

# THE FOOTHILLS COUNTY SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

Tuesday, September 17, 2024, 1:00 p.m.

Foothills County Administration Office

309 Macleod Trail South – High River



*Chair: Gar Beacom*

*Board Members: RD McHugh, Ted Mills, Chuck Stormes, Brad Meyers*

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	Pages
<b>1. Call Meeting to Order</b>	
<b>2. Adoption of Minutes from Last Meeting</b>	
2.1 Subdivision and Development Appeal Board Minutes - August 29, 2024 That the minutes of the August 29, 2024 Subdivision and Development Appeal Board hearing be adopted.	3
<b>3. HEARD AT 1:00 p.m. - Development Permit 24D 104</b> Appellants / Landowners/Applicants: Miguel and Katherine Parobec  DESCRIPTION: Appeal against the partial refusal of Development Permit 24D 104 for a Fascia Sign & Solid Fence with Relaxation of Setbacks. LEGAL: Plan 9710197, Lot 1; Ptn. NE 32-21-29 W4M	
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<b>4. HEARD at 2:00 p.m. - Development Permit 24D 116</b> Appellants / Landowners: Garry and Joanne Warner Applicant: Paul Brennand  DESCRIPTION: Appeal against the refusal of Development Permit 24D 116 for a Free Standing Sign LEGAL: Ptn. NW 13-20-01 W5M	
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<b>5. HEARD at 3:00 p.m. - Development Permit 24D 121</b> Appellants: Louis & Beth Onyekweli, Felix & Judith Von Vegesack Applicants/Landowners: Marcus and Ana Bateman	

DESCRIPTION: Appeal against the approval of Development Permit 24D 121  
for a Secondary Suite, Detached

LEGAL: Plan 9711274, Block 3, Lot 2; Ptn. NW 25-21 W5M

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The Subdivision and Development Appeal Board for Foothills County met at Foothills County Administration Building at 1:00 p.m. on August 29, 2024. Present were Chairman G. Beacom, Board members RD McHugh, B. Dayment, D. MacDonald, G. Wilkinson, and Subdivision and Development Appeal Board Clerk G. Stanley.

G. Beacom moved that the minutes of the July 25, 2024 Subdivision and Development Appeal Board Hearing be approved as presented.

**CARRIED**

**BERNARD – NW 31-22-03 W5M – APPROVAL OF DEVELOPMENT PERMIT 24D 057 FOR A HOME BASED BUSINESS, TYPE III & RELAXATION OF SETBACKS**

The hearing was opened at 1:07 p.m. In attendance were Appellants P. Enerson and R. Kehler, Agent A. Merani, Applicant/Landowner E. Bernard, Member of the Gallery J. Carlson, the Development Authority for Foothills County B. Domenjuz, and Subdivision and Development Appeal Board Clerk G. Stanley.

An appeal was received from Appellants P. Enerson and R. Kehler on August 1, 2024, against the approval of Development Permit 24D 057 for a Home-Based Business, Type III & Relaxation of Setbacks on Plan 9811227, Lot 2; Ptn. NW 31-22-03 W5M.

The hearing was closed at 2:32 p.m.

Having been satisfied that notice of this hearing was provided in accordance with the Municipal Government Act, R.S.A. 2000, Chapter M-26;

And upon having read the materials provided, and upon having heard the representations from the Appellants, the Appellants Agent, the Applicant/Landowner and the Development Authority for Foothills County with respect to the appeal filed by the Appellants in accordance with Section 685 of the Municipal Government Act against the approval of Development Permit 24D 057 for a Home Based Business, Type III & Relaxation of Setbacks to Existing Structures on Plan 9811227, Lot 2; Ptn. NW 31-22-03 W5M (The "Property").

The Subdivision and Development Appeal Board for Foothills County (the "Board") has decided to:

ALLOW the appeal IN PART, OVERTURNING the Development Authority's decision to approve Development Permit 24D 057 for a Home Based Business, Type III while UPHOLDING the approval for a Relaxation of Setbacks to Existing Structures on Plan 9811227, Lot 2; Ptn. NW 31-22-03 W5M.

The application is thereby PARTIALLY APPROVED subject to the following conditions:

**APPROVAL DESCRIPTION:**

This approval allows for the use of NW 31-22-03 W5M; Plan 9811227, Lot 2 for:

- a. The existing Yurt (+/-805 sq.ft.), Horse Shelter (North) and Horse Shelter (South) are permitted to remain, as illustrated on the site plan and in accordance with the submitted and accepted Development Permit application.

**ADVISORY CONDITIONS:**

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

1. Development shall comply with the applicable Building and Fire Codes at all times;
2. No portion of any accessory building shall be used for the purpose of any business-related uses, nor shall any portion be used as a secondary dwelling unit without first obtaining the necessary approvals from Foothills County;
3. The subject buildings may not be enlarged, added to, rebuilt or structurally altered except under approval of an independent application for a Development Permit;
4. All other existing and future development must meet the County setback requirement;
5. Natural drainage of the property must be maintained. Alteration to the natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;
6. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
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 all Pre-Release Conditions (if any). Development cannot proceed until this permit has been signed and issued.

3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order D12/2024.

**ADJOURN**

G. Beacom adjourned the meeting at 2:23 p.m.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CLERK

Unadopted



# Notice of Appeal

**Subdivision and Development Appeal Board (SDAB)**  
**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

<b>APPELLANT INFORMATION</b> (e.g. Landowner or Affected Party)			
Name of Appellant(s) <b>Miguel &amp; Katherine Parobec</b>			
Mailing Address		Province Foothills County	Postal Code
Main Phone #		Alternate Phone #	
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
<b>AGENT INFORMATION &amp; CERTIFICATION</b> (complete section if applicable)			
Name of Organization:			
Contact Name:			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
Signature of Appellant(s)	Date	Signature of Appellant(s)	Date
<b>SITE INFORMATION</b>			
Municipal Address (house and street number): <b>#100 - 243121 16 Street East</b>			
Legal Land Description: Quarter-Section	Plan Township	Block Range	Lot Meridian
NE 32	9710197 21	29	1 W4
<b>I AM APPEALING</b> (check only one)			
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal Development Permit # _____ Date of Decision: (Y/M/D) <u>24/07/31</u>	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Subdivision Application # _____ Date of Decision: (Y/M/D) _____	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order Enforcement Order # _____ Date of Decision: (Y/M/D) _____	
<b>REASON FOR APPEAL</b> (attach separate page(s) if required)			
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.			
* See attached document: "Appeal Form - 24D 104 Installation of Fence + Relaxation of Setbacks" *			
Please note: We will be submitting a separate application for a permit for the Tent Structure and Sea-Cans on our property.			

**TURN OVER AND COMPLETE REVERSE SIDE**


This information is being collected for the Subdivision and Development Appeal Board of Foothills County and will be used to process your appeal and to create a public record of the appeal hearing. This information is collected in accordance with Section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the collection or use of this information, contact the FOIP Coordinator at (403) 652-2341.

[Redacted Signature]

08/15/2024

Signature of Appellant(s) OR  
Person Authorized to Act on Behalf of Appellant(s)

Date

A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.

**\*\*NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY. \*\***

**PAYMENT OF APPEAL FEE**

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section.  
If submitting the Notice of Appeal form by email, you must complete this section.

Appeal fees are outlined on the attached information sheet - **Submitting an Appeal**

*[Handwritten mark]*

CREDIT CARD INFORMATION	
Card type:	<input checked="" type="checkbox"/> Visa <input type="checkbox"/> Master Card <input type="checkbox"/> American Express
Name as it appears on Card:	Card Number:
Date of Expiry:	CVC:
Authorization: I authorize Foothills County to charge \$ 00.00 to my credit card.	
Signature of Card Holder:	Date: <u>08/15/2024</u>

FOR OFFICE USE ONLY		
Authorized By:	Date:	Receipt #:



**Submitting an Appeal – Subdivision Authority Decisions**

Appeals of decisions on subdivision applications are covered by [sections 678 to 682 of the Municipal Government Act](#).

A decision on an application for subdivision may be appealed by the applicant, by a Government department (if that department is required to be circulated on the application) or by the School Authority (with respect to matters related to municipal reserve or school reserve lands).

Appeals must be made by filing a notice of appeal within **14 days** of receipt of the decision with either the local Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears subdivision appeals where there is a provincial interest. Otherwise, the appeals are heard by the local SDAB.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- within Alberta's "Green Area"
- 'adjacent' to or contains a body of water
  - adjacent means contiguous or would be contiguous if not for a railway, road, utility right of way or reserve land
- adjacent to or contains (either partially or wholly) land identified on the Listing of Historic Resources or public land set aside for use as historic resource
- the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas
- within the following distances:
  - 1600 metres of a provincial highway
  - 450 metres of a hazardous waste management facility
  - 450 metres of the working area of an operating landfill
  - 300 metres of the disposal area of any landfill
  - 300 metres of a wastewater treatment plant
  - 300 metres of the working area of a non-hazardous waste storage site

*Some of the distances may be varied in writing by a provincial government department, in which case the SDAB will hear the appeal.*

**Submitting an Appeal – Development Authority Decisions**

Appeal of development authority decisions are covered by [Sections 684 to 687 of the Municipal Government Act](#).

A decision on an application for development may be appealed by the person applying for the permit or by any person affected by an order, decision or development permit made or issued by a development authority.

An order issued under a decision of Enforcement Services, being a Stop Order or Compliance Order, may be appealed by the person affected by the order.

Appeals must be made by filing a notice of appeal within **21 Days** after the date on which the written decision is given with either the local Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas

**THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM**

***\*Appeal fees are set in the County's Fee Bylaw, which is generally reviewed and amended annually.***

Appeal Type	Fee
Development Authority Decision (fee refunded if appellant appears before the Subdivision and Development Appeal Board)	\$100
Development Authority Decision – Automatic Refusal	\$575
Stop Order	\$575
Subdivision Authority Decision (paid at time of subdivision application and used as a credit on endorsement fees except where the owner/agent appeals the subdivision decision or a condition of the subdivision)	\$2,000

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### How to submit your appeal and pay your fee

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Completed Notice of Appeal forms may be submitted by mail, in person or by email. Your Notice of Appeal must be received on or before the final appeal deadline and must include the applicable fees as outlined above.

*Mail or deliver to:*

SDAB Clerk, Foothills County  
Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

*Email to:*

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

Please make cheques payable to "Foothills County"

To pay by Credit Card, please use the Credit Card Authorization section found on page 2 of the Notice of Appeal Form.

**\*\*NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY\*\***

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### What happens after my appeal is submitted?

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Once your completed Notice of Appeal form is submitted on time and with the required fee, the appeal will be heard by the SDAB within 30 days. The SDAB Clerk will provide you with additional information regarding the appeal hearing.

If the appeal is against the decision of a Subdivision Authority, notice will be sent to you and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to you and to landowners located within the half mile surrounding the subject property.

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### More information

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For more information about filing an appeal or SDAB procedures, please contact the SDAB Clerk at:

Phone: 403-652-2341      Email: [appeals@FoothillsCountyAB.ca](mailto:appeals@FoothillsCountyAB.ca)

\*\* Before our appeal, we wanted to communicate that we will also be submitting a separate application for the Tent Structure and Sea-Cans as requested in the "pre-release conditions". When we originally started the application process our accessory building and home were newly constructed and at the time were enough for business and personal related materials storage, however, our business has since grown, and we now require more business storage. We've also since had another baby, and without a basement in the home we require more personal storage on the property. \*\*

We are appealing the refused permit application 24D 104 for the installation of a solid fence and relaxation of setbacks for the following reasons:

1. Having the fence where we have requested will create a safety barrier from the highway for any loose debris that can come onto our property.
2. It will increase the security of our property, which has high value assets in storage, by creating a physical barrier as well as a visual barrier so the public is unable to see what is in our yard from the Primary Highway.
3. The fence would also create visual appeal as people frequenting the highway would see our building over the fence rather than our yard and personal items.
4. The solid fence will not interfere with the amenities of the neighborhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring properties. (Section 9.14.13 of the Land Use Bylaw).





# 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 104

**LANDOWNER(S):** MIGUEL & KATHERINE PAROBEK

**PROPOSAL DESCRIPTION:** FASCIA SIGN & SOLID FENCE WITH RELAXATION OF SETBACKS

**LEGAL DESCRIPTION:** PTN. NE 32-21-29 W4M; PLAN 9710197, LOT 1

### LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 8.21 acre Country Residential District parcel is located on 16th Street East, adjacent to Highway 2 and approximately 0.5 miles south of Dunbow Road East.

#### Location Map:



### INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the installation of one fascia sign, mounted on the existing accessory building, in support of the existing Home Based Business, Type III on the subject property. The sign is proposed to be approximately 96 sq. ft. (8 ft. x 12 ft.), with an internally lit cabinet, polycarbonate face and acrylic letters, mounted to the exterior wall of the building.

In addition, the application is requesting consideration to allow for the installation of a solid steel fence having a maximum height of 8 ft. surrounding a +/- 9,020 sq. ft. (838 sq. m) outdoor storage area. The application identifies that the fenced area will be used for personal and business related storage to keep the property tidy while providing security.

Section 9.14 provides that a solid fence (greater than 2 m (6.5 ft.) in height), creating a visual barrier shall be located no closer than 40 m (131.23 ft.) from the ultimate right of way of any Highway. In addition, a boarder capping unfinished edges on top, and bottom of solid metal fencing shall be installed.

The fence is proposed to be located +/- 15 m from the south property line, in accordance with the setbacks as outlined in the current Land Use Bylaw and located +/- 15 m from the west property line, when it is required to be setback a minimum of 40 m from this property line. As such, the following relaxation of setbacks is requested:

- The proposed solid metal fence is located 15.0 m (49.2 ft.) from the west property line, at its nearest point, when it is required to be setback 40.0 m (131.2 ft.) from the ultimate right of way of the Highway. Therefore, the applicant is seeking a 25 m (82.0 ft.) or 62.5% relaxation of setbacks from the west property line.

The application is considered a Discretionary Use; 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.

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The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County with respect to the installation of one fascia sign and solid fence with relaxation of setbacks, on the subject parcel being a portion of NE 32-21-29 W4M; Plan 9710197, Lot 1 has been considered by the Development Officer.

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The Development Officer **REFUSED IN PART** Development Permit Application 24D 104 for the installation of a solid fence and relaxation of setbacks for the following reasons:

In consideration of Section 9.14.7 of the Land Use Bylaw and the information submitted with the application, the Development Authority is of the opinion that the development permit application does not meet the intent of the policy of the Land Use Bylaw or the Country Residential land use district.

Further, as noted within the previously approved development permit for the Home Based Business, Type III, no outdoor storage was considered and all business related materials were to be stored within the existing oversized accessory building, as such the application fails to illustrate the need for additional business related storage at this location.

Therefore, this is considered a discretionary refusal and should the applicants appeal, this request will be given further consideration by the Development Appeal Board.

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The Development Officer **APPROVED IN PART** Development Permit Application 24D 104 to allow for the Facia Sign subject to the following:

**APPROVAL DESCRIPTION:**

This approval allows for the development and use of Ptn. NE 32-21-29 W4M; Plan 9710197, Lot 1 for:

- installation of one Fascia Sign, being 8 ft. x 12 ft. located on the west side of the existing building,

in accordance with the submitted and accepted Development Permit application.

**PRE-RELEASE CONDITIONS:**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **January 3, 2025**, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The existing Tent Structure and 2 Sea-Cans, located on the subject property do not have the appropriate development permit approvals in place. As such, the applicants may: Remove the structures from the property or submit a complete development permit application for consideration. Proof of such is to be submitted to the Development Authority;

*The applicants are advised that the total cumulative size of accessory buildings permitted on a parcel of this size shall not to exceed 3,500 sq. ft. (325.2 sq. m.) in area without a Development Permit.*

**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 construct and maintain all signage in accordance with all conditions of approval and the dimensions and design as identified within the application for development permit. **If the applicant wishes to deviate from the terms of the Development Permit, the applicant shall notify the Development Authority, submit**

**amended drawings and, if required by the Approving Authority, make application for a new Development Permit and submit the prescribed fee;**

2. The applicant shall obtain a Roadside Development Permit from Alberta Transportation. The application can be submitted through the RPATH Portal at: <https://roadsideplanning.alberta.ca/> and may be subject to additional requirements;
3. The applicants shall obtain any necessary building and/or safety code permits and inspections applicable to the installation, including but not limited to anchoring;
4. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

#### **ADVISORY REQUIREMENTS:**

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

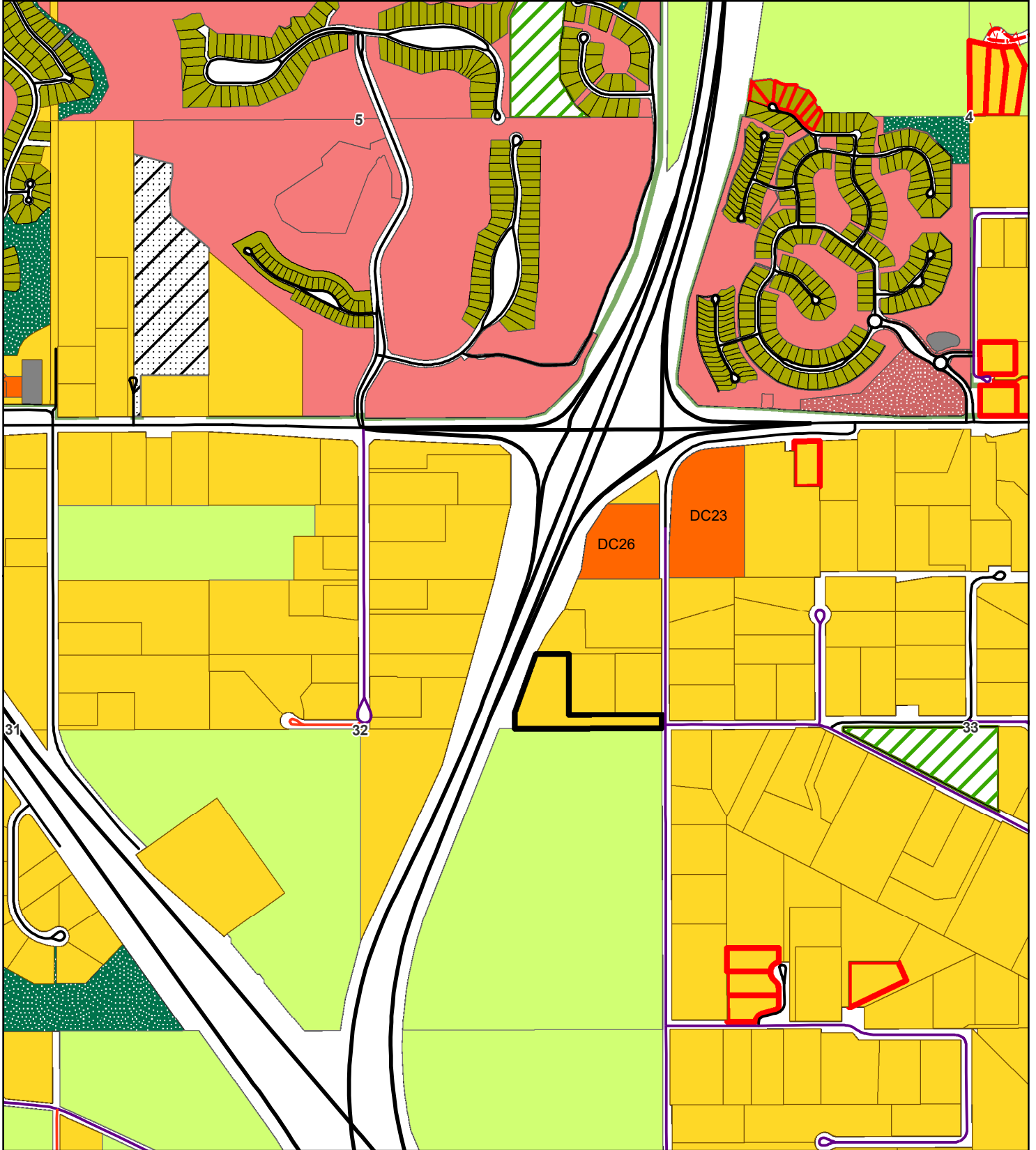
1. This approval is in addition to and does not replace Development Permit 22D 145 with respect to the approved Home Based Business, Type III on the subject property.
2. The Sign shall be kept in a safe, clean and tidy condition and may be required to be renovated or removed if not properly maintained. Where a sign is not kept in a safe, clean state of repair, the Development Officer may, by written notice, require the person responsible for the sign or the owner of the property or both to remove the sign or alter or refurbish the sign within a certain specified time period;
3. Development shall comply with all applicable Building, Safety and Fire Codes at all times.
4. The applicant(s) agree to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s);
5. 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;
6. 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 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](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.



