ft by 27ft so plenty of room for the dogs .



Sent from my iPhone

① Front fence

Ma
see P

Whole
-Area-



4ft high.

Page wire.

Page wire.

Electric
wire

Back Deck . behind house .



← Electric
Wire .

1/4 Wood .

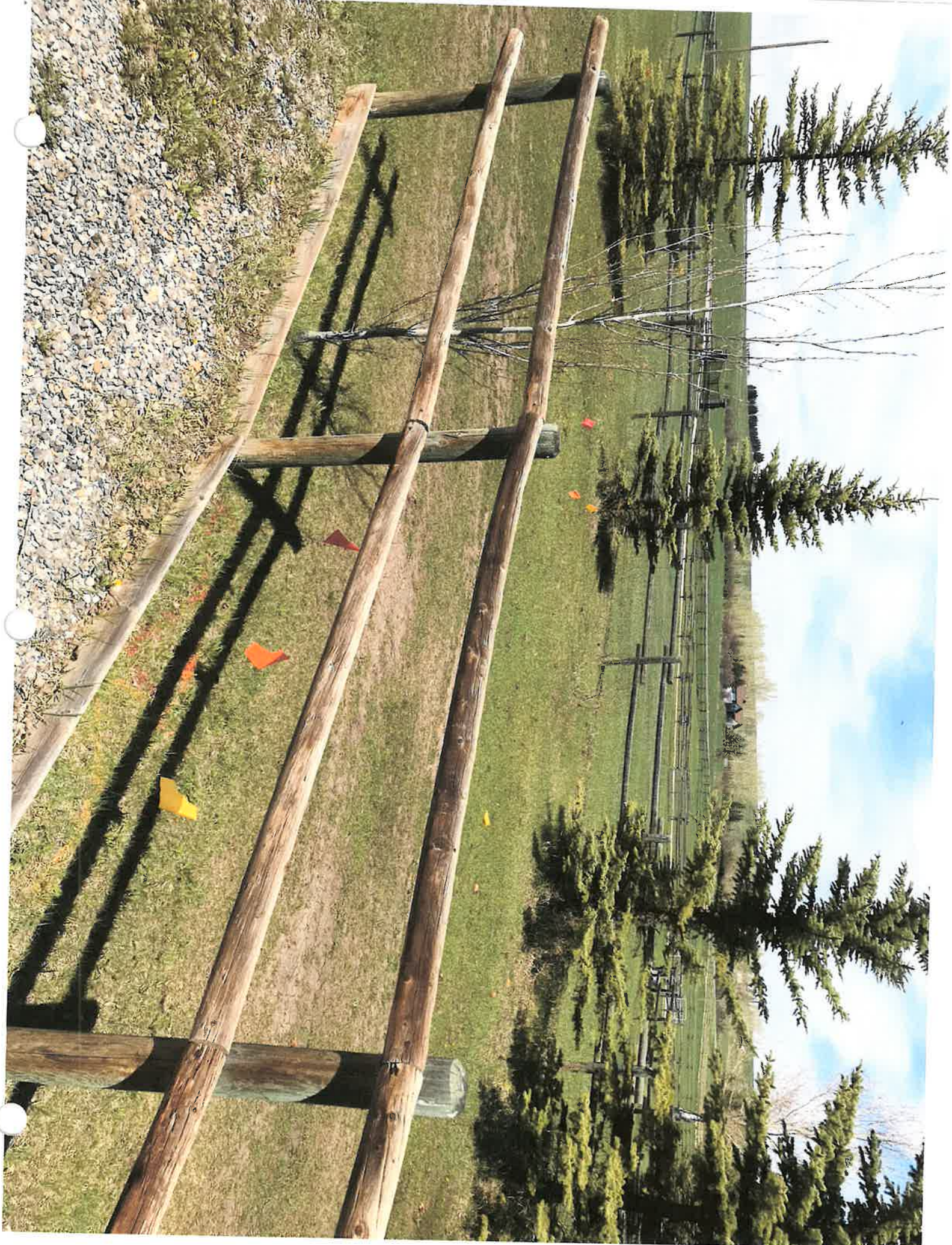
← Argu Gates .

← Sound/sight
Coverage —

1-D.











Dog wash .



Toys.



(New)

Back Deck.

— open curtains —



(New)

Back Deck.

closed Curtains



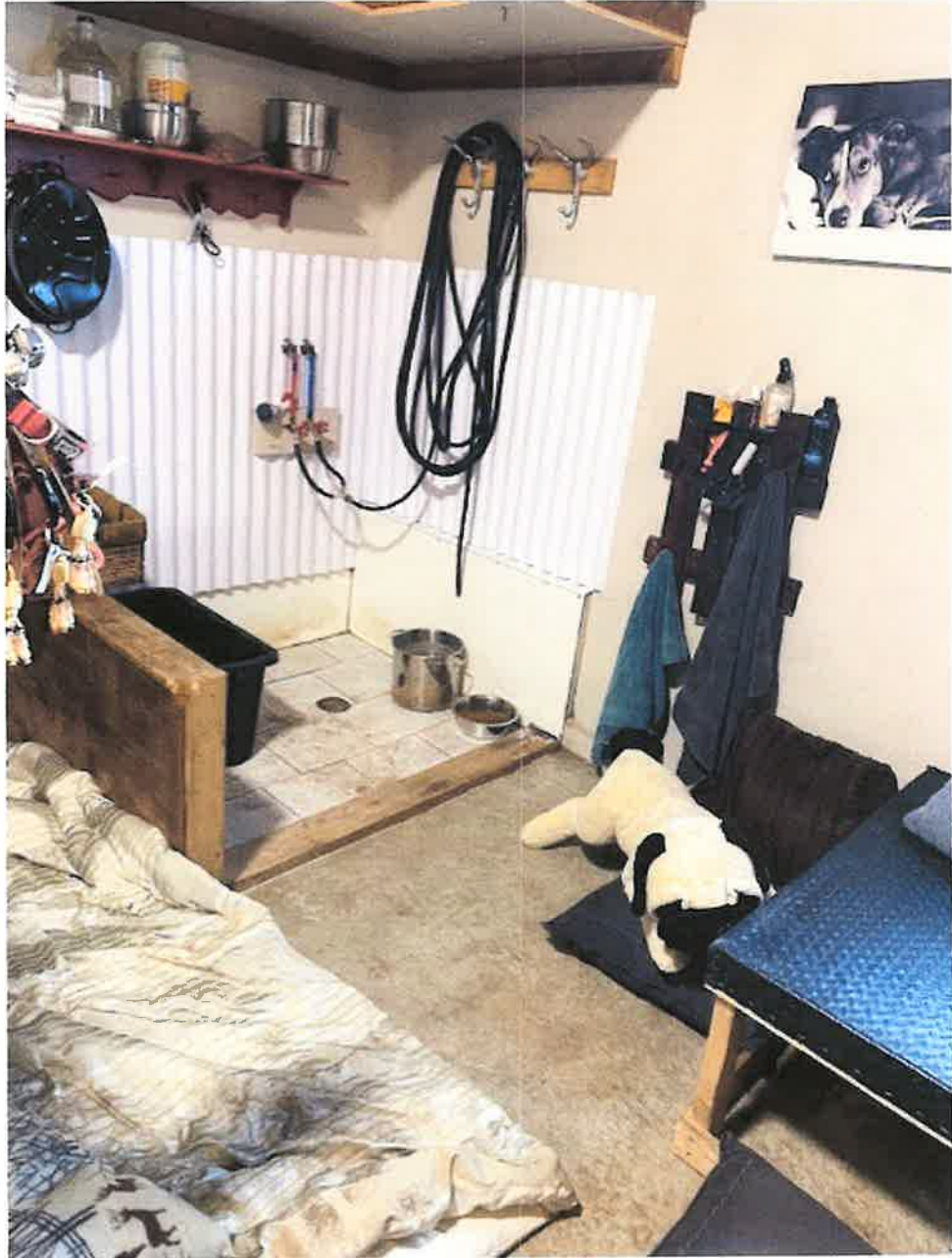
Back Reck.

Door closed

at 9:00-10:00 PM.