# 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: 2024-08-21

1:14,055

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.



# Application for Development Permit

Land Use Bylaw No. 60-2014

**Foothills County**

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

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

**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: \$625 Application No: 24D104

Receipt No.: 416395 Tax Roll No: 2129327630

Date Received: \_\_\_\_\_ Date Deemed Complete: May 28/24

### PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Miguel Parobec Katherine Parobec

Email: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Legal Land Description: Plan 9710197, Block #1, Lot \_\_\_\_\_, LSD \_\_\_\_\_

Quarter NE, Section 32, Township 21, Range 29, West of the 4 Meridian.

Registered Owner of Land: Miguel Parobec

Registered Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

Interest of Applicant if not owner of site: \_\_\_\_\_

### PART 2 PROPOSED DEVELOPMENT

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

Privacy fencing to keep lot neat and clean - business sign to be installed on West side of building.

Fenced area to be used for - personal and business materials





**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.**

## Brittany Domenjoz

---

**Subject:** FW: Development Permit Application - NE 32-21-29 W4; Plan 9710197 Lot 1  
**Attachments:** 24010\_Parobec\_IFDP\_20240312.pdf; DP Foothills.pdf

**From:** Miguel Parobec [REDACTED]  
**Sent:** Monday, April 15, 2024 2:28 PM  
**To:** Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>  
**Subject:** Re: Development Permit Application - NE 32-21-29 W4; Plan 9710197 Lot 1

**Good afternoon Brittany, please see below response in Blue.**

**The outstanding information required to complete the application includes:**

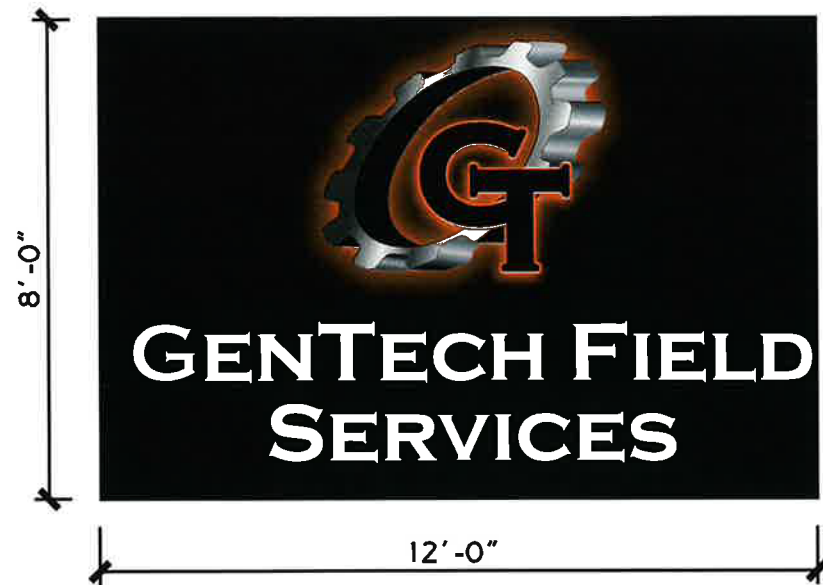
1. Aside from the sign and fenced storage area are there any other components of the prior DP approval for the HBB, Type III (22D 145) that are proposed to change? **NO**
2. The application notes a proposed building of 1089 sq. m (11,721.9 sq. ft) however no additional information about this proposed building has been provided please clarify what is being proposed under this application. **This was the estimated fencing perimeter area, it was based off the attached site plan.**
3. We Previously we spoke about a sea-can and tent structure within the fenced area. This has not been included with the application, please confirm if these structures are being applied for. **Is this something that can be easily added to this current application?**
4. A detailed Site Plan will need to be provided. This plan must illustrate the following (if applicable):
  - a. the entire parcel and any other land that may be used in conjunction with the parcel for the proposed use.
  - b. dimensions/size of the parcel
  - c. existing or proposed setbacks, easements, or rights of way
  - d. 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
  - e. dimensions and setbacks to property lines of all existing and proposed buildings and structures
  - f. any significant natural features on or adjacent to the parcel
  - g. identify adjacent roads and highways
  - h. site plan orientated so north arrow is at the top of page
5. Details of the fence will need to be provided:
  - a. Total area used for person storage **50/50 Will be used for personal and business**
  - b. Total area used for business storage **50/50 Will be used for personal and business**
  - c. Height of fence - **Estimated max height of 8feet**
  - d. Location (on site plan)
  - e. Materials it is constructed from - **Steel panels to match the existing shop**
6. Details of the sign will need to be provided. Please provide the information listed on the attached signs sheet, "Signs requiring a Development Permit" section. - **Line item B- I will be reaching out for quotes from sign companies this week and will get this back to you.**
7. The certificate of title notes that there is a second landowner, please revise the development permit application to include all registered owners name and signature. **My wife Katherine Parobec has signed and application is attached.**
8. Please provide additional details about what is being stored in the fenced area, details of personal items and business items. Please also explain why the outdoors storage area is needed for the business considering the size of accessory buildings that is currently used for the business. **The fenced area will be used for personal and business purposes. Its main purpose is to keep the property looking neat and clean in addition to providing security. Examples of items that will be stored, Lawn maintenance equipment, Skid Steer, Personal trailers, construction material, Generators, vehicles.**





# Specifications: Acrylic letters mounted sign cabinet

Front View

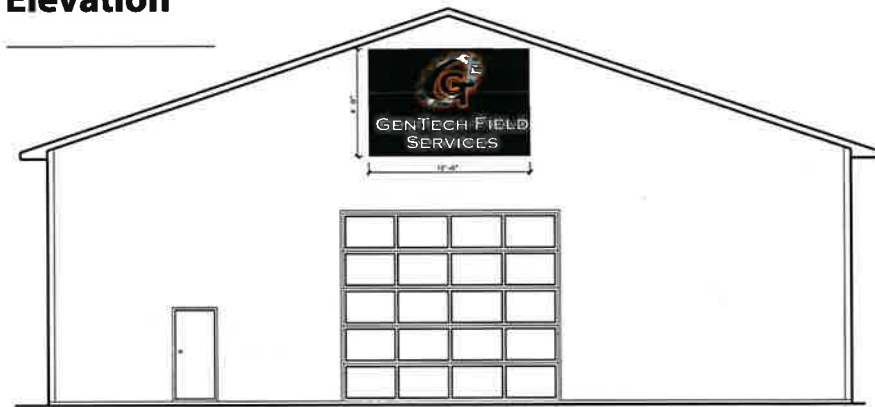


Side View



Attachment method to be determined, based on wall type.

Elevation



Total SQ. Footage : 96

**Logo shape and letters**

Internally lit Cabinet with Polycarbonate face and acrylic letters

**Main Shape:**

Face to be 4.5mm polycarbonate, blockout black vinyl first surface

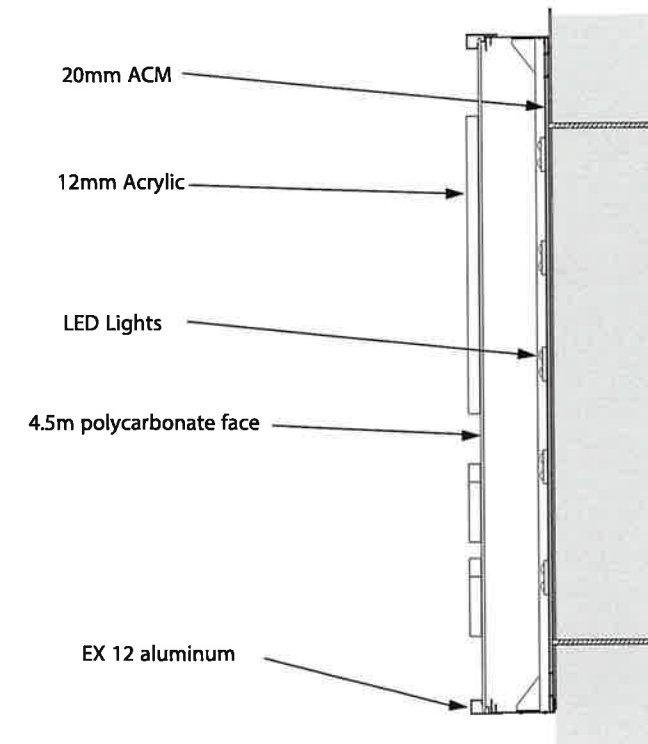
Returns to be .040 aluminum ex-2, painted black


Interior painted white for diffusion of light

Lighting: White LEDs

**Complimentary words:**

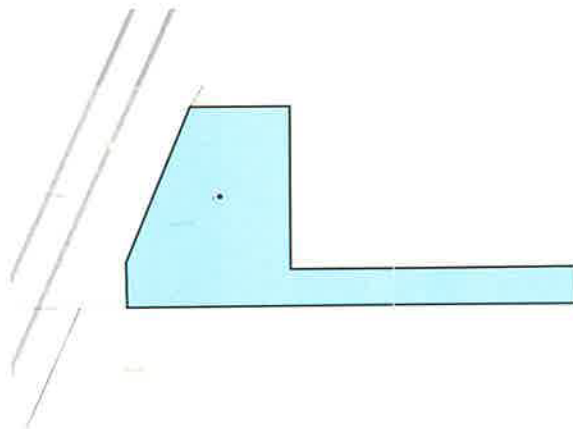
Mounted .75" acrylic, painted to match branding color.



 <p>Wraptor Signs and Graphics 113, 11769 40 st SE Calgary AB T2Z 4M8</p> <p>Ph : (587) 350-5922 Fax : (587) 350-5921 E : Info@wraptorsigns.com W: www.wraptorsigns.com</p>	<p><b>Client Name:</b> Gentech Field Services</p> <p><b>Location:</b> [REDACTED]</p>	<p><b>Start Date:</b></p> <p><b>Last Revision:</b></p> <p><b>Job#:</b></p> <p><b>Drawing#:</b></p> <p><b>Page: 1 of 1</b></p>	<p>¥ _____ Client Approval</p> <p>¥ _____ Landlord Approval</p>	<p><b>Sales Rep:</b></p> <p><b>Designer:</b></p>
--	--	---	---	--

**Transportation and Economic Corridors Permit**  
**Request for Development Permit - On Private Property**  
**in Proximity of a Provincial Highway - Approved**

<b>Permit Number:</b>	2024-0041395	<b>Highway(s):</b>	2A, 25151
<b>Issued to (Permittee):</b>	Miguel Parobec <div style="background-color: black; width: 200px; height: 20px;"></div>		
<b>Legal Land Location:</b>	QS-NE SEC-32 TWP-021 RGE-29 MER-4	<b>Municipality:</b>	Foothills County
<b>Approved By:</b>	Evan Neilsen	<b>Issuing Office:</b>	Southern Region / Calgary
<b>Issued Date:</b>	2024-03-19 10:55:09		
<b>Description of Development:</b>	Privacy fencing to be installed at West side of shop & Sign to be installed on West of Shop.		



Transportation and Economic Corridors Permit No. **2024-0041395** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

**This permit is subject to the following terms and conditions, which should be carefully reviewed:**

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. The proponent/ property owner is advised that Transportation and Economic Corridors accepts no responsibility for the maintenance and/or upkeep of a privately constructed fence, on, or within proximity of, the Highway Right-of-Way. All costs and responsibilities for maintenance and/or upkeep remain with the proponent and/or property owner.
8. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
9. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.
10. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit
11. This permit approves only the development contained herein, and a further application is required for any

changes or additions

12. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.

13. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

14. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.



Issued by **Evan Neilsen, Development and Planning Tech**, on **2024-03-19 10:55:09** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



# NE 32-21-29 W4M



- Legend
- Townships
- Hamlet
- Parcels

Date Printed: 2024-05-28

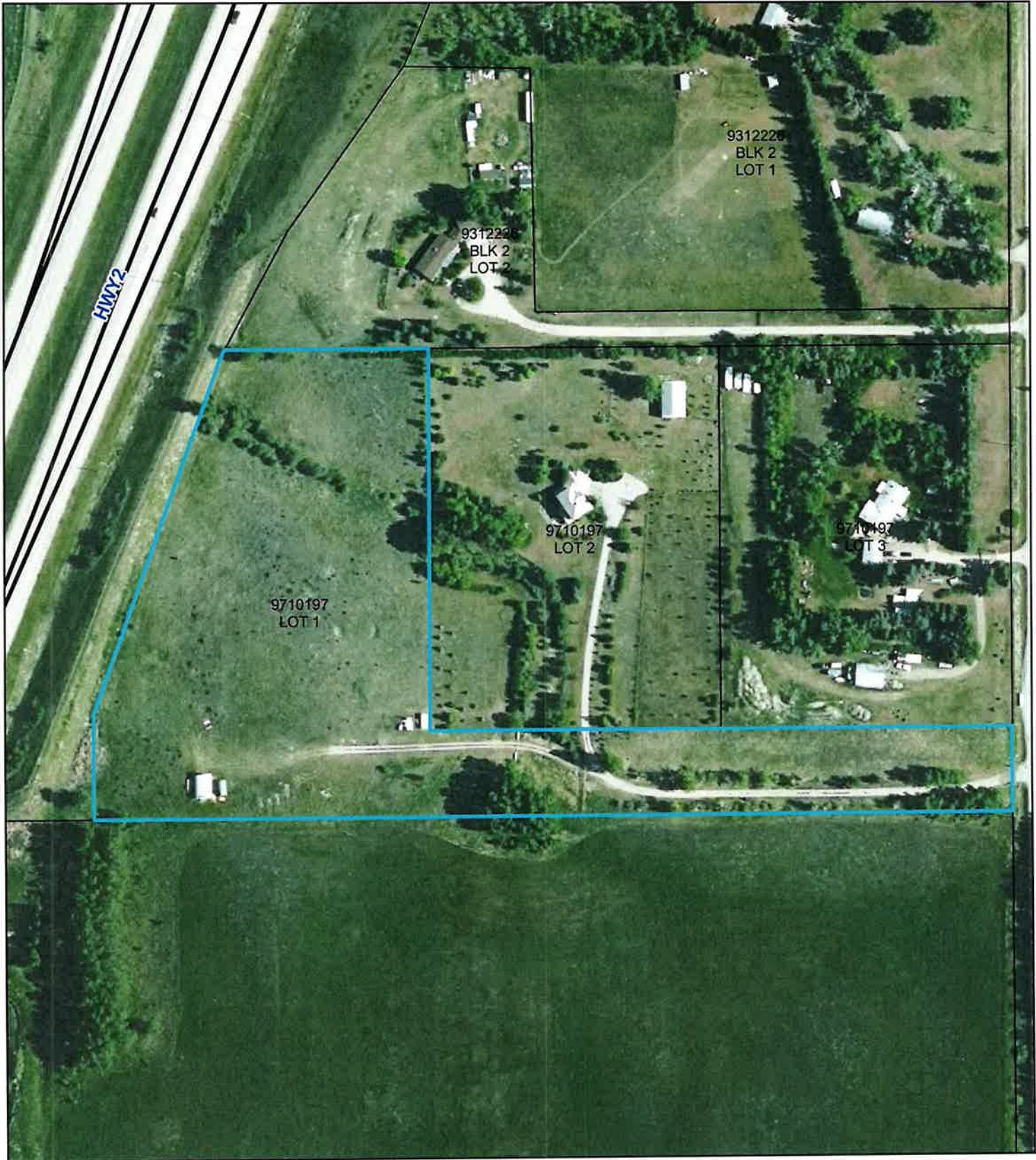
1:18,005

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Data Sources Include Municipal Records and AltaLIS.  
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# NE 32-21-29 W4M



- Legend
- Townships
  - Parcels

Date Printed: 2024-05-28  
1:2,251

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Data Sources Include Municipal Records and AltaLIS.  
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LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0033 944 109            0912967;1;2                      201 044 045

LEGAL DESCRIPTION  
PLAN 0912967  
BLOCK 1  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;2;20;22;SW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 141 340 445

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 044 045	03/03/2020	TRANSFER OF LAND	\$730,000	\$730,000

---

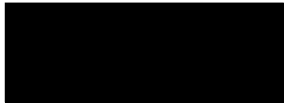
OWNERS

SHANNON POWER

AND

NATHAN POWER

BOTH OF:



AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

---

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 070 633	22/07/1974	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY

---

( CONTINUED )



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 201 044 045

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		LIMITED. 140 - 6 AVENUE SW CALGARY
041 420 114	03/11/2004	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. PORTION AS DESCRIBED
091 214 465	24/07/2009	RESTRICTIVE COVENANT
091 214 466	24/07/2009	RESTRICTIVE COVENANT
201 044 046	03/03/2020	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O FIRST NATIONAL FINANCIAL LP 100 UNIVERSITY AVE, SUITE 700 NORTH TOWER TORONTO ONTARIO M5J1V6 ORIGINAL PRINCIPAL AMOUNT: \$500,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF MAY, 2024 AT 08:59 A.M.

ORDER NUMBER: 50621193

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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## Melanie Michaud

---

**From:** FC\_Planning  
**Sent:** May 28, 2024 9:56 AM  
**To:** Miguel Parobec  
**Cc:** Brittany Domenjoz  
**Subject:** Notice of Complete Application - Development Permit 24D 104

Good morning,

**Re: Notice of Complete Application – Development Permit 24D 104**  
**Ptn: NE 32-21-29 W4M; Plan 9710197, Lot 1**  
**Business Sign and Privacy Fence**

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 May 27, 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](mailto:brittany.domenjoz@foothillscountyab.ca).

Regards,

**Foothills County**  
**Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)



# ABANDONED WELL SITES

## Foothills County

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

The location of oil and gas wells that are being drilled or are actively producing is evident, both from the surface and through a notation on the land title. Abandonment of an oil and gas well occurs by rendering the well incapable of flow and placing a cap over the casing approximately one meter below the surface. After surface reclamation is complete and a certificate is issued by Alberta Environment, the well site lease notation may be removed from the title. At this point, there is nothing visible on the surface or on the title to indicate the presence of an abandoned well.

Council and staff give serious consideration to information pertaining to abandoned well sites when evaluating applications for subdivision, land use amendment or redesignation, development permits, and building permits.



***The Alberta government has recently introduced new requirements for developers and property owners relating to abandoned wells.***

Effective November 1<sup>st</sup> 2012, subdivision and development applications must be accompanied by documentation from the Alberta Energy Regulator (AER) indicating the presence or absence of abandoned wells on-site. If abandoned wells do exist on-site, subdivision and development applications must show exactly where the wells exist, what the setback distances are (if setbacks are required) and how they have been taken into account. To assist applicants in collecting the required information, the AER has released an 'Abandoned Well Map Viewer' that provides the location, name of the licensee, and status of abandoned wells across Alberta. The viewer is available at:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Through use of the viewer, subdivision and development applications must now contain the following:

1. A map of the search area from the viewer and a statement that there are no wells in the project area or;
2. A list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, as provided by the viewer or Information Services;
3. Written confirmation from the applicant that the licensee responsible for each well has been contacted and the exact well location confirmed;
4. A sketch of the proposed development incorporating the necessary setback area for each well;
5. If the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction.

The AER Calgary Office can be contacted at:

**AER Calgary (Head Office)**  
 Suite 1000, 250 – 5th St. SW  
 Calgary, AB T2P 0R4  
 Phone: (403) 297-8311  
 Toll Free: 1-855-297-8377  
 Fax: (403) 297-7336  
 Email: [inquiries@aer.ca](mailto:inquiries@aer.ca)

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

I, Miguel Parobec being the registered  
 Owner(s) or agent acting on behalf of the registered owner(s)  
 of NE-32-21-29-4  
 (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 19<sup>th</sup> 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)

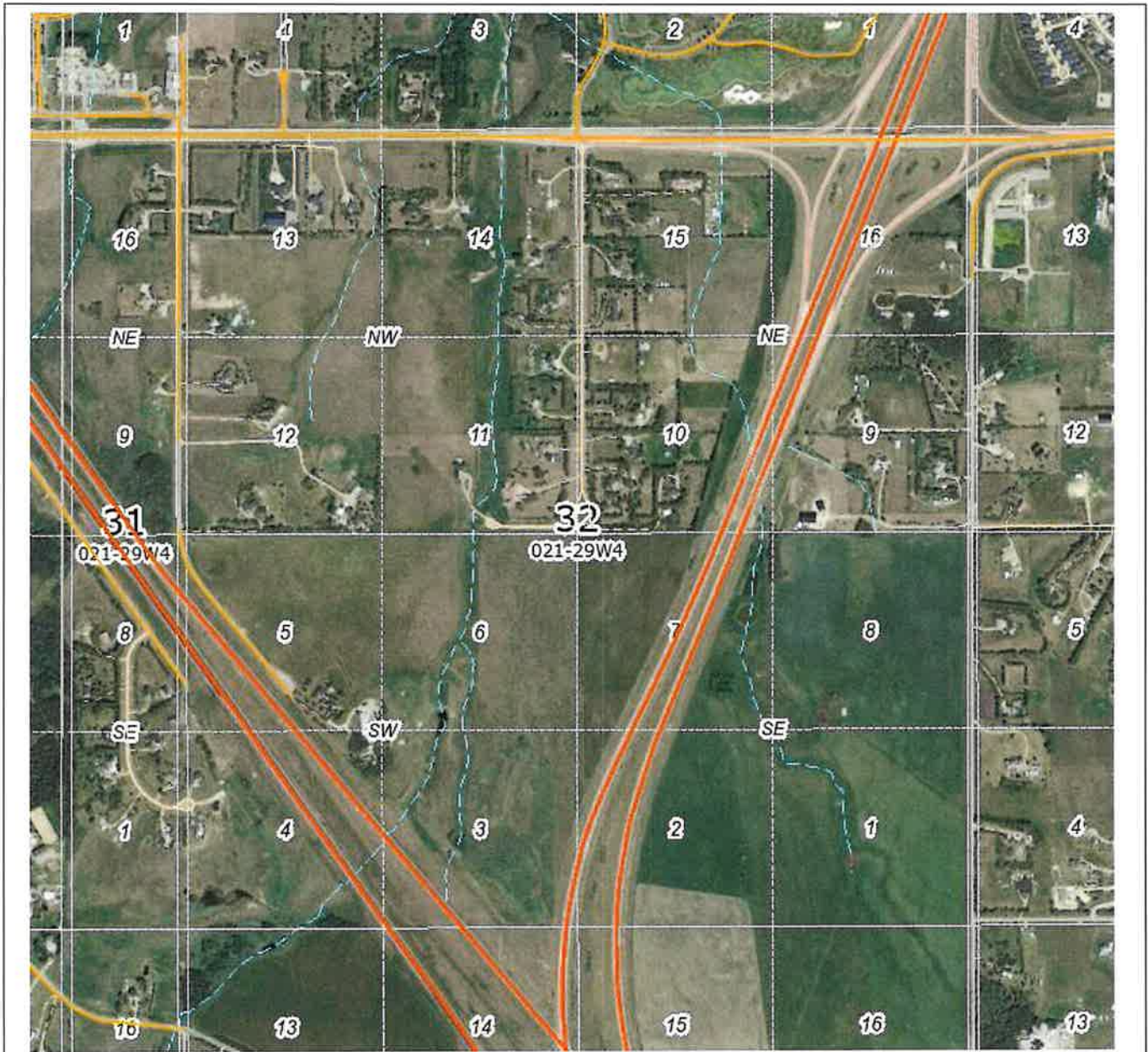
Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying 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**

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 4/12/2024

Date Date (if applicable)

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

Scale: 18,055.95

0.25 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



**Legend**

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

# DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

---

**From:** Foothills County  
Box 5605 // 309 Macleod Trail  
High River, AB T1V 1M7  
[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

**File Number:** 24D 104

**Date:** May 29, 2024

**Landowner:** Miguel & Katherine Parobec **Agent:** N/A

**Legal:** Plan 9710197, Lot 1

**Description:** Ptn: NE 32-21-29 W4M

**Parcel Size:** 4.0 Acres

**Proposal:** Business Sign and Privacy Fence For Business & Personal Storage

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

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

## 30 DAY CIRCULATION

Contact: Brittany Domenjoz [brittany.domenjoz@foothillscountyab.ca](mailto:brittany.domenjoz@foothillscountyab.ca)

Application to be referred to:

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

**Notes:** \_\_\_\_\_

# Transportation and Economic Corridors Notice of Referral Decision

## Municipal Development in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	24D 104	<b>Highway(s):</b>	2A, 25151
<b>Legal Land Location:</b>	QS-NE SEC-32 TWP-021 RGE-29 MER-4	<b>Municipality:</b>	Foothills County
<b>Decision By:</b>	Trevor Richelhof	<b>Issuing Office:</b>	Southern Region / Calgary
<b>Issued Date:</b>	2024-06-06 15:43:05	<b>AT Reference #:</b>	RPATH0043314
<b>Description of Development:</b>	Business Sign and Privacy Fence for Business and Personal Storage		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).



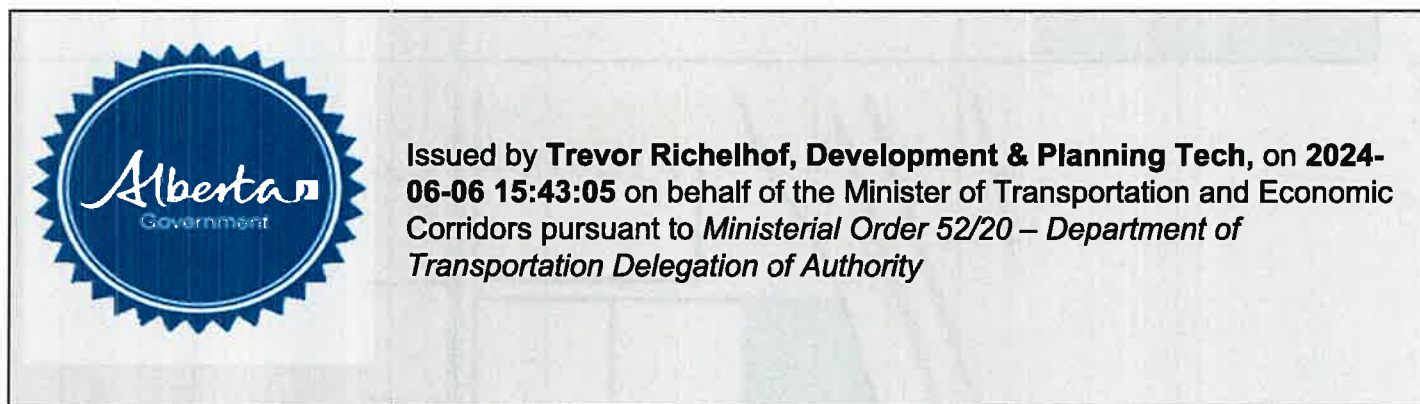
Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. Transportation and Economic Corridors has no concerns with respect to this proposal, and a permit has been issued.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information







## **Development Permit Review**

**Reviewed By:** Will Scheerhoorn

**File Number:** 24D 104

**Date of Review:** July 30, 2024

**Landowner:** Miguel & Katherine Parobec

**Proposal:** Business Sign and Privacy Fence

**Development Officer:** Brittany Domenjoz

### **Review and Suggestions**

**After review of the proposed Development Review, it is determined that it is for a Business Sign and a Privacy Fence for a small home-based business. A Fire inspection of the building is not required.**

**Will Scheerhoorn**

**Fire Inspector - Foothills Fire Department**

**(Ph) 403-603-3576**



**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

Miguel & Katherine Parobec



**COPY**

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 24D 104  
Ptn: NE 32-21-29 W4M; Plan 9710197, Lot 1  
Fascia Sign & Solid Fence with 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

Brittany Domenjoz  
Development Officer

[Brittany.Domenjoz@foothillscountyab.ca](mailto: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](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 104  
**Legal Description:** NE 32-21-29 W4M; Plan 9710197, Lot 1  
**Approval Description:** Fascia Sign & Solid Fence with Relaxation of Setbacks  
**Applicant/Owner:** Miguel & Katherine Parobec  
**Location:** Located on 16<sup>th</sup> Street East, adjacent to Highway 2 and approximately 0.5 miles south of Dunbow Road East.

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

*Original Signed By:*  
  
Brittany Domenjoz  
Development Officer  
[Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca)  
(403) 603-6242

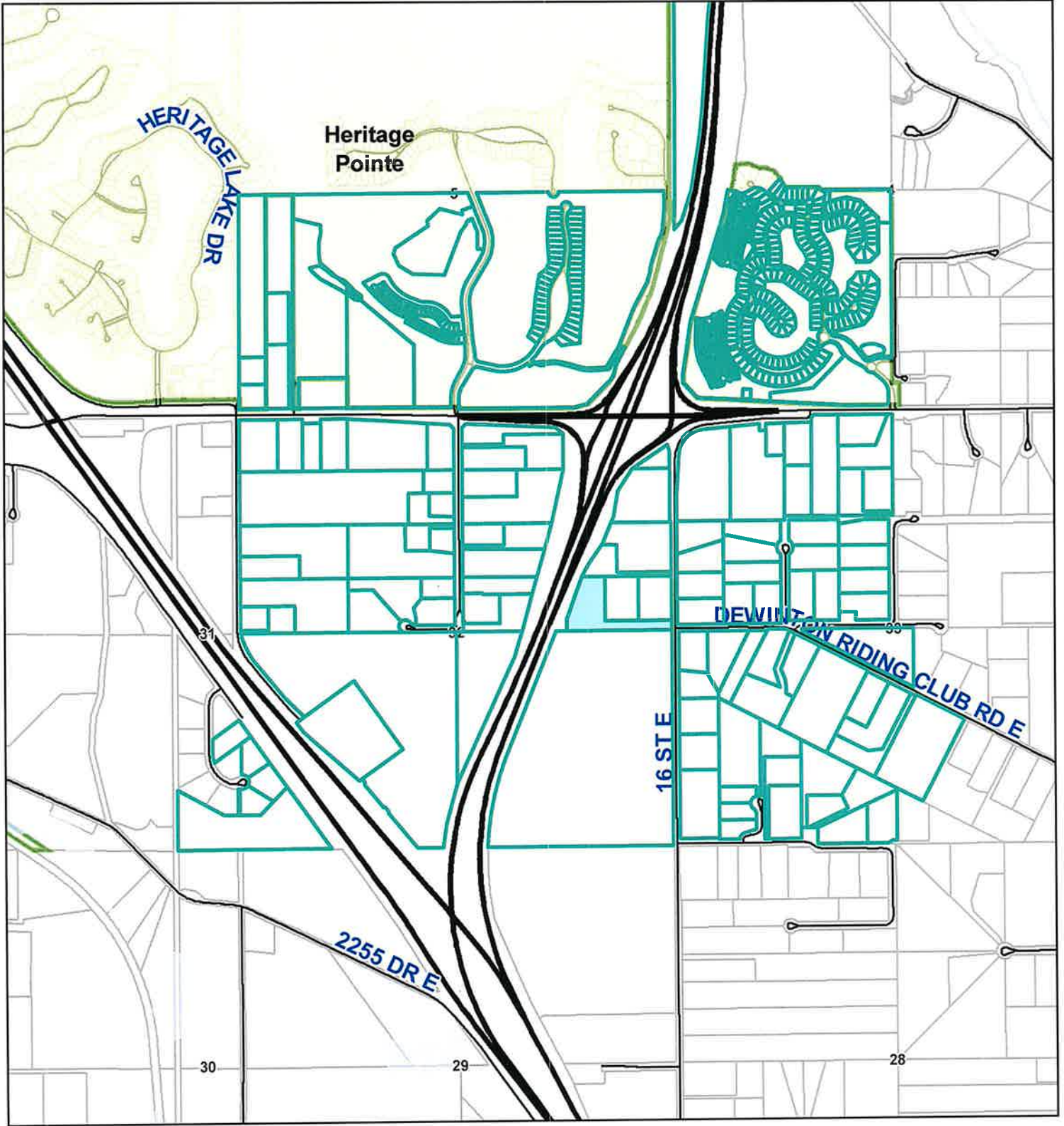
BD/as  
Encl.