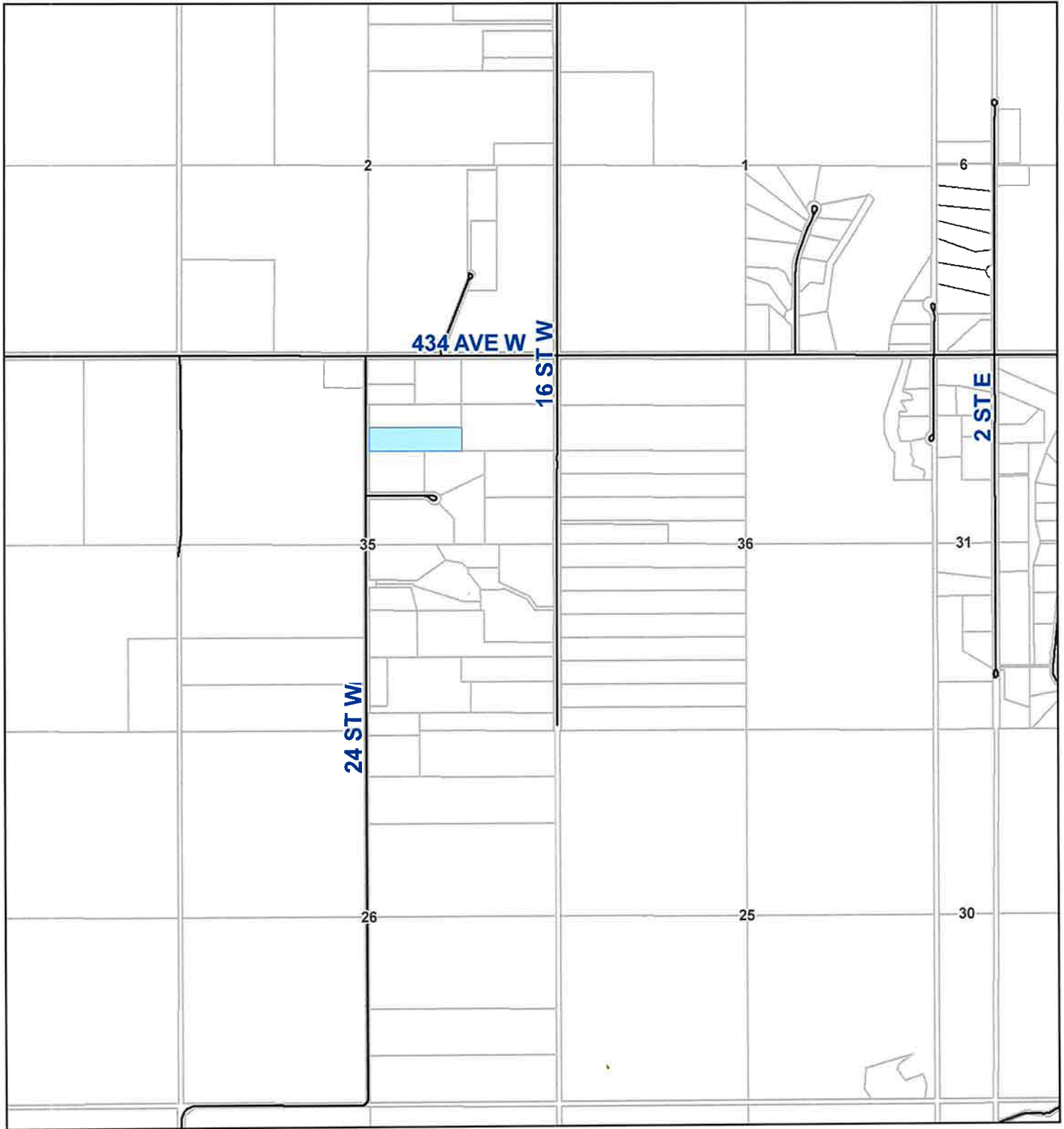
Dog Wash





Location Map

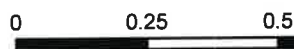
NE 35-19-1 W5M; Plan 731046 Blk 2



Legend

- Roads
- ▭ Parcels
- Subject Parcel

Date: 2024-06-14

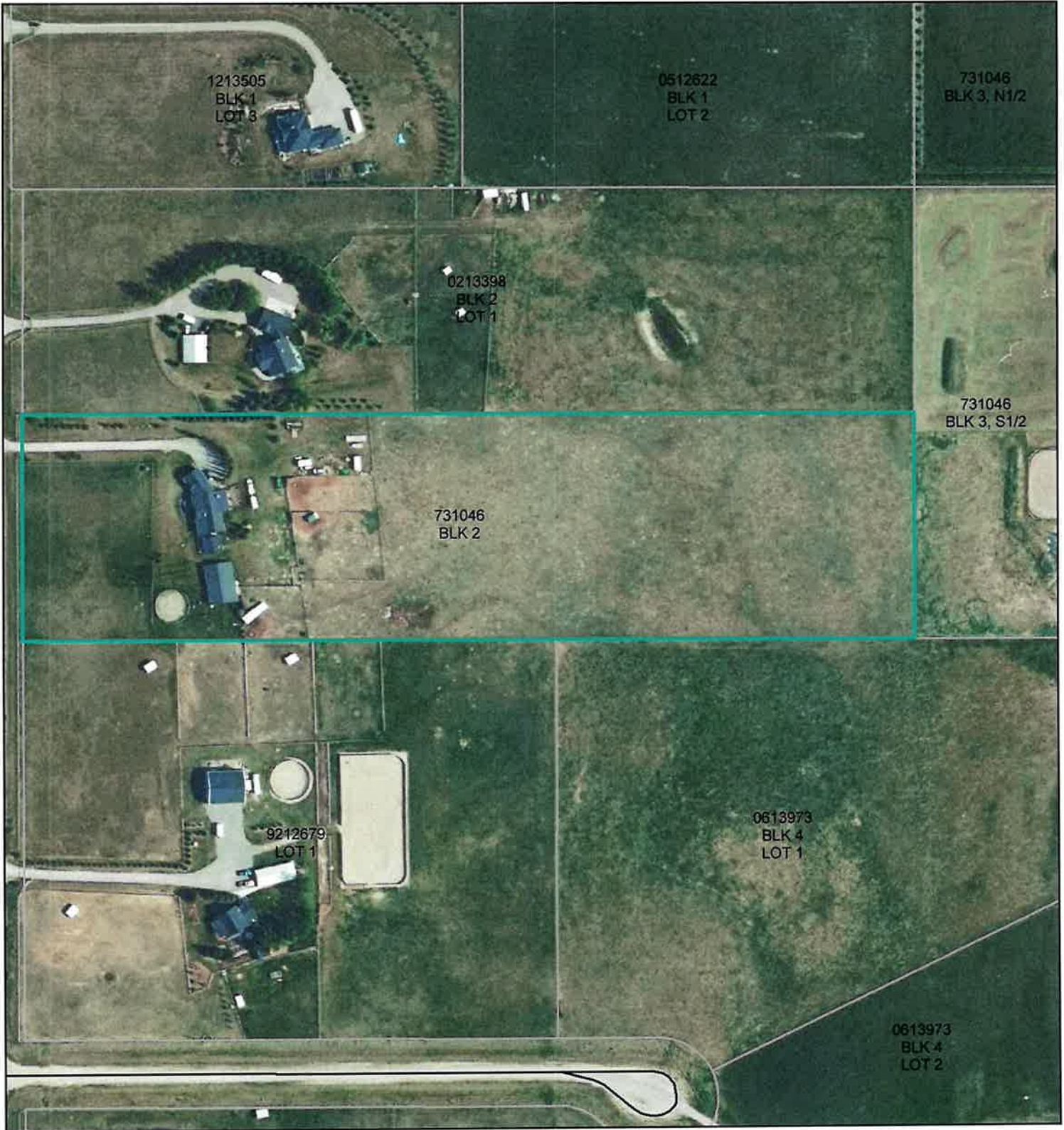


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1 Data Sources Include Municipal Records and AltaLIS.
Miles Foothills County 2024



Ortho NE 35-19-1 W5M; Plan 731046 Blk 2



Legend

- Roads
- ▭ Parcels
- Subject Parcel

Date: 2024-06-14

0

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Data Sources Include Municipal Records and AltaLIS.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0029 554 244 731046;2 101 052 575

LEGAL DESCRIPTION

PLAN 731046
BLOCK 2
CONTAINING 8.12 HECTARES (20.07 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
SUBDIVISION	0213398	4.11	10.16

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;19;35;NE

ESTATE: FEE SIMPLE

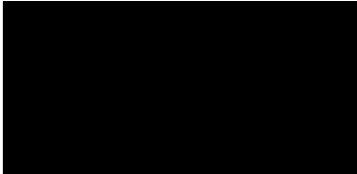
MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 051 477 366

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
101 052 575	22/02/2010	TRANSFER OF LAND	\$820,000	SEE INSTRUMENT

OWNERS

AMANDA JAYNE CHRISTENSEN



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3002LE	29/10/1971	CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
101 052 575

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1004LU	15/02/1973	CAVEAT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31.
731 010 194	04/05/1973	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "20 FT STRIP"
101 052 576	22/02/2010	RELEASE OF DOWER RIGHTS BY - KRZYSZTOF BACZKOWSKI
101 052 577	22/02/2010	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$545,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF JUNE,
2024 AT 03:48 P.M.