Half Mile



NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 2



**Legend**

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet
- Subject Parcel

Date: 2024-07-25



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Data Sources Include Municipal Records and AltaLIS. 2024



# File No. 24D 104 Circulation List

RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
21293325200	Sherry Oseen-Thompson	NW 32-21-29 W4	Plan 0010565 Blk 1 Lot 3		4.40 Acres	CR
21293325210	William G & Elena Arnot	NW 32-21-29 W4	Plan 0716150 Blk 5 Lot 5		6.20 Acres	CR
21293327500	Craig & Karen Puetz	NE 32-21-29 W4	Plan 7610226 Blk 3		9.29 Acres	DC26
21293327510	Alvin & Debbi Arndt	NE 32-21-29 W4	Plan 7610226 Blk 6		12.51 Acres	CR
21293327520	Rodney & Laura Doornbosch	NE 32-21-29 W4	Plan 9110498 Blk 5 Lot 1		4.99 Acres	CR
21293327530	Alberta Municipal Affairs	NE 32-21-29 W4	Plan 7710472 Blk 4		1.56 Acres	CR
21293327540	Nathan & Stephanie Sonnenberg	NE 32-21-29 W4	Plan 9710197 Lot 3		5.00 Acres	CR
21293327550	Mike & Leila Borhot	NE 32-21-29 W4	Plan 9312226 Blk 2 Lot 1		10.03 Acres	CR
21293327560	John M. & Karen L. J. Lisoway	NE 32-21-29 W4	Plan 9511893 Lot 1		7.51 Acres	CR
21293327570	Elena Sosna	NE 32-21-29 W4	Plan 0212393 Blk 8 Lot 3		3.68 Acres	CR
21293327580	Carson & Simone Urhacher	NE 32-21-29 W4	Plan 9010077 Blk 8 Lot 1		4.47 Acres	CR
21293327590	Mustapha & Khadiga Elrafhe	NE 32-21-29 W4	Plan 9011763 Blk 10		5.02 Acres	CR
21293327600	Margaret Ellen Plew	NE 32-21-29 W4	Plan 9912661 Blk 5 Lot 2		5.88 Acres	CR
21293327610	Daley Holdings Ltd	NE 32-21-29 W4	Plan 9312226 Blk 2 Lot 2		3.61 Acres	CR
21293327620	Edward & Georgina Bassmatjiyan	NE 32-21-29 W4	Plan 0715537 Blk 1 Lot 1		3.03 Acres	CR
21293327630	Miguel & Katherine Parobec	NE 32-21-29 W4	Plan 9710197 Lot 1		8.21 Acres	CR
21293327640	K. Craig Lassetter	NE 32-21-29 W4	Plan 9710197 Lot 2		5.00 Acres	CR
21293327650	Rick Wiens	NE 32-21-29 W4	Plan 9912661 Blk 5 Lot 3		4.33 Acres	CR
21293327660	Darrel & Annette Nagel	NE 32-21-29 W4	Plan 0212393 Blk 8 Lot 2		4.13 Acres	CR
21293327670	Edward & Georgina Bassmatjiyan	NE 32-21-29 W4	Plan 0715537 Blk 1 Lot 2		4.41 Acres	CR
21293330030	Lloyd & Catherine Newton	SE 33-21-29 W4	Plan 9810456 Blk A Lot 24		4.70 Acres	CR
21293330040	Harry & Jacquelynne Martens	SE 33-21-29 W4	Plan 6459JK Lot 3		17.09 Acres	CR
21293330080	Foothills County	SE 33-21-29 W4	Plan 9111054 Lot 21		11.91 Acres	OS
21293330200	Alexander & Ludmila Bykovets	SE 33-21-29 W4	Plan 9810456 Blk A Lot 25		4.70 Acres	CR
21293332500	Joshua & Amanda Kehler	SW 33-21-29 W4	Plan 1110944 Blk 1 Lot 1		4.79 Acres	CR
21293332510	David M. & Nouha Spyker	SW 33-21-29 W4	Plan 9810071 Lot 3		5.98 Acres	CR
21293332520	Samson Scherwitz	SW 33-21-29 W4	Plan 1211342 Blk 2 Lot 1		1.98 Acres	CRA
21293332530	Jordan & Andrew L Johnson	SW 33-21-29 W4	Plan 8811777 Lot 20		9.32 Acres	CR
21293332540	David Nguyen & Tenzin Lektsoq	S 33-21-29 W4	Plan 0410983 Blk 1 Lot 30		5.24 Acres	CR
21293332550	Mauro & Moira Cimrolai	S 33-21-29 W4	Plan 6459JK Lot 1		17.10 Acres	CR

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RollNo	MainName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129310070	Foothills County	SE 31-21-29 W4	Plan 9311797 Blk 2 Lot 7ER	Quarry Springs	20.93 Acres	ER
2129310090	Donald & Sheila Kerr	S 31-21-29 W4	Plan 9311797 Blk 2 Lot 12	Quarry Springs	2.74 Acres	CR
2129320000	Walking A Ranches Ltd	SE 32-21-29 W4			116.61 Acres	A
2129320010	Walking A Ranches Ltd	SE 32-21-29 W4	Plan 0610731 Blk 1 Lot 1		17.99 Acres	CR
2129322500	Bradley & Donna Meyers	SW 32-21-29 W4	Plan 0211003 Blk 1 Lot 2		18.29 Acres	CR
2129322520	Mclvor Developments Ltd	SW 32-21-29 W4			79.74 Acres	A
2129322530	Sean & Cindy Backstrom	SW 32-21-29 W4	Plan 9311797 Blk 2 Lot 8	Quarry Springs	2.34 Acres	CR
2129322540	David & Susan Zyba	SW 32-21-29 W4	Plan 9311797 Blk 2 Lot 9	Quarry Springs	2.87 Acres	CR
2129322550	Peter Hofer & Marcela Cronkhite	SW 32-21-29 W4	Plan 9311797 Blk 2 Lot 10	Quarry Springs	2.41 Acres	CR
2129325000	Raymond N & Sheila M Whaling	NW 32-21-29 W4	Plan 9110666 Blk 11		13.62 Acres	CR
2129325010	2291463 Alberta Ltd	NW 32-21-29 W4	Plan 1530LK Blk 1		6.89 Acres	CR
2129325020	2291463 Alberta Ltd	NW 32-21-29 W4	Plan 2211669 Blk 7 Lot 5		32.22 Acres	A
2129325030	Peter B S & Susan C-H Shim	NW 32-21-29 W4	Plan 9111775 Lot 1		4.72 Acres	CR
2129325040	Siu Man Kwong	NW 32-21-29 W4	Plan 1706LK Blk 4		14.79 Acres	CR
2129325040	Sui King Choi Kwong	NW 32-21-29 W4	Plan 1706LK Blk 4		14.79 Acres	CR
2129325050	Yizhu Li & Yi Zhang	NW 32-21-29 W4	Plan 0716150 Blk 5 Lot 4		3.56 Acres	CR
2129325060	Giusti Energy Ltd	NW 32-21-29 W4	Plan 731581 Blk 6		15.05 Acres	CR
2129325070	Orlin McMillan	NW 32-21-29 W4	Plan 2211669 Blk 7 Lot 4		2.40 Acres	CR
2129325080	Adam Alvis	NW 32-21-29 W4	Plan 9110757 Blk 7 Lot 2		2.84 Acres	CR
2129325090	Strater J. & Ellen Crowfoot	NW 32-21-29 W4	Plan 9010977 Blk 1 Lot 1		4.77 Acres	CR
2129325100	Norman Legare & Linda Crawford	NW 32-21-29 W4	Plan 9110666 Blk 10		4.19 Acres	CR
2129325110	Larry Wade & Beverly Marie Britain	NW 32-21-29 W4	Plan 9110757 Blk 7 Lot 3		2.01 Acres	CR
2129325120	Maurice N & Jean K Benoit	NW 32-21-29 W4	Plan 9110814 Blk 5 Lot 1		2.32 Acres	CR
2129325130	Rameshwar & Gayatri Shamma	NW 32-21-29 W4	Plan 0716150 Blk 5 Lot 6		6.00 Acres	CR
2129325140	Abdulrahim Hage Ahmed	NW 32-21-29 W4	Plan 1706LK Blk 3		15.13 Acres	CR
2129325150	Mike & Tanya Celalvo	NW 32-21-29 W4	Plan 9912650 Blk 4 Lot 1		2.72 Acres	CR
2129325160	Harjeewan & Sahib Singh	NW 32-21-29 W4	Plan 9912650 Blk 4 Lot 2		2.26 Acres	CR
2129325170	Kelly A Udy	NW 32-21-29 W4	Plan 9913138 Blk 6 Lot 1		2.00 Acres	CR
2129325180	Kelly A Udy	NW 32-21-29 W4	Plan 9913138 Blk 6 Lot 2		2.55 Acres	CR
2129325190	Kimberley Schamp	NW 32-21-29 W4	Plan 0010565 Blk 1 Lot 2		3.04 Acres	CR



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RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2129332560	Keith Graham & Janet Davy	SW 33-21-29 W4	Plan 6770JK Lot 11		7.88 Acres	CR
2129332570	Douglas G. & Sandra Tregathen	SW 33-21-29 W4	Plan 9612347 Lot 22		5.24 Acres	CR
2129332580	Linda Rempel	SW 33-21-29 W4	Plan 8811777 Lot 18		4.82 Acres	CR
2129332590	A Slagmolen & T White: J&E Slagmolen	SW 33-21-29 W4	Plan 8811777 Lot 19		4.82 Acres	CR
2129332600	Martyr Anderson & Nadine Larson	SW 33-21-29 W4	Plan 9011643 Lot 18		4.45 Acres	CR
2129332610	Kevin & Thea Hadala	SW 33-21-29 W4	Plan 9810071 Lot 4		4.40 Acres	CR
2129332620	Michael S & Shannon H Sauer	SW 33-21-29 W4	Plan 1110944 Blk 1 Lot 2		3.11 Acres	CRA
2129332630	Harry & Jacquelyne Martens	S 33-21-29 W4	Plan 0410983 Blk 1 Lot 29		7.39 Acres	CR
2129332640	Mitchell Thompson & Irina Liakhar	SW 33-21-29 W4	Plan 9411054 Lot 27		4.20 Acres	CR
2129332650	Stanko, Zeljko & Radmila Stankovic	SW 33-21-29 W4	Plan 9612347 Lot 21		4.03 Acres	CR
2129332660	Richard & Gloria Leaney	SW 33-21-29 W4	Plan 9612347 Lot 23		4.18 Acres	CR
2129332670	James Offord & Karen Sauli	SW 33-21-29 W4	Plan 9612347 Lot 24		3.21 Acres	CR
2129332680	Cody Waltho & Michelle Graham	SW 33-21-29 W4	Plan 9810383 Lot 25		4.55 Acres	CR
2129332690	Jim Ling & Laura Bosman	SW 33-21-29 W4	Plan 0213508 Blk 1 Lot 1		4.40 Acres	CR
2129332700	DAS Holdings Corp	S 33-21-29 W4	Plan 356LK Lot 16		7.83 Acres	CR
2129332710	David & Adele Monroe	SW 33-21-29 W4	Plan 1211342 Blk 2 Lot 2		2.00 Acres	CRA
2129332720	Darrell Nelson	SW 33-21-29 W4	Plan 1211342 Blk 2 Lot 3		2.00 Acres	CRA
2129332730	James A & Tammie L Whitney	SW 33-21-29 W4	Plan 7994JK Lot 14		11.10 Acres	CR
2129332740	Kristine Craig	NW 33-21-29 W4	Plan 9112419 Blk 3 Lot 1		4.13 Acres	CR
2129332750	Yannick Roy & Vivi Ann Hall	NW 33-21-29 W4	Plan 9410331 Blk 4 Lot 2		4.25 Acres	CR
2129332760	Jonathan Baynes	NW 33-21-29 W4	Plan 1510599 Blk 1 Lot 7		4.44 Acres	CR
2129332770	Yingyong Lu & Aiyu Zhao	NW 33-21-29 W4	Plan 1510599 Blk 1 Lot 6		5.47 Acres	CR
2129332780	Jagdev S. & Barmal K. Dhanda	NW 33-21-29 W4			15.65 Acres	CR
2129332790	St. Simeon Mitrociwi Church	NW 33-21-29 W4			16.17 Acres	DC23
2129332800	Sandeep Grewal; Harvir & Rupinder Brar	NW 33-21-29 W4	Plan 9010818 Blk 2 Lot 2		9.36 Acres	CR
2129332810	James A. & Darlene A. Laroche	NW 33-21-29 W4	Plan 9110213 Blk 1 Lot 1		4.57 Acres	CR
2129332820	Sharon Dengler	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 1		4.10 Acres	CR
2129332830	Daryl Baker; Elizabeth Lee Baker	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 2		4.10 Acres	CR
2129332840	Guildford & Christina Deverell	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 3		4.10 Acres	CR
2129332850	Daniel E & Danielle M Canfield	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 4		4.13 Acres	CR

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RollNo	MainName	Gr-Sc-Tw-Rg M	Plan-Blk-Lot	HamletSubdivision	Size Unit	Zone
2129335120	Edward J. G. & Ellen Lapierre	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 5		3.88 Acres	CR
2129335130	Robert & Pauline Jollimore	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 6		4.13 Acres	CR
2129335140	Lauchlan J. & Tracy L. Reid	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 7		4.10 Acres	CR
2129335150	Zaher Mohammad Sayadi	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 8		4.10 Acres	CR
2129335160	Kamaljit K & Ripdeep K Sidhu	NW 33-21-29 W4	Plan 8911681 Blk 5 Lot 9		3.81 Acres	CR
2129335170	Marcel J Dallinga	NW 33-21-29 W4	Plan 9811979 Blk 2 Lot 3		3.97 Acres	CR
2129335180	Randall H. & Karen R. Hill	NW 33-21-29 W4	Plan 9112419 Blk 3 Lot 2		4.10 Acres	CR
2129335190	Darrell G. & Joanne E. Ganske	NW 33-21-29 W4	Plan 9112419 Blk 3 Lot 3		4.10 Acres	CR
2129335200	Danijele Stankovic	NW 33-21-29 W4	Plan 9112419 Blk 3 Lot 4		4.10 Acres	CR
2129335210	Benjamin Russell Graham	NW 33-21-29 W4	Plan 9410331 Blk 4 Lot 1		4.25 Acres	CR
2129335220	Richard & Joan Flood	NW 33-21-29 W4	Plan 9410331 Blk 4 Lot 4		4.25 Acres	CR
2129335230	Jerald & Toiny Farr	NW 33-21-29 W4	Plan 9410331 Blk 4 Lot 3		4.25 Acres	CR
2129335240	Jason & Carla Mewel	NW 33-21-29 W4	Plan 9811979 Blk 2 Lot 4		4.67 Acres	CR
2129335250	Christopher J & Jennifer M Shafter	NW 33-21-29 W4	Plan 1012146 Blk 1 Lot 4		4.25 Acres	CR
2129335260	Jagdev S. & Barmal K. Dhanda	NW 33-21-29 W4	Plan 1410573 Blk 6 Lot 1		2.02 Acres	CRA
2229042500	Artesia Home Owners Assoc.	SW 4-22-29 W4	Plan 1810212 Blk 20 Lot 1	Artesia at Heritage Pointe	20.03 Acres	REC
2229042505	Carma Ltd	SW 4-22-29 W4			27.66 Acres	REC
2229042510	Carl & Jo Ann Partaker	SW 4-22-29 W4	Plan 1212781 Unit 1	Artesia at Heritage Pointe	617.00 Squar	RC
2229042515	David & Lydia Novak	SW 4-22-29 W4	Plan 1212781 Unit 2	Artesia at Heritage Pointe	550.00 Squar	RC
2229042520	William F Goetz Estate	SW 4-22-29 W4	Plan 1212781 Unit 3	Artesia at Heritage Pointe	621.00 Squar	RC
2229042525	Maurice & Sonya Bannayan	SW 4-22-29 W4	Plan 1212781 Unit 4	Artesia at Heritage Pointe	633.00 Squar	RC
2229042530	Larry Farmer & Jo-Lynn Wesley	SW 4-22-29 W4	Plan 1212781 Unit 5	Artesia at Heritage Pointe	546.00 Squar	RC
2229042535	Stanley & Judith Ainslie	SW 4-22-29 W4	Plan 1212781 Unit 6	Artesia at Heritage Pointe	634.00 Squar	RC
2229042540	William & Kerstin MacDonald	SW 4-22-29 W4	Plan 1212781 Unit 7	Artesia at Heritage Pointe	548.00 Squar	RC
2229042545	Dennis & Donna Ochs	SW 4-22-29 W4	Plan 1212781 Unit 8	Artesia at Heritage Pointe	651.00 Squar	RC
2229042550	Drew E & Cindy L Single	SW 4-22-29 W4	Plan 1212781 Unit 9	Artesia at Heritage Pointe	577.00 Squar	RC
2229042555	Cheryl E Reichert	SW 4-22-29 W4	Plan 1212781 Unit 10	Artesia at Heritage Pointe	627.00 Squar	RC
2229042560	R&J Canning, M Britton	SW 4-22-29 W4	Plan 1212781 Unit 11	Artesia at Heritage Pointe	589.00 Squar	RC
2229042565	Glenn & Marlene Myglod	SW 4-22-29 W4	Plan 1212781 Unit 12	Artesia at Heritage Pointe	584.00 Squar	RC
2229042570	Michael L & Brenda L Wasyluk	SW 4-22-29 W4	Plan 1212781 Unit 13	Artesia at Heritage Pointe	625.00 Squar	RC

# File No. 24D 104 Circulation List

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<i>RollNo</i>	<i>MailName</i>	<i>Qtr-Sr-Tw-Rg-M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2229042575	Donald & Maxine Rivard	SW 4-22-29 W4	Plan 1212781 Unit 14	Artesia at Heritage Pointe	547.00 Squar	RC
2229042580	Lorne & Sue Roneki	SW 4-22-29 W4	Plan 1212781 Unit 15	Artesia at Heritage Pointe	649.00 Squar	RC
2229042585	Hala Basily	SW 4-22-29 W4	Plan 1212781 Unit 16	Artesia at Heritage Pointe	604.00 Squar	RC
2229042590	Paul & Melinda Chiasson	SW 4-22-29 W4	Plan 1212781 Unit 17	Artesia at Heritage Pointe	688.00 Squar	RC
2229042595	Richard & Tracee Matkowski	SW 4-22-29 W4	Plan 1212781 Unit 18	Artesia at Heritage Pointe	623.00 Squar	RC
2229042600	Franklin J & Patricia L Webber	SW 4-22-29 W4	Plan 1212781 Unit 19	Artesia at Heritage Pointe	649.00 Squar	RC
2229042605	Sharleen MacRae	SW 4-22-29 W4	Plan 1212781 Unit 20	Artesia at Heritage Pointe	636.00 Squar	RC
2229042610	Cecil E. & Susan M. Keeping	SW 4-22-29 W4	Plan 1212781 Unit 21	Artesia at Heritage Pointe	640.00 Squar	RC
2229042615	Leonard & Susan Kornhry	SW 4-22-29 W4	Plan 1212781 Unit 22	Artesia at Heritage Pointe	634.00 Squar	RC
2229042620	Bruce & Susan Wade	SW 4-22-29 W4	Plan 1212781 Unit 23	Artesia at Heritage Pointe	646.00 Squar	RC
2229042625	Ronald & Patricia Tillapaugh	SW 4-22-29 W4	Plan 1212781 Unit 24	Artesia at Heritage Pointe	588.00 Squar	RC
2229042630	Richard & Evelyn Luciani	SW 4-22-29 W4	Plan 1212781 Unit 25	Artesia at Heritage Pointe	678.00 Squar	RC
2229042635	Mary Ellen Robinson	SW 4-22-29 W4	Plan 1212781 Unit 26	Artesia at Heritage Pointe	583.00 Squar	RC
2229042640	Ronald & Eileen Gurak	SW 4-22-29 W4	Plan 1212781 Unit 27	Artesia at Heritage Pointe	581.00 Squar	RC
2229042645	Randall & Janet Byrne	SW 4-22-29 W4	Plan 1212781 Unit 28	Artesia at Heritage Pointe	633.00 Squar	RC
2229042650	George J & Dalias L Jackson	SW 4-22-29 W4	Plan 1212781 Unit 29	Artesia at Heritage Pointe	653.00 Squar	RC
2229042655	Kevin Beliner & Christina Szoo	SW 4-22-29 W4	Plan 1212781 Unit 30	Artesia at Heritage Pointe	546.00 Squar	RC
2229042660	Alexander & Claudette Taylor	SW 4-22-29 W4	Plan 1212781 Unit 31	Artesia at Heritage Pointe	665.00 Squar	RC
2229042665	David J Russell & B L Johnston	SW 4-22-29 W4	Plan 1212781 Unit 32	Artesia at Heritage Pointe	543.00 Squar	RC
2229042670	Glen A. & Gail S. Mortimer	SW 4-22-29 W4	Plan 1212781 Unit 33	Artesia at Heritage Pointe	632.00 Squar	RC
2229042675	Kenneth Ramsay & Y Chenier	SW 4-22-29 W4	Plan 1212781 Unit 34	Artesia at Heritage Pointe	592.00 Squar	RC
2229042680	John J & Donna Geib	SW 4-22-29 W4	Plan 1212781 Unit 35	Artesia at Heritage Pointe	545.00 Squar	RC
2229042685	Noreen Dowdell	SW 4-22-29 W4	Plan 1212781 Unit 36	Artesia at Heritage Pointe	618.00 Squar	RC
2229042690	Elwin & Janice Reichert	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 1	Artesia at Heritage Pointe	1,034.00 Squar	RC
2229042695	Kevin Shangl & Joyce Healey	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 2	Artesia at Heritage Pointe	1,057.00 Squar	RC
2229042700	Todd & Kimberley Peterson	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 3	Artesia at Heritage Pointe	1,057.00 Squar	RC
2229042705	Corey & Bethany Michaud	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 4	Artesia at Heritage Pointe	1,071.00 Squar	RC
2229042710	Ronald Tarrant & Evelyn Finley	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 5	Artesia at Heritage Pointe	1,035.00 Squar	RC
2229042715	Pooja Gill	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 6	Artesia at Heritage Pointe	1,041.00 Squar	RC
2229042720	Earl Kenneth & Katherine Gail Peters	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 7	Artesia at Heritage Pointe	1,042.00 Squar	RC



# File No. 24D 104 Circulation List

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<i>RollNo</i>	<i>MailName</i>	<i>Qtr-Sec-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2229042725	Samson Schemwitz	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 8	Artesia at Heritage Pointe	1,042.00 Squar	RC
2229042730	Pawa Randhawa; A&Z Randhawa	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 9	Artesia at Heritage Pointe	1,042.00 Squar	RC
2229042735	Lorry Lynne Nurcombe	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 10	Artesia at Heritage Pointe	1,042.00 Squar	RC
2229042740	Wade & Lisa Greenwood	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 11	Artesia at Heritage Pointe	1,042.00 Squar	RC
2229042745	Dariusz & Elzbieta Szaro	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 12	Artesia at Heritage Pointe	1,041.00 Squar	RC
2229042750	Kelly J & Doreen Hansen	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 13	Artesia at Heritage Pointe	1,101.00 Squar	RC
2229042755	Kevin & Denise Macleod	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 14	Artesia at Heritage Pointe	1,024.00 Squar	RC
2229042760	Susan Dorchak	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 15	Artesia at Heritage Pointe	1,065.00 Squar	RC
2229042765	Richard & June Taskey	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 16	Artesia at Heritage Pointe	1,098.00 Squar	RC
2229042770	Christopher S Thomas	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 17	Artesia at Heritage Pointe	1,075.00 Squar	RC
2229042775	Fred Sernecky & Sara Lea Fisher	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 18	Artesia at Heritage Pointe	863.00 Squar	RC
2229042780	David & Lenya Wilson	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 19	Artesia at Heritage Pointe	867.00 Squar	RC
2229042785	Jeromy & Lutina Mortenson	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 20	Artesia at Heritage Pointe	881.00 Squar	RC
2229042790	Baleshwar & Priampal Virk	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 21	Artesia at Heritage Pointe	880.00 Squar	RC
2229042795	Carey & Michelle Henderson	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 22	Artesia at Heritage Pointe	870.00 Squar	RC
2229042800	Jarett Burgeson	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 23	Artesia at Heritage Pointe	866.00 Squar	RC
2229042805	1754041 Alberta Inc	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 24	Artesia at Heritage Pointe	862.00 Squar	RC
2229042810	Cameron & Becky Lowe	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 25	Artesia at Heritage Pointe	859.00 Squar	RC
2229042815	Bernardo & Jocelyn Pangan	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 26	Artesia at Heritage Pointe	969.00 Squar	RC
2229042820	Rinoy & Elcey Varkey	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 1	Artesia at Heritage Pointe	861.00 Squar	RC
2229042825	Thampi & Mfiri Thomas	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 2	Artesia at Heritage Pointe	862.00 Squar	RC
2229042830	Niyati & Sweetang Mehta	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 3	Artesia at Heritage Pointe	863.00 Squar	RC
2229042835	Martin J. & Gayle S. Balaz	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 4	Artesia at Heritage Pointe	854.00 Squar	RC
2229042840	Marie E Unick	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 5	Artesia at Heritage Pointe	873.00 Squar	RC
2229042845	Kevin & Sarah Myson	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 6	Artesia at Heritage Pointe	862.00 Squar	RC
2229042850	Larry & Margaret Knorr	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 7	Artesia at Heritage Pointe	862.00 Squar	RC
2229042855	Tom & Philippa Gear	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 8	Artesia at Heritage Pointe	862.00 Squar	RC
2229042860	Michael A & Janis C Freeman	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 9	Artesia at Heritage Pointe	862.00 Squar	RC
2229042865	Peter & Deborah Schwartz	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 10	Artesia at Heritage Pointe	870.00 Squar	RC
2229042870	Yuanliang Ma & Ailin Wang	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 11	Artesia at Heritage Pointe	872.00 Squar	RC

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2229042875	Trent A & Debbie L Balog	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 12	Artesia at Heritage Pointe	875.00 Squar	RC
2229042880	Andrew & Karen Bennett	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 13	Artesia at Heritage Pointe	848.00 Squar	RC
2229042885	Linda Zbryski	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 14	Artesia at Heritage Pointe	848.00 Squar	RC
2229042890	Mary Lynne Ferguson	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 15	Artesia at Heritage Pointe	833.00 Squar	RC
2229042895	Philip & Melissa Goudreau	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 16	Artesia at Heritage Pointe	852.00 Squar	RC
2229042900	James & Elisabeth Stinson	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 17	Artesia at Heritage Pointe	881.00 Squar	RC
2229042905	Ronald & Carol Desroyers	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 18	Artesia at Heritage Pointe	896.00 Squar	RC
2229042910	John H & Karen B Palmer	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 19	Artesia at Heritage Pointe	853.00 Squar	RC
2229042915	B Subramanyam & S Balakrishnan	SW 4-22-29 W4	Plan 1212402 Blk 4 Lot 20	Artesia at Heritage Pointe	895.00 Squar	RC
2229042920	ATCO Gas & Pipelines Ltd	SW 4-22-29 W4	Plan 1211069	Artesia at Heritage Pointe	0.27 Acres	REC
2229042925	Foothills County	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 28PUL	Artesia at Heritage Pointe	0.36 Acres	PUL
2229042930	Foothills County	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 29PUL	Artesia at Heritage Pointe	0.19 Acres	PUL
2229042935	Foothills County	SW 4-22-29 W4	Plan 1212402 Blk 2 Lot 1MR		10.47 Acres	MR
2229042940	Foothills County	SW 4-22-29 W4	Plan 1212402 Blk 5 Lot 2PUL	Artesia at Heritage Pointe	0.82 Acres	PUL
2229042945	Foothills County	SW 4-22-29 W4	Plan 1212402 Blk 5 Lot 1MR	Artesia at Heritage Pointe	0.32 Acres	MR
2229042950	Foothills County	SW 4-22-29 W4	Plan 1212402 Blk 3 Lot 27MR	Artesia at Heritage Pointe	0.10 Acres	MR
2229042960	Foothills County	SW 4-22-29 W4	Plan 1212781 Blk 6 Lot 1PUL	Artesia at Heritage Pointe	0.23 Acres	PUL
2229042965	Sandrasen Pillay	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 1	Artesia at Heritage Pointe	845.00 Squar	RC
2229042970	Angelo & Donald Fern Fontana	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 2	Artesia at Heritage Pointe	872.00 Squar	RC
2229042975	Carl & Bernadette Finley	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 3	Artesia at Heritage Pointe	877.00 Squar	RC
2229042980	Aaman K Mann & Rajat Sekhon	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 4	Artesia at Heritage Pointe	855.00 Squar	RC
2229042985	Tyler T & Leigh E Pakko	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 5	Artesia at Heritage Pointe	865.00 Squar	RC
2229042990	Andrew J & Andrea N Leung	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 6	Artesia at Heritage Pointe	828.00 Squar	RC
2229042995	Robert & Lisa Christie	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 7	Artesia at Heritage Pointe	857.00 Squar	RC
2229043000	Glenn & Jubie Simpson	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 8	Artesia at Heritage Pointe	769.00 Squar	RC
2229043005	Ralph & Marilyn Bond	SW 4-22-29 W4	Plan 1410841 Blk 8 Lot 1	Artesia at Heritage Pointe	1,055.00 Squar	RC
2229043010	Donna G Crawford	SW 4-22-29 W4	Plan 1410841 Blk 8 Lot 2	Artesia at Heritage Pointe	1,003.00 Squar	RC
2229043015	David Belanger & P McMonigle	SW 4-22-29 W4	Plan 1410841 Blk 8 Lot 3	Artesia at Heritage Pointe	952.00 Squar	RC
2229043020	Reid & Elizabeth McIntyre	SW 4-22-29 W4	Plan 1410841 Blk 8 Lot 4	Artesia at Heritage Pointe	952.00 Squar	RC
2229043025	Norman Reise & J Hycha	SW 4-22-29 W4	Plan 1410841 Blk 8 Lot 5	Artesia at Heritage Pointe	1,029.00 Squar	RC



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<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>
2229043030	Laurie & Colleen Stang	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 9	Artesia at Heritage Pointe	815.00 Squar	RC
2229043035	David C & Laura L Colwell	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 10	Artesia at Heritage Pointe	937.00 Squar	RC
2229043040	Robert & Catherine Rawles	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 1	Artesia at Heritage Pointe	842.00 Squar	RC
2229043045	Leslie E & Julie G Taylor	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 2	Artesia at Heritage Pointe	927.00 Squar	RC
2229043050	Joseph & Jennifer Lynn Kapusin	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 3	Artesia at Heritage Pointe	925.00 Squar	RC
2229043055	Peter Thompson & P Torres	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 4	Artesia at Heritage Pointe	925.00 Squar	RC
2229043060	Duane & Lisa Visser	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 5	Artesia at Heritage Pointe	971.00 Squar	RC
2229043065	Kevin & Tara Proctor	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 6	Artesia at Heritage Pointe	904.00 Squar	RC
2229043070	Manninder & Samrinder Mangat	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 7	Artesia at Heritage Pointe	925.00 Squar	RC
2229043075	Alec & Helen E Pedersen	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 1	Artesia at Heritage Pointe	886.00 Squar	RC
2229043080	Daniel J & Kristine R Thomson	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 2	Artesia at Heritage Pointe	856.00 Squar	RC
2229043085	Bruce & Kimberly J Ryan	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 3	Artesia at Heritage Pointe	888.00 Squar	RC
2229043090	Daura Jones	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 4	Artesia at Heritage Pointe	872.00 Squar	RC
2229043095	Fauzia Lalani Khudabux	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 5	Artesia at Heritage Pointe	879.00 Squar	RC
2229043100	Joseph Grebely	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 6	Artesia at Heritage Pointe	906.00 Squar	RC
2229043105	William & Barbara Gibson	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 7	Artesia at Heritage Pointe	918.00 Squar	RC
2229043110	Michael & Marilyn Cumberland	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 8	Artesia at Heritage Pointe	943.00 Squar	RC
2229043115	Paul L & Lynnell R Binassi	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 9	Artesia at Heritage Pointe	946.00 Squar	RC
2229043120	D Mueller & J Whittaker-Mueller	SW 4-22-29 W4	Plan 1410841 Blk 9 Lot 10	Artesia at Heritage Pointe	967.00 Squar	RC
2229043125	Donald Bishop	SW 4-22-29 W4	Plan 1410883 Unit 19	Artesia at Heritage Pointe	580.00 Squar	RC
2229043130	Edwin Pound	SW 4-22-29 W4	Plan 1410883 Unit 18	Artesia at Heritage Pointe	522.00 Squar	RC
2229043135	Raju & Ashalatha Paul	SW 4-22-29 W4	Plan 1410883 Unit 17	Artesia at Heritage Pointe	625.00 Squar	RC
2229043140	Frank Madadi	SW 4-22-29 W4	Plan 1410883 Unit 16	Artesia at Heritage Pointe	547.00 Squar	RC
2229043145	Joseph B & Sharon Irving	SW 4-22-29 W4	Plan 1410883 Unit 15	Artesia at Heritage Pointe	661.00 Squar	RC
2229043150	Gordon & Fern Manning	SW 4-22-29 W4	Plan 1410883 Unit 14	Artesia at Heritage Pointe	604.00 Squar	RC
2229043155	Tammy MacDonald	SW 4-22-29 W4	Plan 1410883 Unit 13	Artesia at Heritage Pointe	753.00 Squar	RC
2229043160	Terrance J & Judy A Reardon	SW 4-22-29 W4	Plan 1410883 Unit 12	Artesia at Heritage Pointe	579.00 Squar	RC
2229043165	Joseph Brown & Nancy Berard-Brown	SW 4-22-29 W4	Plan 1410883 Unit 11	Artesia at Heritage Pointe	571.00 Squar	RC
2229043170	Theodore J & Karen A Mallo	SW 4-22-29 W4	Plan 1410883 Unit 10	Artesia at Heritage Pointe	552.00 Squar	RC
2229043175	Brian M & L Elaine Gacek	SW 4-22-29 W4	Plan 1410883 Unit 9	Artesia at Heritage Pointe	492.00 Squar	RC

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RollNo	MailName	Qtr-Sec-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2229043180	Tom R & Tammy L Chudleigh	SW 4-22-29 W4	Plan 1410883 Unit 8	Artesia at Heritage Pointe	620.00 Squar	RC
2229043185	Gregory H & Irene Nanton	SW 4-22-29 W4	Plan 1410883 Unit 7	Artesia at Heritage Pointe	496.00 Squar	RC
2229043190	Robert & Debbie Bourke	SW 4-22-29 W4	Plan 1410883 Unit 6	Artesia at Heritage Pointe	565.00 Squar	RC
2229043195	Bryan & Alix Danard	SW 4-22-29 W4	Plan 1410883 Unit 5	Artesia at Heritage Pointe	494.00 Squar	RC
2229043200	Robert & Cheryl Stack	SW 4-22-29 W4	Plan 1410883 Unit 4	Artesia at Heritage Pointe	551.00 Squar	RC
2229043205	Thomas L & Mariella Rathwell	SW 4-22-29 W4	Plan 1410883 Unit 3	Artesia at Heritage Pointe	569.00 Squar	RC
2229043210	Ross & Gaylene Merkel	SW 4-22-29 W4	Plan 1410883 Unit 2	Artesia at Heritage Pointe	526.00 Squar	RC
2229043215	Jeffery & Kelli Miller	SW 4-22-29 W4	Plan 1410883 Unit 1	Artesia at Heritage Pointe	566.00 Squar	RC
2229043220	Frederick & Leslie Sergeant	SW 4-22-29 W4	Plan 1410883 Unit 20	Artesia at Heritage Pointe	521.00 Squar	RC
2229043225	Jack & Karen Hooson	SW 4-22-29 W4	Plan 1410883 Unit 21	Artesia at Heritage Pointe	573.00 Squar	RC
2229043230	Darin Robert & Jo-Ann Lee Patterson	SW 4-22-29 W4	Plan 1410883 Unit 22	Artesia at Heritage Pointe	517.00 Squar	RC
2229043235	Judi L & Gayle L Ritten	SW 4-22-29 W4	Plan 1410883 Unit 23	Artesia at Heritage Pointe	622.00 Squar	RC
2229043240	Ronald E & Sandra L Wey	SW 4-22-29 W4	Plan 1410883 Unit 24	Artesia at Heritage Pointe	551.00 Squar	RC
2229043245	Ian & Charize Turnbull	SW 4-22-29 W4	Plan 1410883 Unit 25	Artesia at Heritage Pointe	650.00 Squar	RC
2229043250	Norman Legare & Linda Crawford	SW 4-22-29 W4	Plan 1410883 Unit 26	Artesia at Heritage Pointe	547.00 Squar	RC
2229043255	Walker Albright Estate	SW 4-22-29 W4	Plan 1410883 Unit 27	Artesia at Heritage Pointe	553.00 Squar	RC
2229043260	Harry Y & Laura D Kim	SW 4-22-29 W4	Plan 1410883 Unit 28	Artesia at Heritage Pointe	569.00 Squar	RC
2229043265	Eleanor Darlene Reichert	SW 4-22-29 W4	Plan 1410883 Unit 29	Artesia at Heritage Pointe	613.00 Squar	RC
2229043270	Brian & Gail Fiddes	SW 4-22-29 W4	Plan 1410883 Unit 30	Artesia at Heritage Pointe	557.00 Squar	RC
2229043275	Pauli & Els Pols	SW 4-22-29 W4	Plan 1410883 Unit 31	Artesia at Heritage Pointe	642.00 Squar	RC
2229043280	Arvil C & Sylvia G Mogensen	SW 4-22-29 W4	Plan 1410883 Unit 32	Artesia at Heritage Pointe	505.00 Squar	RC
2229043285	Brent & Terri Booth	SW 4-22-29 W4	Plan 1410883 Unit 33	Artesia at Heritage Pointe	573.00 Squar	RC
2229043290	Richard & Diane Hudby	SW 4-22-29 W4	Plan 1410883 Unit 34	Artesia at Heritage Pointe	554.00 Squar	RC
2229043295	Dennis R & Patricia K Polischuk	SW 4-22-29 W4	Plan 1410883 Unit 35	Artesia at Heritage Pointe	515.00 Squar	RC
2229043300	Charles & Dianne McFarlane	SW 4-22-29 W4	Plan 1410883 Unit 36	Artesia at Heritage Pointe	580.00 Squar	RC
2229043305	Foothills County	SW 4-22-29 W4	Plan 1410841 Blk 10 Lot 11PUL	Artesia at Heritage Pointe	0.10 Acres	PUL
2229043310	Foothills County	SW 4-22-29 W4	Plan 1410841 Blk 7 Lot 8PUL	Artesia at Heritage Pointe	0.08 Acres	PUL
2229043315	Artesia Home Owners Assoc.	SW 4-22-29 W4	Plan 1410841 Blk 11 Lot 1	Artesia at Heritage Pointe	1,470.00 Squar	REC
2229043320	Foothills County	SW 4-22-29 W4	Plan 1410883 Blk 6 Lot 2PUL	Artesia at Heritage Pointe	0.11 Acres	PUL
2229043325	Michael & Kerr-Lynn Kulyk	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 6	Artesia at Heritage Pointe	870.54 Squar	RC