ORDER NUMBER: 50806734

CUSTOMER FILE NUMBER: ASPlanning



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
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Alison Schori

From: FC_Planning
Sent: June 14, 2024 3:53 PM
To: [REDACTED]
Cc: Brittany Domenjoz
Subject: Notice of Complete Application – Development Permit 24D 125

Good Afternoon ,

Re: Notice of Complete Application – Development Permit 24D 125
Ptn: NE 35-19-1 W5M; Plan 731046 Block 2
Kennel, Private

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 June 14, 2024

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 **Brittany Domenjoz** at Brittany.Domenjoz@foothillscountyab.ca .

Regards,

Foothills County
Planning & Development

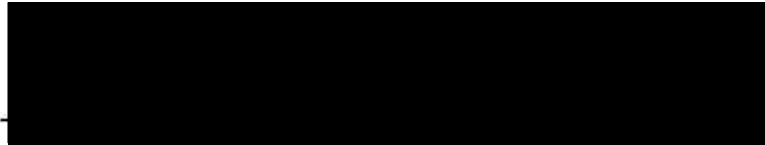
FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



W. www.foothillscountyab.ca

I, Amanda Christensen, being the registered
 Owner(s) or agent acting on behalf of the registered owner(s)
 of NE 35 19 1 WS
 (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 14 day of March, 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.



Abandoned Well Map Viewer

Getting Around Annotate Analysis



Print



Help



Pan



Zoom In



Zoom Out



Full Extent



Previous Extent



Navigation Tools



Location Info



Polygon



Rectangle



Export well to excel

Search



Tool Labels



Go to ATS Grid



NW	LSD	DS
Section	35	
Township*	019	
Range*	01	
Meridian*	5	
SE	LSD	
Section		
Township		
Range		
Meridian		

SEARCH CLEAR CANCEL



World To...



Scale 1: 4,514



Scale 1: 4,514



Scale 1: 4,514



Scale 1: 4,514



Scale 1: 4,514



Scale 1: 4,514



Scale 1: 4,514



Scale 1: 4,514

Planet Labs Inc. | Alberta Energy Regulator | Province of Alberta, Enr, Canada, Enr, HERE, Garmin, INCREMENT P, USGS, EPA, ...



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

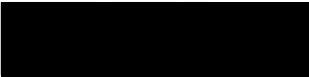
Fax: 403-652-7880

www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

August 7, 2024

Amanda Christensen



COPY

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 24D 125
Ptn: NE 35-19-01 W5M; Plan 731046, Block 2
Temporary Kennel, Private**

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 August 29, 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

FOR
Brittany Domenjoz
Development Officer

Brittany.Domenjoz@foothillscountyab.ca

(403) 603-6242

BD/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

planning@foothillscountyab.ca

August 7, 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 125

Legal Description: NE 35-19-1 W5M; Plan 731046, Block 2

Approval Description: Temporary Kennel, Private

Applicant/Owner: Amanda Christensen

Location: Located on the east side of 24th Street, approximately 300 m south of 434th Avenue W and 2 km west of the Meridian Street.

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 29, 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 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...