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RollNo	MainName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2229043330	Ryan Chandler	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 7	Artesia at Heritage Pointe	835.20 Squar	RC
2229043335	Landon Bosch	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 8	Artesia at Heritage Pointe	831.60 Squar	RC
2229043340	Nuvista Homes Ltd	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 9	Artesia at Heritage Pointe	831.60 Squar	RC
2229043345	Duane & Cheryl Kichon	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 10	Artesia at Heritage Pointe	825.84 Squar	RC
2229043350	W Jim Coleman	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 11	Artesia at Heritage Pointe	879.45 Squar	RC
2229043355	Dhamanshu & Vibha Boghara	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 12	Artesia at Heritage Pointe	880.64 Squar	RC
2229043360	Jeffrey M Lyster & Christine F Osborne	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 13	Artesia at Heritage Pointe	881.95 Squar	RC
2229043365	Raymond & Margot Cej	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 14	Artesia at Heritage Pointe	832.02 Squar	RC
2229043370	Myles Morin & Marilyn McNeil-Morin	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 15	Artesia at Heritage Pointe	832.02 Squar	RC
2229043375	Richard & Sharon Graham	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 16	Artesia at Heritage Pointe	832.02 Squar	RC
2229043380	Rima Hamarsha	SW 4-22-29 W4	Plan 1510293 Blk 8 Lot 17	Artesia at Heritage Pointe	892.27 Squar	RC
2229043385	Justin O & Sherisse P Burwash	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 11	Artesia at Heritage Pointe	837.16 Squar	RC
2229043390	Nuvista Homes Ltd	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 12	Artesia at Heritage Pointe	850.17 Squar	RC
2229043395	Gina M Svenson	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 13	Artesia at Heritage Pointe	871.78 Squar	RC
2229043400	Dennis & Mary Benassi	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 14	Artesia at Heritage Pointe	872.02 Squar	RC
2229043405	Matthew Aaron & Deborah Diane Haydik	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 15	Artesia at Heritage Pointe	919.31 Squar	RC
2229043410	David & Mavis Naylor	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 16	Artesia at Heritage Pointe	854.81 Squar	RC
2229043415	Mushtaq & Azmina Thobani	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 17	Artesia at Heritage Pointe	933.50 Squar	RC
2229043420	Bryan So & Jade Frost	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 18	Artesia at Heritage Pointe	958.77 Squar	RC
2229043425	John & Phyllis Land	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 19	Artesia at Heritage Pointe	986.20 Squar	RC
2229043430	Robert & Rhonda Graham	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 20	Artesia at Heritage Pointe	908.82 Squar	RC
2229043435	Gladys Kemunto Kiwia	SW 4-22-29 W4	Plan 1510293 Blk 9 Lot 21	Artesia at Heritage Pointe	812.40 Squar	RC
2229043440	Kendra Hunsley	SW 4-22-29 W4	Plan 1510293 Blk 11 Lot 2	Artesia at Heritage Pointe	836.91 Squar	RC
2229043445	Don & Betty Eng	SW 4-22-29 W4	Plan 1510293 Blk 11 Lot 3	Artesia at Heritage Pointe	884.34 Squar	RC
2229043450	Scott Hounsell & Vadya Henriquez	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 1	Artesia at Heritage Pointe	916.01 Squar	RC
2229043455	Douglas & Jacqueline Hunsley	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 2	Artesia at Heritage Pointe	965.41 Squar	RC
2229043460	Aladin & Kerl-Anne Sehic	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 3	Artesia at Heritage Pointe	903.72 Squar	RC
2229043465	Yassen Aly & Kathryn Ronalds	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 4	Artesia at Heritage Pointe	857.16 Squar	RC
2229043470	Harneek S Khurana & Archana Datta	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 5	Artesia at Heritage Pointe	807.51 Squar	RC
2229043475	Donald & Brenda Saretzky	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 6	Artesia at Heritage Pointe	968.14 Squar	RC



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<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>
2229043480	Nicola Bankhead	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 7	Artesia at Heritage Pointe	904.56 Squar	RC
2229043485	John & Gabriella Gotch	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 8	Artesia at Heritage Pointe	899.35 Squar	RC
2229043490	Bryan & Clairreth Lyster	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 9	Artesia at Heritage Pointe	905.11 Squar	RC
2229043495	Lukas & Laura Albrecht	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 10	Artesia at Heritage Pointe	904.60 Squar	RC
2229043500	Gabriel Pellegrino & Maria M Garcia	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 11	Artesia at Heritage Pointe	908.17 Squar	RC
2229043505	Al-Armin & Shainool Vira	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 12	Artesia at Heritage Pointe	986.52 Squar	RC
2229043510	Stephen Nuttall & Mary Neely	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 13	Artesia at Heritage Pointe	1,045.30 Squar	RC
2229043515	Bryan Weir & Candace Stanick	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 14	Artesia at Heritage Pointe	974.74 Squar	RC
2229043520	Shamina Hakda	SW 4-22-29 W4	Plan 1510293 Blk 12 Lot 15	Artesia at Heritage Pointe	895.47 Squar	RC
2229043525	Gang Shi & Sony Su	SW 4-22-29 W4	Plan 1510293 Blk 7 Lot 9	Artesia at Heritage Pointe	1,011.53 Squar	RC
2229043530	Travis & Andrea Murray	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 10	Artesia at Heritage Pointe	1,265.31 Squar	RC
2229043535	Don & Debbie Bezenar	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 11	Artesia at Heritage Pointe	1,226.58 Squar	RC
2229043540	Yun H & Zheng Guo; Hui Wang	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 21	Artesia at Heritage Pointe	1,099.04 Squar	RCA
2229043545	Oladapo & Abinbola Olayiwola	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 22	Artesia at Heritage Pointe	971.24 Squar	RC
2229043550	Ross Vrabel & Lorna Hardy	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 23	Artesia at Heritage Pointe	1,036.70 Squar	RC
2229043555	Wayne Dennis & Colleen Rose Barker	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 24	Artesia at Heritage Pointe	1,034.71 Squar	RC
2229043560	Randy & Kathy Faulkner	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 25	Artesia at Heritage Pointe	1,032.70 Squar	RC
2229043565	YU Zhai & Mिंगming Zhao	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 26	Artesia at Heritage Pointe	1,007.19 Squar	RC
2229043570	Charles J & Gayle Szrnurio	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 27	Artesia at Heritage Pointe	1,145.48 Squar	RC
2229043575	Brenda Marie Kovalsky Estate	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 28	Artesia at Heritage Pointe	1,456.02 Squar	RC
2229043580	Mike Henezi & Helena M Branco Henezi	SW 4-22-29 W4	Plan 1510293 Blk 7 Lot 29	Artesia at Heritage Pointe	878.20 Squar	RC
2229043585	Kelly & Celine Chotowetz	SW 4-22-29 W4	Plan 1510293 Blk 7 Lot 30	Artesia at Heritage Pointe	890.89 Squar	RC
2229043590	John Vlcq & Lindi K Suitor	SW 4-22-29 W4	Plan 1510293 Blk 7 Lot 31	Artesia at Heritage Pointe	912.95 Squar	RC
2229043595	Cornerstone by Dallaire Homes	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 16	Artesia at Heritage Pointe	947.71 Squar	RC
2229043600	Jeffrey Fiaschetti	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 17	Artesia at Heritage Pointe	1,171.97 Squar	RC
2229043605	Claire A Benson	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 18	Artesia at Heritage Pointe	1,044.76 Squar	RC
2229043610	Swati & Revati Kinkar; Darshit Trivedi	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 19	Artesia at Heritage Pointe	883.35 Squar	RC
2229043615	Joseph R & Natasha Rescky	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 20	Artesia at Heritage Pointe	893.60 Squar	RC
2229043620	Richard & Bonnie Hoath	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 21	Artesia at Heritage Pointe	959.05 Squar	RC
2229043625	Kalpna Patel	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 22	Artesia at Heritage Pointe	1,087.86 Squar	RC

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RollNo	MailName	Qtr-Sect-Tw-Rg-M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2229043630	Arnaldo Cay & Ting Liu	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 23	Artesia at Heritage Pointe	1,399.16 Squar	RC
2229043635	Craig Van Dongen & Fiona Goulding	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 24	Artesia at Heritage Pointe	1,129.32 Squar	RC
2229043640	Trevor & Vicki Jacobs	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 25	Artesia at Heritage Pointe	1,369.04 Squar	RC
2229043645	Anil Kumar & Deepthi Kamal	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 26	Artesia at Heritage Pointe	1,069.34 Squar	RC
2229043650	Muzzamil Hussain & Saleha Ahmad	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 27	Artesia at Heritage Pointe	1,057.64 Squar	RC
2229043655	Alka & Manas Patnaik	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 28	Artesia at Heritage Pointe	1,126.32 Squar	RC
2229043660	Nicole & Cory Roche	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 29	Artesia at Heritage Pointe	1,139.81 Squar	RC
2229043665	Jesse Collins & Katrina Bryant	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 30	Artesia at Heritage Pointe	1,143.43 Squar	RC
2229043670	Khanhon & Katrina Hong	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 31	Artesia at Heritage Pointe	1,251.19 Squar	RC
2229043675	Jonathan Kimwah & Corrine Hoi-Yan Yip	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 32	Artesia at Heritage Pointe	1,067.90 Squar	RC
2229043680	Shade & Damola Baiyere	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 33	Artesia at Heritage Pointe	1,101.98 Squar	RC
2229043685	Sean & Kayla Kendall	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 34	Artesia at Heritage Pointe	979.38 Squar	RC
2229043690	Stefan & Klaudia Kolescsenyi	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 35	Artesia at Heritage Pointe	914.88 Squar	RC
2229043695	Arvin S & Gyajina Latchmea	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 36	Artesia at Heritage Pointe	954.76 Squar	RC
2229043700	Abiodun & Yetunde Odewale	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 37	Artesia at Heritage Pointe	816.53 Squar	RC
2229043705	Foothills County	SW 4-22-29 W4	Plan 1811593 Blk 12 Lot 38PUL	Artesia at Heritage Pointe	0.27 Acres	PUL
2229043710	Gavin & Lynn McLachlan	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 21	Artesia at Heritage Pointe	828.87 Squar	RC
2229043715	Crystal Creek Homes Inc	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 22	Artesia at Heritage Pointe	857.45 Squar	RC
2229043720	Arvin & Shalini Charan	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 23	Artesia at Heritage Pointe	958.30 Squar	RC
2229043725	Cornerstone by Dallaire Homes	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 24	Artesia at Heritage Pointe	813.66 Squar	RC
2229043730	Christopher D J Plosz & Tara L Pevens	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 25	Artesia at Heritage Pointe	891.35 Squar	RC
2229043735	Debbie Foss	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 26	Artesia at Heritage Pointe	921.32 Squar	RC
2229043740	John & Sherry Webb	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 27	Artesia at Heritage Pointe	893.60 Squar	RC
2229043745	Cornerstone by Dallaire Homes	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 28	Artesia at Heritage Pointe	971.86 Squar	RC
2229043750	Corvill Howells & B Baharloo-Howells	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 29	Artesia at Heritage Pointe	942.47 Squar	RC
2229043755	Mark Pitcher	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 30	Artesia at Heritage Pointe	929.80 Squar	RC
2229043760	Jason C & Violeta Maniatakis	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 31	Artesia at Heritage Pointe	855.96 Squar	RC
2229043765	Crystal Creek Homes Inc	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 32	Artesia at Heritage Pointe	881.08 Squar	RC
2229043770	Gary & Leslie Fioretti	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 33	Artesia at Heritage Pointe	873.92 Squar	RC
2229043775	Kevin & Michelle Glenn	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 34	Artesia at Heritage Pointe	849.33 Squar	RC



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RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2229043780	Greg & Coral Farries	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 35	Artesia at Heritage Pointe	869.61 Squar	RC
2229043785	Ashok Nair & Rekha Nambar	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 36	Artesia at Heritage Pointe	878.98 Squar	RC
2229043790	Abiodun & Bukola Morolari	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 37	Artesia at Heritage Pointe	867.85 Squar	RC
2229043795	Corrystone by Dallaire Homes	SW 4-22-29 W4	Plan 1812124 Blk 4 Lot 38	Artesia at Heritage Pointe	813.31 Squar	RC
2229043800	Curtis Edwards & Deborah Simon-Edwards	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 32	Artesia at Heritage Pointe	835.15 Squar	RC
2229043805	Richard Begg	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 33	Artesia at Heritage Pointe	866.18 Squar	RC
2229043810	Lawrence & Tammy Mantel	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 34	Artesia at Heritage Pointe	914.89 Squar	RC
2229043815	Dallas & Tamara Hirsche	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 35	Artesia at Heritage Pointe	975.55 Squar	RC
2229043820	Priyank Karkar & Pooja Thumar	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 36	Artesia at Heritage Pointe	1,015.26 Squar	RC
2229043825	Randy & Kristie L Kurschenska	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 37	Artesia at Heritage Pointe	1,026.64 Squar	RC
2229043830	Gordon & Lori Leaf	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 38	Artesia at Heritage Pointe	946.78 Squar	RC
2229043835	Hemang & Divyakshi H Patel	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 39	Artesia at Heritage Pointe	977.39 Squar	RC
2229043840	Rodney, Kim, Patrick & Lucille Olson	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 40	Artesia at Heritage Pointe	1,221.23 Squar	RC
2229043845	James R Maddocks & Susan E Seddon	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 41	Artesia at Heritage Pointe	1,075.85 Squar	RC
2229043850	Wade & Cortney Schultz	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 42	Artesia at Heritage Pointe	993.08 Squar	RC
2229043855	Martin & Lisa Dodd	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 43	Artesia at Heritage Pointe	851.98 Squar	RC
2229043860	Ross & Susan Painter	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 44	Artesia at Heritage Pointe	832.32 Squar	RC
2229043865	Paul Ventura	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 45	Artesia at Heritage Pointe	1,243.81 Squar	RC
2229043870	Darren Keith & Emma Saldana Jones	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 46	Artesia at Heritage Pointe	1,465.83 Squar	RC
2229043875	Peter & Alexandra Rye	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 47	Artesia at Heritage Pointe	1,498.16 Squar	RC
2229043880	Byron & Cherylene Dyck	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 48	Artesia at Heritage Pointe	1,169.62 Squar	RC
2229043885	Jayashankar Muthukrishnan & Kamala Kai	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 49	Artesia at Heritage Pointe	1,096.19 Squar	RC
2229043890	William Scholze	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 50	Artesia at Heritage Pointe	1,139.83 Squar	RC
2229043895	Darren & Heather Parkinson	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 51	Artesia at Heritage Pointe	997.14 Squar	RC
2229043900	Tim & Denise Tong	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 52	Artesia at Heritage Pointe	1,098.17 Squar	RC
2229043905	Dean Treichel & Maryann Chichak	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 53	Artesia at Heritage Pointe	1,243.56 Squar	RC
2229043910	Lloyd & Rita Vogeli	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 54	Artesia at Heritage Pointe	1,076.88 Squar	RC
2229043915	Radovan Smolej & Beatrix Smolejova	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 55	Artesia at Heritage Pointe	896.87 Squar	RC
2229043920	Spencer & Kourthey Tonkinson	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 56	Artesia at Heritage Pointe	849.23 Squar	RC
2229043925	Frank Chi Man Ng & Wai Yan Mok	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 57	Artesia at Heritage Pointe	904.19 Squar	RC

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RollNo	MainName	Qtr-Sectw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
2229043930	Foothills County	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 58ER	Artesia at Heritage Pointe	3.71 Acres	ER
2229043935	Foothills County	SW 4-22-29 W4	Plan 1812124 Blk 7 Lot 59PUL	Artesia at Heritage Pointe	846.09 Squar	PUL
2229045050	Norman & Carol Fosshelm	W 4-22-29 W4	Plan 1510293 Blk 7 Lot 20	Artesia at Heritage Pointe	1,333.86 Squar	RCA
2229050000	Heritage Pointe Golf Revitalization Lt	SE 5-22-29 W4	Plan 0512789 Blk 3 Lot 1	Hamlet of Heritage Pointe	95.93 Acres	REC
2229050010	Glen M. & Laura R. Barreth	SE 5-22-29 W4	Plan 9210461 Unit 1	Hamlet of Heritage Pointe	1,518.20 Squar	RC
2229050020	Derek & Lori Wilson	SE 5-22-29 W4	Plan 9210461 Unit 2	Hamlet of Heritage Pointe	2,018.90 Squar	RC
2229050030	Theo Zwiers	SE 5-22-29 W4	Plan 9210461 Unit 3	Hamlet of Heritage Pointe	1,558.90 Squar	RC
2229050040	Frederick & Kathleen Hutchings	SE 5-22-29 W4	Plan 9210461 Unit 4	Hamlet of Heritage Pointe	1,335.50 Squar	RC
2229050050	Gerald A Morasch	SE 5-22-29 W4	Plan 9210461 Unit 5	Hamlet of Heritage Pointe	1,191.30 Squar	RC
2229050060	Mark Congram & Lorie Woloschuk	SE 5-22-29 W4	Plan 9210461 Unit 6	Hamlet of Heritage Pointe	1,099.70 Squar	RC
2229050070	William A. & Maureen MacDonald	SE 5-22-29 W4	Plan 9210461 Unit 7	Hamlet of Heritage Pointe	1,004.70 Squar	RC
2229050080	Guy V Tennant	SE 5-22-29 W4	Plan 9210461 Unit 8	Hamlet of Heritage Pointe	991.20 Squar	RC
2229050090	Michael Thompson & R Talbot	SE 5-22-29 W4	Plan 9210461 Unit 9	Hamlet of Heritage Pointe	949.80 Squar	RC
2229050100	Glenn Voss Sorensen	SE 5-22-29 W4	Plan 9210461 Unit 10	Hamlet of Heritage Pointe	1,006.40 Squar	RC
2229050110	Ron & Gay Peake	SE 5-22-29 W4	Plan 9210461 Unit 11	Hamlet of Heritage Pointe	1,089.10 Squar	RC
2229050120	Herbert, Ursula & Chris Schwan	SE 5-22-29 W4	Plan 9210461 Unit 12	Hamlet of Heritage Pointe	1,155.20 Squar	RC
2229050130	David & Elaine Derksen	SE 5-22-29 W4	Plan 9210461 Unit 13	Hamlet of Heritage Pointe	1,165.60 Squar	RC
2229050140	Kenneth J & Valerie Stecyk	SE 5-22-29 W4	Plan 9210461 Unit 14	Hamlet of Heritage Pointe	1,132.50 Squar	RC
2229050150	Bruce E. & Sharon M. Allen	SE 5-22-29 W4	Plan 9210461 Unit 15	Hamlet of Heritage Pointe	1,094.90 Squar	RC
2229050160	Gregory H. & L. Randa Nemish	SE 5-22-29 W4	Plan 9210461 Unit 16	Hamlet of Heritage Pointe	1,057.40 Squar	RC
2229050170	Darren Dobbyn & Tobey Petersen	SE 5-22-29 W4	Plan 9210461 Unit 17	Hamlet of Heritage Pointe	1,017.70 Squar	RC
2229050180	Terrence Gerlitz & C Bernard	SE 5-22-29 W4	Plan 9210461 Unit 18	Hamlet of Heritage Pointe	1,011.50 Squar	RC
2229050190	William J & Norma I MacIntosh	SE 5-22-29 W4	Plan 9210461 Unit 19	Hamlet of Heritage Pointe	1,072.10 Squar	RC
2229050210	Keri Huot & Roman Kurylo	SE 5-22-29 W4	Plan 9210461 Unit 21	Hamlet of Heritage Pointe	1,235.40 Squar	RC
2229050220	Donald F. & Donna L Mintz	SE 5-22-29 W4	Plan 9210461 Unit 22	Hamlet of Heritage Pointe	1,297.20 Squar	RC
2229050230	Michael & Marjorie Sherry	SE 5-22-29 W4	Plan 9210461 Unit 23	Hamlet of Heritage Pointe	1,292.30 Squar	RC
2229050240	Hugh Quigley	SE 5-22-29 W4	Plan 9210461 Unit 24	Hamlet of Heritage Pointe	1,153.30 Squar	RC
2229050250	Linda Nikolic	SE 5-22-29 W4	Plan 9210461 Unit 25	Hamlet of Heritage Pointe	1,070.80 Squar	RC
2229050260	Robert K. & Irene E. Dear	SE 5-22-29 W4	Plan 9210461 Unit 26	Hamlet of Heritage Pointe	1,070.90 Squar	RC
2229050270	Cheryl McEwen	SE 5-22-29 W4	Plan 9210461 Unit 27	Hamlet of Heritage Pointe	1,105.10 Squar	RC