Brittany Domenjoz
Development Officer

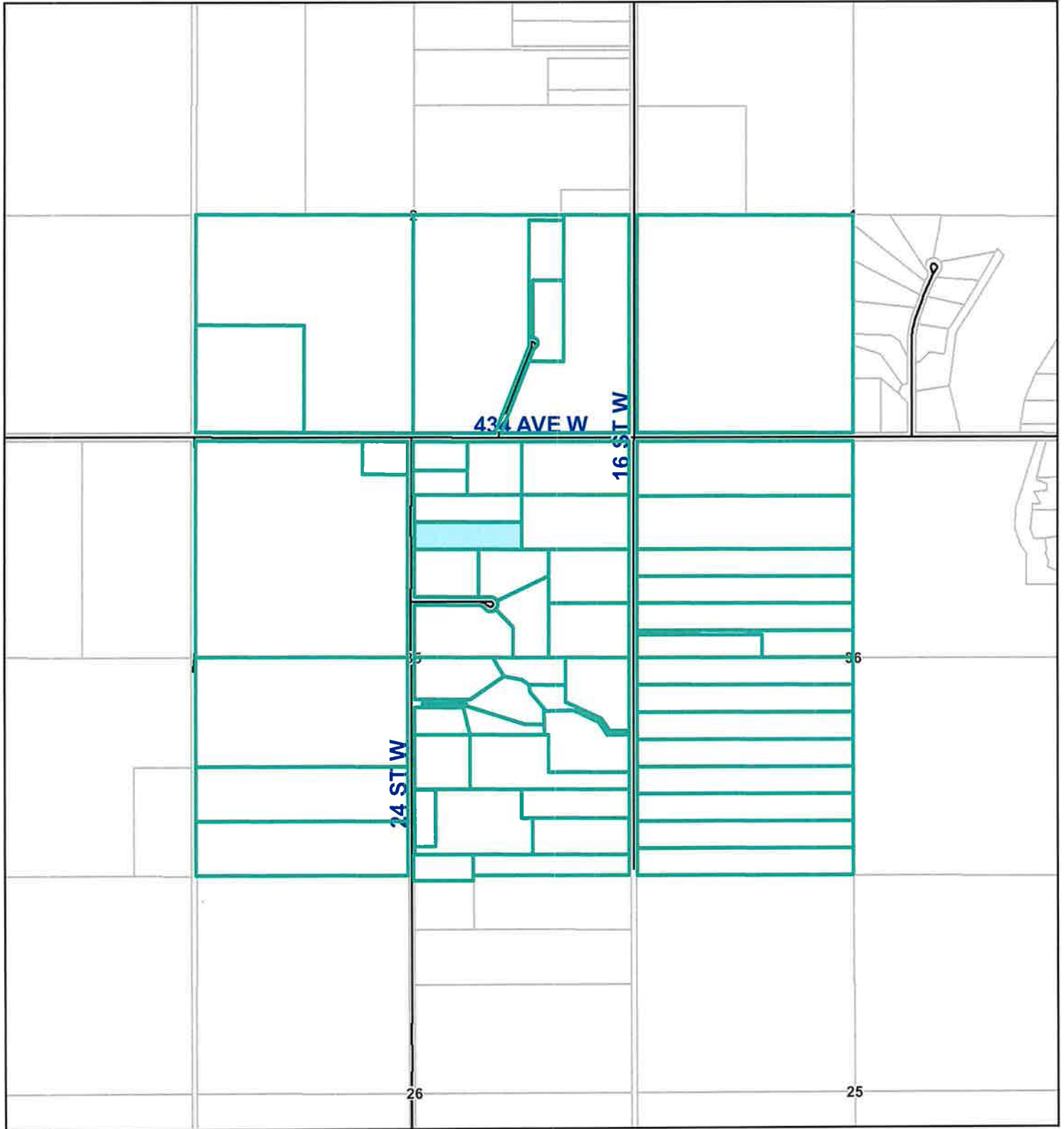
brittany.Domenjoz@foothillscountyab.ca

(403) 603-6242

BD/as
Encl.



Half Mile NE 35-19-1 W5M; Plan 73104



Legend

- Roads
- ▭ Parcels
- Subject Parcel

Date: 2024-08-02



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 024

File No. 24D 125 Circulation List

August 2, 2024
Page 1 of 2

<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>
1901350000	14955889 Canada Inc	SE 35-19-1 W5	Plan 8810719 Blk 1		5.36 Acres	CR
1901350010	Mark & Elizabeth Ellwood	SE 35-19-1 W5	Plan 9510894 Blk 3		10.48 Acres	CR
1901350020	Joel T & Courtney N Rupprecht	SE 35-19-1 W5	Plan 9311721 Lot 3		4.81 Acres	CR
1901350030	Kyle & Stephanie Keyowski	SE 35-19-1 W5	Plan 9710757 Blk 4 Lot 4		10.25 Acres	CR
1901350040	Timothy Ostrem & I Michaud	SE 35-19-1 W5	Plan 9111952 Blk 2		4.05 Acres	CR
1901350050	Lloyd Larsen & Danielle Nelson	SE 35-19-1 W5	Plan 0514106 Blk 6 Lot 2		5.58 Acres	CR
1901350060	Donna Benneth Neal-Caputo	SE 35-19-1 W5	Plan 9311721 Lot 2		3.68 Acres	CR
1901350070	Reijo, Martlene & Lara Malmqvist	SE 35-19-1 W5	Plan 0612543 Blk 5 Lot 1		21.05 Acres	A
1901350090	Tanya Rossmann	SE 35-19-1 W5	Plan 1012155 Blk 7 Lot 8		14.36 Acres	CR
1901350100	Ronald M. & Margaret Russell	SE 35-19-1 W5	Plan 0412074 Blk 4 Lot 6		19.22 Acres	CR
1901350110	Kenneth Shereit	SE 35-19-1 W5	Plan 0514105 Blk 6 Lot 1		13.05 Acres	CR
1901350120	Aaron & Karla Lawson	SE 35-19-1 W5	Plan 0612543 Blk 5 Lot 2		12.00 Acres	CR
1901350130	Anthony & Mariann Marchand	SE 35-19-1 W5	Plan 0711409 Blk 7 Lot 5		10.94 Acres	CR
1901350140	Brett & Laurie Adams	SE 35-19-1 W5	Plan 1710634 Blk 7 Lot 9		8.35 Acres	CR
1901350150	MDK Sales Ltd	SE 35-19-1 W5			11.03 Acres	CR
1901350160	Douglas & Sheena Taggart; C Overman	SE 35-19-1 W5	Plan 1710634 Blk 7 Lot 10		5.14 Acres	CRA
1901352500	JL Farms Ltd	SW 35-19-1 W5			78.00 Acres	A
1901352510	Christopher Edward Boychuk	SW 35-19-1 W5			39.00 Acres	A
1901352520	Lane Jardie	SW 35-19-1 W5			39.00 Acres	A
1901355000	1642203 Alberta Ltd	NW 35-19-1 W5			150.03 Acres	A
1901355010	William G. & Jacky N. Bryk	NW 35-19-1 W5	Plan 9911938 Blk 1		5.00 Acres	CR
1901357500	John A & Lee S Boyle	NE 35-19-1 W5	Plan 0111992 Blk 5 Lot 2		14.83 Acres	CR
1901357510	Steve R & Laurel N Scharien	NE 35-19-1 W5	Plan 0613973 Blk 4 Lot 3		16.61 Acres	CR
1901357520	N. Roy & Elizabeth A. Easton	NE 35-19-1 W5	Plan 731046 Blk 3, S1/2		19.82 Acres	DC29
1901357530	Adrian Albert Rienks	NE 35-19-1 W5	Plan 0512622 Blk 1 Lot 1		5.32 Acres	CR
1901357540	John T & Mary C Bearnes	NE 35-19-1 W5	Plan 0213398 Blk 2 Lot 1		9.88 Acres	CR
1901357550	Charles C. & Livia G. McGregor	NE 35-19-1 W5	Plan 731046 Blk 3, N1/2		19.33 Acres	CR
1901357560	Corey & Angela Tomsha	NE 35-19-1 W5	Plan 9212679 Lot 1		10.50 Acres	CR
1901357570	Brent & Laurinda Nemecek	NE 35-19-1 W5	Plan 0111992 Blk 5 Lot 1		14.83 Acres	CR
1901357580	Amanda Jayne Christensen	NE 35-19-1 W5	Plan 731046 Blk 2		9.91 Acres	CR