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<i>RollNo</i>	<i>MailName</i>	<i>Qtr-Sect-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2229050280	Gordon & Lynda Weicker	SE 5-22-29 W4	Plan 9210461 Unit 28	Hamlet of Heritage Pointe	1,187.80 Squar	RC
2229050290	Victor Nikolic & Danielle Hakton	SE 5-22-29 W4	Plan 9210461 Unit 29	Hamlet of Heritage Pointe	1,265.00 Squar	RC
2229050300	Stephen O Maljovanik & A M Wiantowicz	SE 5-22-29 W4	Plan 9210461 Unit 30	Hamlet of Heritage Pointe	1,320.70 Squar	RC
2229050310	Gregg & Susan Lockhart	SE 5-22-29 W4	Plan 9210461 Unit 31	Hamlet of Heritage Pointe	1,342.00 Squar	RC
2229050320	Samuel Culin & Barbara Fraser	SE 5-22-29 W4	Plan 9210461 Unit 32	Hamlet of Heritage Pointe	1,310.60 Squar	RC
2229050330	Randall A Harsany & Suzanne J Allan	SE 5-22-29 W4	Plan 9210461 Unit 33	Hamlet of Heritage Pointe	1,231.70 Squar	RC
2229050340	Matthew E. & Joanne Ginzer	SE 5-22-29 W4	Plan 9210461 Unit 34	Hamlet of Heritage Pointe	1,149.80 Squar	RC
2229050350	Norman G. & Arlene C. Perrett	SE 5-22-29 W4	Plan 9210461 Unit 35	Hamlet of Heritage Pointe	1,156.00 Squar	RC
2229050360	James & Wanda McNeil	SE 5-22-29 W4	Plan 9210461 Unit 36	Hamlet of Heritage Pointe	949.50 Squar	RC
2229050370	Edward H. & Kerry P. Stack	SE 5-22-29 W4	Plan 9210461 Unit 37	Hamlet of Heritage Pointe	1,125.10 Squar	RC
2229050380	Carol E Palmer	SE 5-22-29 W4	Plan 9210461 Unit 38	Hamlet of Heritage Pointe	1,140.10 Squar	RC
2229050390	George & Jean Creagh	SE 5-22-29 W4	Plan 9210461 Unit 39	Hamlet of Heritage Pointe	1,018.40 Squar	RC
2229050400	Stuart Barvir	SE 5-22-29 W4	Plan 9210461 Unit 40	Hamlet of Heritage Pointe	990.80 Squar	RC
2229050410	Larry & Lisa Heckel	SE 5-22-29 W4	Plan 9210461 Unit 41	Hamlet of Heritage Pointe	1,013.90 Squar	RC
2229050420	Brian J & F Charlene Murray	SE 5-22-29 W4	Plan 9210461 Unit 42	Hamlet of Heritage Pointe	1,050.40 Squar	RC
2229050430	D Wayne & Marilyn Elhard	SE 5-22-29 W4	Plan 9210461 Unit 43	Hamlet of Heritage Pointe	1,076.00 Squar	RC
2229050440	Maurice J. & Donna L. Gagnon	SE 5-22-29 W4	Plan 9210461 Unit 44	Hamlet of Heritage Pointe	1,116.10 Squar	RC
2229050450	Phillip Carter & K Nielsen	SE 5-22-29 W4	Plan 9210461 Unit 45	Hamlet of Heritage Pointe	1,191.90 Squar	RC
2229050460	David L Clarke	SE 5-22-29 W4	Plan 9210461 Unit 46	Hamlet of Heritage Pointe	1,135.00 Squar	RC
2229050470	Calvin Booker	SE 5-22-29 W4	Plan 9210461 Unit 47	Hamlet of Heritage Pointe	1,073.20 Squar	RC
2229050480	Patricia Steiert	SE 5-22-29 W4	Plan 9210461 Unit 48	Hamlet of Heritage Pointe	1,125.20 Squar	RC
2229050490	James & Lesley Jones	S 5-22-29 W4	Plan 9810562 Unit 1	Hamlet of Heritage Pointe	499.60 Squar	RC
2229050500	Keith Ferguson	S 5-22-29 W4	Plan 9810562 Unit 11	Hamlet of Heritage Pointe	491.90 Squar	RC
2229052500	Heritage Pointe Golf Revitalization Lt	SW 5-22-29 W4	Plan 2110819 Blk 1 Lot 1	Hamlet of Heritage Pointe	57.25 Acres	REC
2229052505	Launch Pad Golf Alberta Corp	SW 5-22-29 W4	Plan 2110819 Blk 1 Lot 2	Hamlet of Heritage Pointe	11.08 Acres	REC
2229052510	Serenity Land Corp	SW 5-22-29 W4	Plan 9912130 Blk 5	Hamlet of Heritage Pointe	24.39 Acres	RCZRCA
2229052520	Shirley M Ashton	SW 5-22-29 W4			10.73 Acres	CR
2229052530	Foothills County	SW 5-22-29 W4	Plan 9211722 Blk 4		2.48 Acres	CR
2229052540	Lawrence K. & Cornelia Loomes	SW 5-22-29 W4	Plan 9011402 Blk 1		20.68 Acres	CR
2229052550	John E. Morel	SW 5-22-29 W4	Plan 9011470 Blk 2		4.99 Acres	CR



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2229052560	Bruce & Cecille Myers	SW 5-22-29 W4	Plan 9011884 Blk 3		4.99 Acres	CR
2229052570	Foothills County	SW 5-22-29 W4			15.00 Acres	CR
2229052580	David & Phyllis Kavalench	S 5-22-29 W4	Plan 9810562 Unit 2	Hamlet of Heritage Pointe	576.80 Squar	RC
2229052590	Leonard & Carol Burren	S 5-22-29 W4	Plan 9810562 Unit 3	Hamlet of Heritage Pointe	583.30 Squar	RC
2229052600	Gregory & Sandy Jarvis	S 5-22-29 W4	Plan 9810562 Unit 4	Hamlet of Heritage Pointe	549.40 Squar	RC
2229052610	Dennis J Huber & Heather Williams	S 5-22-29 W4	Plan 9810562 Unit 5	Hamlet of Heritage Pointe	489.90 Squar	RC
2229052620	Bradley & Sharon Hudspeth	SW 5-22-29 W4	Plan 9810562 Unit 6	Hamlet of Heritage Pointe	489.90 Squar	RC
2229052630	Miriam Mitchell-Banks	S 5-22-29 W4	Plan 9810562 Unit 7	Hamlet of Heritage Pointe	484.40 Squar	RC
2229052640	Jeffrey & S. Dianne Williams	S 5-22-29 W4	Plan 9810562 Unit 8	Hamlet of Heritage Pointe	486.40 Squar	RC
2229052650	Seamus Coyne	S 5-22-29 W4	Plan 9810562 Unit 9	Hamlet of Heritage Pointe	490.00 Squar	RC
2229052660	Wayne & Susan Barritt	S 5-22-29 W4	Plan 9810562 Unit 10	Hamlet of Heritage Pointe	515.20 Squar	RC
2229052670	David & Deborah Fredrickson	SW 5-22-29 W4	Plan 9810562 Unit 12	Hamlet of Heritage Pointe	487.70 Squar	RC
2229052680	Gerald & Deborah Williscroft	S 5-22-29 W4	Plan 9810562 Unit 13	Hamlet of Heritage Pointe	482.50 Squar	RC
2229052690	Gregory Saari & P Pegahmagabow	S 5-22-29 W4	Plan 9810562 Unit 14	Hamlet of Heritage Pointe	482.50 Squar	RC
2229052700	Linda M McDonaugh	S 5-22-29 W4	Plan 9810562 Unit 15	Hamlet of Heritage Pointe	480.20 Squar	RC
2229052710	William R & Lorrie D Mckie	S 5-22-29 W4	Plan 9810562 Unit 16	Hamlet of Heritage Pointe	468.20 Squar	RC
2229052720	Michel Assaad & Hala Abi Farah	S 5-22-29 W4	Plan 9810562 Unit 17	Hamlet of Heritage Pointe	468.20 Squar	RC
2229052730	Norma Beaton	S 5-22-29 W4	Plan 9810562 Unit 18	Hamlet of Heritage Pointe	468.20 Squar	RC
2229052740	Walker S & Mary J Forgrave	S 5-22-29 W4	Plan 9810562 Unit 19	Hamlet of Heritage Pointe	468.20 Squar	RC
2229052750	James R Duncan & Arlene E Bort	S 5-22-29 W4	Plan 9810562 Unit 20	Hamlet of Heritage Pointe	470.30 Squar	RC
2229052760	Jerry D. & Barbara J. Parker	SW 5-22-29 W4	Plan 9913368 Unit 34	Hamlet of Heritage Pointe	468.40 Squar	RC
2229052770	Roy W & Maureen F Best	SW 5-22-29 W4	Plan 9913368 Unit 22	Hamlet of Heritage Pointe	525.40 Squar	RC
2229052780	Sarbi & Vera Hari	SW 5-22-29 W4	Plan 9911780 Blk 5		4.00 Acres	CR
2229052790	Foothills County	SW 5-22-29 W4	Plan 9911990 Blk 6		2.25 Acres	CR
2229052800	Peter L & Monica A Stack	SW 5-22-29 W4	Plan 9913368 Unit 23	Hamlet of Heritage Pointe	494.60 Squar	RC
2229052810	John A. & Marian Lundgren	SW 5-22-29 W4	Plan 9913368 Unit 24	Hamlet of Heritage Pointe	487.40 Squar	RC
2229052820	Ricky & Joanne Shead	SW 5-22-29 W4	Plan 9913368 Unit 25	Hamlet of Heritage Pointe	483.00 Squar	RC
2229052830	William Berven & Michelle Goulet	SW 5-22-29 W4	Plan 9913368 Unit 26	Hamlet of Heritage Pointe	498.90 Squar	RC
2229052840	Peter E. & Marie O. Lewin	SW 5-22-29 W4	Plan 9913368 Unit 27	Hamlet of Heritage Pointe	499.10 Squar	RC
2229052850	Gregory & Lynne Swinamer	SW 5-22-29 W4	Plan 9913368 Unit 28	Hamlet of Heritage Pointe	499.10 Squar	RC

# File No. 24D 104 Circulation List

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<i>RollNo</i>	<i>MainName</i>	<i>Qtr-Sc-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2229052860	Moyra Lee Martin	SW 5-22-29 W4	Plan 9913368 Unit 29	Hamlet of Heritage Pointe	499.10 Squar	RC
2229052870	Richard C & E Donna Betts	SW 5-22-29 W4	Plan 9913368 Unit 30	Hamlet of Heritage Pointe	499.10 Squar	RC
2229052880	Garry A. & Claire M. Swanson	SW 5-22-29 W4	Plan 9913368 Unit 31	Hamlet of Heritage Pointe	499.10 Squar	RC
2229052890	Phillip R Kempson	SW 5-22-29 W4	Plan 9913368 Unit 32	Hamlet of Heritage Pointe	499.10 Squar	RC
2229052900	Kenneth & Debbie Cunningham	SW 5-22-29 W4	Plan 9913368 Unit 33	Hamlet of Heritage Pointe	495.70 Squar	RC
2229052910	George K & Lesley R Siggins	SW 5-22-29 W4	Plan 9913368 Unit 35	Hamlet of Heritage Pointe	471.50 Squar	RC
2229052920	Shella Wercholz	SW 5-22-29 W4	Plan 9913368 Unit 36	Hamlet of Heritage Pointe	468.20 Squar	RC
2229052930	Donald & Kathleen Rudko	SW 5-22-29 W4	Plan 9913368 Unit 37	Hamlet of Heritage Pointe	468.60 Squar	RC
2229092510	Alberta Transportation	NW 4-22-29 W4			22.48 Acres	A
2229092510	Glen Kenney	NW 4-22-29 W4			22.48 Acres	A



## 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**

**FARM EQUIPMENT SALES AND SERVICE** means area of land or building used for the rental, lease, sale, service, restoration, inspection and/or mechanical repair of farm equipment and machinery.

**FARMERS MARKET** see *Public Market*.

**FENCE** means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement and/or the confinement of live animals. For more regulations on landscaping, fencing, and screening refer to Section 9.14.

**FINANCIAL SERVICE** means a service related to money management and investment typically provided by a bank, trust company, investment dealer, credit union, mortgage broker or related business.

**FLOOD:**

**DESIGNED FLOOD LEVEL** Where provincial flood hazard study information is available, the design flood is the 1:100-year return period flood calculated at the time of the study. The design flood levels are the water levels based on the design flood under encroached conditions. Where provincial flood hazard study information is not available, the design flood and associated flood levels may be defined as a historical open water and/or ice jam flood event.

**FLOOD HAZARD AREA:** The total area flooded by a 1:100-year flood. It is usually divided into floodway and flood fringe zones.

**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>).

**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>).

**FLOOD PROOFING:** with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

**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.

**FLOOD HAZARD PROTECTION OVERLAY AREA:** are those lands included within one or all of the following areas:

- Floodway.
- Flood Fringe; or
- Lands impacted by 2013 Flood Event.

*More information can be found on provisions for land subject to flooding under Section 9.13 and under Section 11.1 Flood Hazard Protection Overlay District.*

**FOOD SERVICE, ACCESSORY** means the serving of food, which may or may not have been prepared on site, in support of an approved principal use on the premises. The service may occur either on a day-to-day basis or for special events and may include the service of alcoholic beverages under license from the Alberta Gaming and Liquor Commission or equivalent body. It may also include food service from food trucks licensed to operate in the County.

**FOOD SERVICE, DRIVE-IN** means development where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a more limited range of menu than a restaurant and includes one or more of car attendant services drive through food pickup services, or parking primarily intended for the on-site consumption of food within a vehicle.

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

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

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

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

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

**SOLAR POWER SYSTEM, COMMERCIAL** any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for uses not located on-site (the lands containing the system and/or adjacent lands owned by the same owner) or for distribution and/or sale off-site. *More information can be found in Section 10.22.*

**SOLID FENCE** means a fence, as defined under this bylaw, constructed out of solid material (including chain link fence with slats) which acts as a visual barrier providing 50% or greater concealment through any openings or spaces in every segment of the fence.

**SPECIAL CARE FACILITY** means a building or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house for five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centers and group homes but does not include hostels, childcare facilities, and senior citizens housing.

**SPECIAL EVENT** shall mean any event or activity, whether indoors or outdoors, which is held at any place within the County and to which members of the public are invited or admitted, whether or not an admission fee is charged, but shall not include family gatherings, community-sponsored events such as Christmas parties, breakfasts, card parties, or other similar social functions. *More information on special events can be found in the Special Events Bylaw 66/97" attached as Appendix H of this bylaw.*

**STORAGE COMPOUND** – an adequately screened area of a site set aside for the storage of products, goods, vehicles, or equipment in relation to a primary use located and approved on the same site.

**STORAGE FACILITY:** see *Commercial Storage, Warehousing and Storage*, and *Industrials Storage and Warehousing*.

**STORM WATER POND** means a catchment area for storm water and surface drainage created by either constructing an embankment or improvement and may be used for flood and downstream erosion control. *More information on regulations related to man-made water bodies can be found in Section 9.18 of this Bylaw.*

**STRUCTURE** means a building or other thing erected or placed in or on, over or under land, whether or not it is so affixed to the land as to become transferred without special mention by a transfer or sale of the land.

**SUB-DISTRICT "A"** means the subject lands require special consideration due to physical constraints and environmental characteristics, thus a Development Permit is required prior to any development on the lands as per *Section 2.4* of this bylaw.



- e. The placement of fill or topsoil on any site in excess of the limits identified under 4.2.1.37.

**Accessory Buildings/Structures:**

- 4.2.1.7 A detached accessory building where it is accessory to a primary residence:
  - a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and
  - b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

**Table 4.2.1.7A**

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

- 4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.
- 4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction-of a second Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home-where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.