File No. 24D 125 Circulation List

August 2, 2024
Page 2 of 2

<i>RollNo</i>	<i>MailName</i>	<i>Qr-Sc-Tw-Rg-M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
1901357590	Patrick Purfill	NE 35-19-1 W5	Plan 0512622 Blk 1 Lot 2		9.77 Acres	CR
1901357600	Roderick Ross & Maria D Manning	NE 35-19-1 W5	Plan 0613973 Blk 4 Lot 2		10.01 Acres	CR
1901357610	Myrium P Easton	NE 35-19-1 W5	Plan 0613973 Blk 4 Lot 1		10.00 Acres	CRA
1901357620	Michael & Carol Hick	NE 35-19-1 W5	Plan 1213505 Blk 1 Lot 3		4.45 Acres	CRA
1901362500	Timothy & Kimberly Broer	SW 36-19-1 W5	Plan 7810063 Blk 7		19.91 Acres	CR
1901362510	Jeff & Abeline Rempel	SW 36-19-1 W5	Plan 7610260 Blk 5		19.95 Acres	CR
1901362520	Angela D. Ross	SW 36-19-1 W5	Plan 7610260 Blk 6		19.95 Acres	CR
1901362530	Joshua & Kimberly McDonald	SW 36-19-1 W5	Plan 7810063 Blk 8		19.91 Acres	CR
1901362540	Barry J. & Diane M. Overton	SW 36-19-1 W5	Plan 731602 Blk 1		19.94 Acres	CR
1901362550	Michael T. & Josephine M. Hill	SW 36-19-1 W5	Plan 731602 Blk 2		19.94 Acres	CR
1901362560	Robert G. & Terry L. McFarlane	SW 36-19-1 W5	Plan 7510981 Blk 3		19.95 Acres	CR
1901362570	Launa Janette Williams	W 36-19-1 W5	Plan 7510981 Blk 4		19.95 Acres	CR
1901365000	M. George A. & Louise M. Hart	NW 36-19-1 W5			39.42 Acres	CR
1901365010	Jeffrey & Shelly L Hillier	NW 36-19-1 W5	Plan 731602 Blk 11		19.93 Acres	CR
1901365020	Randy McGowan	NW 36-19-1 W5	Plan 731602 Blk 12		19.93 Acres	CR
1901365030	Randy McGowan	NW 36-19-1 W5	Plan 731602 Blk 13		38.85 Acres	CR
1901365040	Robert Mahood & Susan Wright	NW 36-19-1 W5	Plan 0311909 Blk 9 Lot 1		9.83 Acres	CR
1901365050	Murray & Kathryn Hurlbut	NW 36-19-1 W5	Plan 7510981 Blk 10		19.94 Acres	CR
1901365060	Aley D. & Lynda J. Elliot	NW 36-19-1 W5	Plan 0311909 Blk 9 Lot 2		10.11 Acres	CR
2001012500	631854 Alberta Ltd	SW 1-20-1 W5			158.00 Acres	A
2001020000	Troy & Alix Bourque	SE 2-20-1 W5	Plan 0212719 Blk 2 Lot 1		60.29 Acres	A
2001020010	Darren & Shaylene Hunter	SE 2-20-1 W5	Plan 0711052 Blk 1 Lot 2		8.38 Acres	CR
2001020020	Randy McGowan	SE 2-20-1 W5			79.61 Acres	A
2001020030	Karen L McClean	SE 2-20-1 W5	Plan 0711052 Blk 1 Lot 1		7.76 Acres	DC26
2001022500	Jonathan & Audrey Kielstra	SW 2-20-1 W5	Plan 9311074 Lot 1		39.51 Acres	A
2001022510	Harold & Denise Vanderschee	SW 2-20-1 W5			119.50 Acres	A



DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: August 7, 2024

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 24D 125
LANDOWNER(S): AMANDA CHRISTENSEN
PROPOSAL DESCRIPTION: TEMPORARY KENNEL, PRIVATE
LEGAL DESCRIPTION: PTN. NE 35-19-01 W5M; PLAN 731046, BLOCK 2

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 9.91 acre Country Residential District parcel located on the east side of 24th Street, approximately 300 metres south of 434th Avenue W and 2 kilometres west of Meridian Street.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the keeping of a maximum of 7 adult dogs, personally owned by the landowner on the subject property. The intent of the application is to allow the existing dogs to remain on the property until the total number aligns with what is permitted under the Land Use Bylaw. Should any of the existing dogs perish or no longer reside on the subject property they would not be permitted to be replaced.

The application notes that there are two outdoor exercise areas on the parcel, one of these areas is located to the rear of the primary dwelling and the other is located within the front yard, adjacent to 24th Street W.

As per Section 10.13 of the Land Use Bylaw, a development permit is required for the keeping of more than 3 adult dogs on a property at any one time. As the maximum number of dogs is exceeded, an application has been made to consider the additional dogs on the property.

Kenel, Private is listed as a Discretionary use within the Country Residential land use district; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Kenel, Private on the subject parcel, being portion of NE 35-19-01 W5M; Plan 731046, Block 2, 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. NE 35-19-01 W5M; Plan 731046, Block 2 for:
a. A Kenel, Private allowing for 4 additional dogs for the keeping of a total of 7 adult dogs on the subject parcel, for a period of 24 months only.

in accordance with the submitted and accepted Development Permit application, as accepted by the County.

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 the application for development permit that has been acknowledged by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. This permit is approved for a period of 24 months only, from the date the Development Permit is signed and issued. Upon expiry of this permit, the applicant will be required to apply for renewal of the permit if needed;
3. The applicants are to submit a revised landscaping and screening plan identifying the location of proposed landscaping and/or screening along the west boundary of the subject parcel. Proposed and existing landscaping shall be maintained in order to support visual screening from adjacent lands and roadways. Should vegetation on the subject property be removed or reduced in a way that no longer screens the outdoor exercise areas from adjacent lands and roadways, the landowners must replace with similar or greater material(s) in order to ensure that the same or greater visual screening is maintained.
4. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY COMMENTS:

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. This approval allows for the existing dogs to remain on the subject property; however, does not allow for the replacement of these dogs. Should any of the existing dogs perish or no longer reside on the subject property they would not be permitted to be replaced until such time that the total number of dogs no longer exceeds the 3 permitted on the subject property, under the current Land Use Bylaw;
2. This permit allows for a Private Kennel, as defined within the Land Use Bylaw; therefore, absolutely no boarding of dogs, the breeding or grooming of dogs for profit, nor the training of dogs other than those personally owned by the landowner shall occur on the subject property;
3. All dogs shall be kept inside between the hours of 9:00 PM and 7:00 AM daily, unless absolutely necessary and are entirely under the control of the landowner, or authorized representative, at all times;
4. In determining the number of dogs, pups less than six months of age shall not be included;
5. It is the landowner's responsibility ensure that the dogs are either within the dwelling, permitted accessory building, proposed kennel or fenced areas and/or are to be under control of the landowner, or an authorized representative, at all times;
6. It is the landowner's responsibility to ensure that all dogs and domestic animals are contained within the subject property;
7. Any waste materials shall be disposed of at an approved safe disposal site. There shall be no long term storage of waste materials, nor burning of waste materials on the subject property;
8. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbance is to be detectable beyond the boundary of the lot. It is the responsibility of the landowner to control barking so that it does not become a nuisance, as no exemptions to our Community Standards Bylaw for noise is granted under this approval;
9. Development and use of the land shall comply with all requirements of the applicable Building, Safety, and Fire Codes at all times;
10. The applicant is 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;
11. The issuance of a development permit by the County does not relieve the landowner(s) of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act or encumbrance held under title to the property; which may affect use of the land.

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 can not 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.
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.

Alison Schori

From: FC_Planning
Sent: August 7, 2024 8:15 AM
To: Delilah Miller
Cc: Brittany Domenjoz
Subject: Development Officer's Decision for Development Permit No. 24D 125
Attachments: 24D 125 DO Decision.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 24D 125, which is within your division.

If you have any questions please contact **Brittany Domenjoz** of our Planning Department at Brittany.Domenjoz@foothillscountyab.ca.

Regards,

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

Alison Schori

From: FC_Planning
Sent: August 7, 2024 8:15 AM
To: [REDACTED]
Cc: Brittany Domenjoz
Subject: Development Officer's Decision for Development Permit No. 24D 125
Attachments: 24D 125 DO Decision.pdf; 24D 125 Letter.pdf; Appeal Form.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 24D 125, originals to follow in the mail.
Please reply stating you have received this email and attachment.

If you have any questions please contact **Brittany Domenjoz** of our Planning Department at Brittany.Domenjoz@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

Alison Schori

From: FC_Planning
Sent: August 7, 2024 8:15 AM
To: Assessment Dept.
Cc: Brittany Domenjoz
Subject: Development Officer's Decision for Development Permit No. 24D 125, Roll No. 1901357580
Attachments: 24D 125 DO Decision.pdf

Good morning,

Please find attached the Development Officer's Decision for Development Permit 24D 125. The roll number for this parcel is 1901357580

Should you have any questions, please do not hesitate to contact **Brittany Domenjoz** at Brittany.Domenjoz@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

INTERNAL SUBDIVISION ROAD means a municipal road, subject to the direction, control, and management of the County, providing access to lots within a registered subdivision. This definition does not include roads belonging to a condominium association as common property.

INTERPRETIVE PATHWAYS means defined linear trails or pathways with interpretive or educational signs, art installations and/or benches or other outdoor furnishings.

K

KENNEL, COMMERCIAL means the keeping of 4 or more adult dogs not owned by the resident(s) of the dwelling located on the same property for any purpose. More information on Kennels can be found in Section 10.13 of this bylaw. For boarding of other animals, please see the definition for Animal Boarding Services and addition information in Section 10.5 Animal Boarding Services.

KENNEL, PRIVATE means the keeping of 4 or more adult dogs on a property that are owned by the resident(s) of the dwelling located on the same property. More information on Kennels can be found in Section 10.13 of this bylaw. For boarding of other animals, please see the definition for Animal Boarding Services and addition information in Section 10.5 Animal Boarding Services.

L

LANDFILL means a waste management facility for the collection, storage, treatment, or disposal of any solid or liquid material or product or combination of them that is intended to be stored, treated, or disposed of, in accordance with Alberta Environment Approvals, permits and licenses.

LANDING, COVERED – A structure or platform with a roof, between flights of stairs or at the head or foot of a staircase having an area not exceeding 2.2 sq. m. (23.7 sq. ft.). An uncovered landing is considered part of the stairs and/or associated deck and must adhere to same development requirements.

LANDING, UNCOVERED – A structure or platform without a roof, between flights of stairs or at the head or foot of a staircase having an area not exceeding 2.2 sq. m. (23.7 sq. ft.).

LANDSCAPING means the modification and enhancement of a property through the use of any or all of the following elements:

- soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass, and ground cover; and
- hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, but including monolithic concrete and asphalt in the form of patios, walkways, paths but excluding parking lots.

Landscaping does not include berming, grading, land leveling or recontouring that are considered under the definition of Lot Grading. *More information on landscaping can be found in Section 9.14 of this Bylaw.*

LANE means a public thoroughfare with a right of way width not greater than 9m (29.52 ft.) and not less than 6m (19.68 ft.) which provides a secondary means of vehicle access the rear or side of a Lot or Lots.

LARGE COMMERCIAL VEHICLE – See Commercial Vehicle, Large

LAUNDROMAT means a building or structure where coin-operated laundry machines, using only water, detergents, and additives, are made available to the public for the purpose of laundry cleaning.

LAUNDRY AND DRYCLEANING means a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering, dry cleaning, dry dyeing, or cleaning elsewhere, and for the pressing and distribution of any such articles or goods which have been subjected to any such process and shall include a self-service laundry and/or self-service dry cleaning.

- 4.2.1.29 A fence or other means of enclosure greater than 2m (6.56 ft.) in height, constructed in accordance with all other provisions of this bylaw, for livestock confinement or as a livestock wind break on Agricultural and Agricultural Business District zoned lands where the fence is setback in accordance with the minimum yard setback requirements for the applicable land use district.

Keeping of Dogs:

- 4.2.1.30 The keeping of up to three (3) adult dogs over 6 months of age at any one time, on a lot containing a dwelling.

Provisions on Keeping of dogs can be found under Section 9.12 and information on Dog Kennels can be found under Section 10.13 of this Bylaw.

Landscaping:

- 4.2.1.31 Landscaping, as defined by this bylaw, does not require a Development Permit so long as it meets lot grading and all other requirements of this bylaw.

Provisions on Landscaping can be found under Section 9.14 of this Bylaw.

Lot Grading:

- 4.2.1.32 The construction, maintenance, and repair of private walkways and private driveways provided none of the work done adversely impacts the natural drainage of the property. or affects the adjoining municipal road allowance or highway driving surface.
- 4.2.1.33 The construction, maintenance, and repair of retaining walls provided:
- a. Retaining walls greater than 1m (3.28 ft) in height are designed by a Professional Engineer.
 - b. They do not encroach onto public land or into a utility right of way; and
 - c. They do not impede surface drainage.
- 4.2.1.34 The stripping or stockpiling of soil, construction or upgrading of municipal roads, construction of internal roads, installation of utilities and grading of the site whereby any such activities are carried out in accordance with the approved subdivision or development permit provided it does not affect the natural drainage. *Please refer to Section 9.17 for more information on lot grading and drainage of a lot.*
- 4.2.1.35 Where lot grading is being carried out in accordance with an approved Development Permit, servicing agreement or signed development agreement between the owner/developer and the County on the subject parcel.
- 4.2.1.36 Lot grading, which does not:
- a. Adversely impact the natural drainage direction or volume into, out of, or through a property; or
 - b. Adversely impact the natural drainage storage capacity of the property.

9.12 KEEPING OF DOGS

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

9.13 LAND SUBJECT TO FLOODING

- 9.13.1 The *Flood Hazard Area* is defined in Section 2.5 as the total area flooded by a 1:100 year flood and is divided into the following zones and is identified in the diagram 9.13 1 A
 - a. **FLOODWAY:** The portion of the flood hazard area where flows are deepest, fastest, and most destructive. Floodway is described in the Alberta Environment’s Flood Hazard Identification Program (<http://floods.alberta.ca>).
 - b. **FLOOD FRINGE:** Floodwater in the flood fringe is generally shallower and flows more slowly than in the floodway. Flood fringe is the outer portion of the flood hazard area. Flood fringe is described in the Alberta Environment’s Flood Hazard Identification Program (<http://floods.alberta.ca>).
- 9.13.2 *Lands Impacted by 2013 Flood Event* are those lands which the County believes were impacted by flooding on June 20th, 2013. These lands may or may not be within the flood hazard area. Some of these lands may only have been partially flooded or minimally impacted, while some may have been significantly impacted.
- 9.13.3 *Flood Hazard Protection Overlay Area* are those lands included within one or all of the following areas:
 - a. Floodway.
 - b. Flood Fringe; or
 - c. Lands impacted by 2013 Flood Event.
- 9.13.4 Provisions for land subject to flooding are provided for in Section 11.1 Flood Hazard Protection Overlay.
- 9.13.5 It is the landowner’s responsibility to determine if their lands are located within the Flood Overlay District and comply with all provisions thereof.
- 9.13.6 More information can be found on provisions for land subject to flooding under Section 11.1 Flood Hazard Protection Overlay District.

10.13 KENNELS

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

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

General Kennel Provisions:

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

Private Kennel:

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

Commercial Kennel/Dog Services:

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

SECTION 13 RESIDENTIAL DISTRICTS

13.1 COUNTRY RESIDENTIAL DISTRICT

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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 Family Day Home Dugout (for general ag use) Dwelling, moved on Dwelling, temporary Home based business Type II Home based business Type III Intensive vegetation operation Kennels, private Lot grading Man-made water bodies, private Secondary Suites, Detached Signs requiring a Development Permit

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
	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 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. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iii. 48m (157.48 ft) from the centreline of a Municipal road;
 - iv. 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;