*Please note that Dwelling, Single Family or Dwelling, Manufactured Home that have been previously lived in or used as a residence and is being relocated to a new parcel is considered a Dwelling, moved on, and is not included under Section 4.2.1 and shall require a Development Permit*  
*Provisions on dwellings can be found under Section 10.10 of this Bylaw.*

**Fences/Gates:**

- 4.2.1.26 The erection, construction or maintenance of post and rail fence, standard wire fencing or other equivalent means of enclosure that do not create a shelterbelt or visual barrier, located wholly within the lot, constructed in accordance with all provisions of Section 9.14 of this bylaw.
- 4.2.1.27 On Commercial and industrial zoned properties, the erection, construction, or maintenance of a chain link fence less than 2.44m (8 ft.) in height located wholly within the lot.
- 4.2.1.28 The erection, construction or maintenance of a solid fence or similar structural means of enclosure that may create a visual barrier (including chain link fence with solid slats or equivalent), equal to or less than 2m (6.56 ft.) in height, constructed in accordance with all other provisions this bylaw, that meet the following criteria:
- a. located wholly within the lot, and is located no closer than:
    - i. 20 m (65.62 ft.) from the centerline of a municipal road or municipal right of way.
    - ii. 25m. (82.02 ft.) from the centerline of a secondary highway and Dunbow road; and
    - iii. 40m (131.23 ft.) from the ultimate right of way of any Primary Highway; and
  - b. meets the minimum setback requirements for fencing on corner lots, in accordance with sub-section 9.27.9.

- 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.

- 4.2.1.37 The placing of topsoil or fill on a property in accordance with provisions under Section 9.17, provided there is no adverse impact on the natural drainage direction or volume into, out of, or through the property or adjacent land, or adverse impact on the natural drainage storage capacity of the property, for the purposes of:
- a. The placing or replacing of sand and fill for the purposes of an indoor or outdoor riding arena or
  - b. Development of less than 1 acre, where the placing of clean topsoil is for landscaping purposes as defined by this Bylaw, on parcels 1 acre in size and larger, no more than once annually; or
  - c. The placing of up to 20 cubic yards of topsoil for the purposes of landscaping as defined by this bylaw, on parcels under 1 acre in size no more than once annually, or
  - d. Development of less than 1 acre where the placing of up to 1.0m (3.28 ft.) of fill, adjacent to or within 15m of a building under construction that has a valid Building Permit; or
  - e. The placement of fill or topsoil on any site in accordance with an already approved Development Permit, Subdivision Approval, or Development Agreement.

*Provisions on lot grading and drainage can be found under Section 9.17 of this Bylaw.*

**Man-Made Water Bodies:**

- 4.2.1.38 Man-made water bodies including:
- a. A dugout/private dam on Agricultural District parcels when it is being used for agriculture, general use so long as it complies with all other requirements of this bylaw.
  - b. Construction or upgrading of an Ornamental Pond (shallower than 1m (3.28 ft.) so long as the construction will not adversely impact natural drainage direction or volume nor adversely impact the natural drainage storage capacity of the property and it meets all other requirements of this bylaw.
  - c. A storm water pond or lagoon for the purpose of processing wastewater where the construction is in accordance with Provincial approvals and approved under an approved Development Permit or signed developer's agreement entered into between the landowner/developer and the County.

so long as they are in compliance with all Provincial and Federal requirements and regulations.

*Provisions on Man-made water bodies can be found under Section 9.18 of this Bylaw.*

**Signs:**

- 4.2.1.39 Campaign signs for Federal, Provincial, Municipal, Regional Health Authority or School Board elections on private property, to a maximum of one (1) sign per lot provided that:
- a. Such signs are removed within seven (7) days after the election. Candidates must ensure that the site is returned to its previous condition; and



- b. The consent of the property owner or occupant is obtained prior to the signs being placed.
- 4.2.1.40 One sign per parcel, relating to the sale, lease or rental of a building or land to which they are attached, provided that:
- a. The sign is not illuminated; and
  - b. The sign shall not exceed 1.5 sq. m. (16 sq. ft.) in area, in a Residential Community District; or
  - c. The sign shall not exceed 3 sq. m. (32 sq. ft.) in area, in any other District; and
  - d. The sign shall not be greater than eight (8) ft. in height.
  - e. The sign must be located entirely within the subject lands relating to the sale, lease, or rental.
  - f. The sign is removed within 14 days of the sale, lease, or rental.
- 4.2.1.41 Signs indicating the address and/or owner of a residence or the name of a home based business, provided that the signs do not exceed 0.55 sq. m. (5.92 sq. ft.). This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
- 4.2.1.42 Signs indicating the name of the Development provided that they do not exceed 2.32m. (25 sq. ft.) in area, and that they are located on lands within that same Development, not within any Municipal or Provincial road right of way, or as a means of advertisement on other lands located within the County. Only one sign per Development is permitted.
- 4.2.1.43 Signs on land or buildings for religious, educational, cultural, recreational, medical, or similar public or quasi-public purposes that relate to the use of the land or buildings on which they are displayed, provided that:
- a. The sign shall not exceed 2.5m. (8 ft.) in height or 5.9 sq. m. (64 sq. ft.) in area; and
  - b. There shall be a limit of one (1) sign per lot.
- 4.2.1.44 Temporary signs advertising sales displayed on the interior or exterior of the building in which such sales will be or are being conducted and are intended to be displayed for a short time period. Such advertisements shall be removed within 14 days of the completion of said sale.
- 4.2.1.45 Temporary signs (no more than 14 days) with an area of less than 1.0 sq. m. (11 sq. ft.) intended to advertise any local event being held for charitable purposes, which may be religious, education, cultural, political, social or recreation, but not for commercial purposes.
- 4.2.1.46 Gate signage is permitted on 21 acres or more and shall not exceed 1.0 sq. m. (11 sq. ft.).
- 4.2.1.47 One temporary sign, for the purposes of identification of and/or public engagement for a proposed development, redesignation, subdivision, or statutory plan proposal where:
- a. The sign does not exceed 3.0 sq. m. (32 sq. ft.) in area.
  - b. The sign does not exceed 2.5m. (8 ft.) in height; and
  - c. There shall be a limit of one (1) sign per lot.

- d. The landowner must receive permission, through internal review by the County, prior to this sign being installed on the subject lands. (Review submissions must contain the location, dimensions, date of installation and removal, and content of the proposed sign).
- e. The sign must be located entirely within the subject lands and shall include contact information (website and/or valid phone number) for enquiries/questions.
- f. The sign shall remain on site for a period of no more than 6 months.

4.2.1.48 Signs that require cleaning, repair, or repainting, provided that the sign is not being changed from its original content and was originally approved through a Development Permit or is a sign that meets one of the above noted exemptions.

*Provisions on Signage can be found under Section 9.24 of this Bylaw.*

**Patio/Decks:**

4.2.1.49 Uncovered attached patios/decks at grade (less than 0.60m (2ft) above grade) within 1m (3ft) of a side or rear yard in all land use districts.

**Public Utilities:**

4.2.1.50 The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement.

4.2.1.51 The use of land by the County or by other neighboring municipality and/or organization involving more than one municipality, which the County or neighboring municipality and/or organization involving more than one municipality, is the legal or equitable owner for a purpose approved by a simple majority vote of Council in connection with any public utility, public facilities, public work or public or quasi-public installations and facilities being carried out by the County or neighboring municipality and/or organization involving more than one municipality, or their authorized representative.

**Temporary Uses:**

4.2.1.52 The erection, construction or use of temporary facilities needed in connection with construction, alteration, or maintenance of a building for which a Development Permit or Building Permit has been issued if removed within 30 days of project completion. The Development Authority shall use their discretion in determining the appropriate number of temporary facilities allowed on site. An example of applicable temporary facilities may include, but are not limited to, construction trailers, portable sheds, portable toilets, and electric generators.

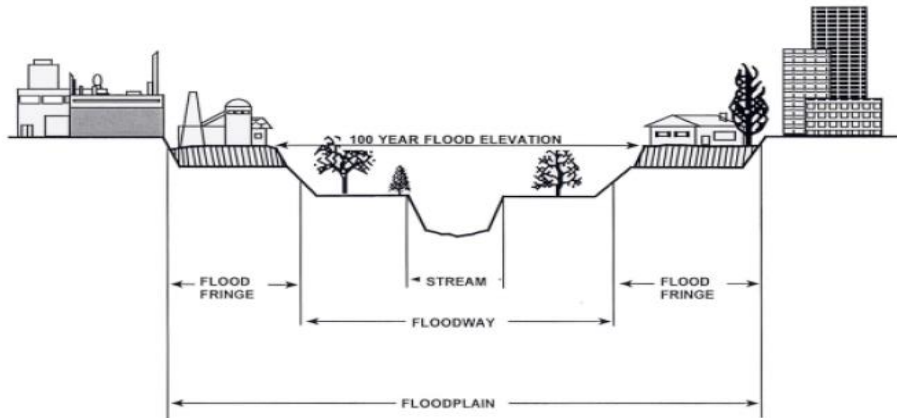
4.2.1.53 The use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election, referendum, or plebiscite.

- e. Is compatible with surrounding areas in terms of land use (including the use, function, enjoyment, and value of adjacent lots), scale of development, and potential effects on the stability or rehabilitation of the area.
  - f. Is appropriate having regard for geotechnical considerations such as flooding and slope stability.
  - g. Will not cause a negative effect on community services and facilities such as schools, parks, fire protection, and health.
  - h. Any potential adverse effect can be adequately mitigated by conditions; and
  - i. Is consistent with municipal land, right of way or easement requirements.
- 5.5.2 In determining the significance of an adverse effect or nuisance factor, a Development Authority may consider:
- a. The expected magnitude and consequence of the effect or nuisance.
  - b. The expected extent, frequency, and duration of exposure to the effect or nuisance.
  - c. The use and sensitivity of adjacent or nearby sites relative to the effect or nuisance.
  - d. Adherence to relevant environmental legislation or widely recognized performance standards; and
  - e. The reliability and record of the proposed methods, equipment, and techniques in controlling or mitigating detrimental effects or nuisances.
- 5.5.3 A Development Authority may be guided in the exercise of discretion through reference to reports prepared by an accredited professional that justify alternatives to Bylaw requirements.

## 5.6 **VARIANCES**

- 5.6.1 The Development Authority may exercise its variance powers, prescribed in Sections 5.6.2 to Section 5.6.13, and approve a development permit for a permitted or discretionary use, with or without conditions, which does not comply with the regulations of this Bylaw, if the Development Authority determines that:
- a. The proposed development would not unduly interfere with the amenities, use, enjoyment, or value of adjacent lots.
  - b. The proposed development would be consistent with the general purpose or character (urban or rural) of the district.
  - c. There are factors unique to the development, use and site (such as the location of existing buildings) which are not generally common to other development and land in the same district, and which would result in unnecessary hardship or practical difficulties for the proposed development to comply with the provisions of this Bylaw; and
  - d. There are mechanisms to mitigate the effect on adjacent lots.
- 5.6.2** The Development Authority may allow a variance on existing development, on any yard setback to a maximum of 90% of the setback required by this Bylaw, with the exception of:
- a. a side yard setback on lands zoned Residential Community District.
  - b. a setback to a Municipal road that would result in development being less than 5m from the ultimate right of way of the Municipal road, Municipal Road, Major, or Internal Subdivision road.

Figure 9.13.1 A - 100 Year Flood Elevation Illustration



## 9.14 LANDSCAPING, FENCING, AND SCREENING

- 9.14.1 In accordance with section 4.2.1, 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. Please refer to Section 9.17 “Lot Grading and Drainage”.
- 9.14.2 The Development Authority may require that landscaping and/or screening is provided in conjunction with any development and is addressed as part of the Development Permit application. The intent of landscaping and screening is to contribute to a reasonable standard of appearance for developments, to provide a positive overall image for the County and to encourage good environmental stewardship.
- 9.14.3 Landscaping and screening requirements may be applied to commercial and industrial uses. Where landscaping and screening is required, it shall be completed in accordance with the County’s “Screening Standards” included as Appendix G of this bylaw.
- 9.14.4 Landscaping may be required as a condition of a Development Permit in accordance with all requirements of this bylaw and the screening standards.
- 9.14.5 On corner lots, setbacks for landscaping and fencing must be in accordance with sub-section 9.27.9 of this Bylaw.
- 9.14.6 Notwithstanding sub-section 9.14.5, standard barbed wire fencing or equivalent shall be permitted within the identified sight triangle so long as it does not form a visual barrier for sightlines.
- 9.14.7 All trees, hedges, shrubs forming a shelterbelt or solid fences (including chain link fences with solid slats that may create visual barrier) shall be located no closer than:
- 20 m (65.62 ft.) from the centerline of a municipal road or municipal right of way.
  - 25m. (82.02 ft.) from the centerline of a secondary highway and Dunbow road; and
  - 40m (131.23 ft.) from the ultimate right of way of any Primary Highway.
- 9.14.8 Notwithstanding sub-section 9.14.7, single tree planting may be located within 2m (6.56 ft.) of the property line.



- 9.14.9 Where berms are used for screening purposes, the berm shall be constructed in accordance with the screening standards.
- 9.14.10 No Development Permit is required for fences and/or gates where it is exempt under Section 4.2.1 of this Bylaw.
- 9.14.11 Where fencing is used for screening purposes, the fence shall be constructed in accordance with the screening standards.
- 9.14.12 The following shall apply to all fencing undertaken in the County.
  - a. If solid metal fencing is installed a border capping unfinished edges on the top and bottom of the fence shall be included.
  - b. Fencing shall be consistent with the character and quality of the design and materials of the structures on the property; and
  - c. The minimum setback distances required for yards do not apply to fences 2m (6.5 ft.) or less in height, except where applicable under Section 9.14.7 and 9.27.9.
  - d. Fencing shall not be constructed that will interfere with the amenities of the neighborhood nor materially interfere with or affect the use, enjoyment, or value of neighboring properties.
- 9.14.13 Where a fence is not exempt from the requirements of a Development Permit under Section 4.2.1 of this bylaw, a fence shall be considered a Discretionary use in all land use districts and may be approved if the Development Authority has determined that:
  - a. The fence would not interfere with the amenities of the neighborhood; and
  - b. The fence would not materially interfere with or affect the use, enjoyment, or value of neighboring properties.

## 9.15 **LIGHTING**

- 9.15.1 All new lighting in the County should be installed in accordance with the “Dark Sky Bylaw” attached as Appendix E of this bylaw. The County passed this bylaw to regulate the type of light source and fixtures permitted in the County thereby mitigating light pollution and reducing existing light pollution.
- 9.15.2 The following shall affect ALL exterior lighting undertaken in the County.
  - a. the installation of any exterior lighting in the County shall meet the requirements set forth in the “Dark Sky Bylaw” attached as Appendix E of this bylaw.
  - b. Outdoor lighting on a site shall be located and designed so as to not interfere with the use and enjoyment of neighboring properties, or with the safe and effective use of public roadways.
  - c. The maximum permitted height for a freestanding light pole is 9.0m (29.5 ft.) above building grade unless otherwise determined by the Approving Authority who shall have regard for the scale and character of adjacent development and any matters of aesthetics or public safety considered to be relevant.
  - d. In accordance with the *Dark Sky Bylaw*, all luminaires lawfully in place prior to April 16, 2009, shall be grandfathered until such time as they are moved, repaired, or replaced at which time they shall be brought into conformance with the said bylaw.

- 9.23.17 Burning barrels may be used only if constructed with a non-combustible apron around the perimeter of at least 24" (61 cm) and if fully covered with a screen mesh that prevents the escape of sparks or combustible materials. Fire permits may be granted by local fire guardians for all other fires. Failure to comply may result in Fire Response charges and a fine for non-compliance in accordance with the Municipal Fire Bylaw.

## 9.24 SIGNAGE

### Definitions for this Section:

- 9.24.1 For the purpose of this Section, the following definitions shall apply:

**Billboard Sign:** a sign, primarily self-supporting and permanently affixed to the ground, that advertises goods, products, services, events, or facilities which are at a location other than the property on which the sign is located.

**Directional Sign:** a sign which is required to provide direction to a business, trade or institution and advertises goods or services which are at a location other than the property on which the sign is located. A directional sign may also be a temporary sign depending upon how it is to be used.

**Fascia Sign:** a sign placed flat and parallel to the face of a building so that no part projects more than 0.3m. (1 ft.) from the building.

**Free Standing Sign:** a sign on a standard base or column permanently fixed to the ground and not attached to any building or other structure. The sign advertises goods and services which are at the location on which the sign is located.

**Functional Sign:** a sign which is not intended to be used for promotional purposes. It is required by public authorities, utility companies and other companies. Its sole purpose is for the direction and control of traffic, pedestrians, or parking (i.e. identification of service locations and on-site hazards).

**Portable Sign:** a sign, regardless of how mounted or supported, capable of being moved and which is not attached or affixed to a building or the ground.

**Roof Sign:** any sign erected upon, against, or directly above a roof or on top of or above the parapet wall of a building.

**Sign:** any device or structure used for the display of advertisements, pictures and/or messages and without, in any way, restricting the generality of the foregoing, includes posters, notices, panels and boarding.

**Sign Area:** the total surface within the outer edge of a frame or graphics, the sum of the area of the smallest rectangle enclosing the letters, numerals, or graphics.

**Temporary Sign:** a sign which is not permanently anchored to the ground or affixed to a building, advertising for a limited time goods, services, or activities and which by their nature, could readily be relocated to service a similar purpose in another location. These include garage sale signs, banners, portable signs, pennants, signs advertising a demonstration of agricultural methods and signs announcing the sale of goods or livestock on land not normally used for commercial purposes.

**Vehicle Sign:** a sign that is mounted, affixed, or painted onto an operational or non-operational vehicle, including but not limited to trailers with or without wheels, Sea-cans, wagons, motor vehicles, tractors, recreational vehicles, mobile billboards, or any similar mode of transportation that is left or placed at a location clearly visible from a highway.

**General Provisions:**

- 9.24.2 Any person applying to erect, enlarge or structurally alter a sign that is on privately owned lands shall comply with the provisions of this Part. These regulations do not deal with signage within Municipal or Provincial right of ways.
- 9.24.3 A sign which is separate from a building must be located so as to comply with the front yard setback, requirements applicable to the principal building unless otherwise provided, or exempted by a designated officer in writing.
- 9.24.4 Signs that are located in the right of way of a municipal or provincial road are governed by the *Temporary Signs on Highways Bylaw #18/2006*.

**General Sign Regulations:**

- 9.24.5 All signs, whether or not they require a Development Permit, shall meet the following general provisions:
  - a. A sign shall not be located such that it obstructs visibility at roadway intersections.
  - b. No signs shall be erected on or affixed to private property without the consent of the owner.
  - c. Signage which makes use of illumination, whether it be on the exterior or from the interior of the sign, shall adhere to the *Dark Sky Bylaw* included as Appendix E of this bylaw.
  - d. Animated signs or illuminated signs shall not be permitted in developments where, in the opinion of the Development Authority, they might:
    - i. Affect residents in adjacent housing or residential districts and are visible from any residential property within a distance of 90m (295 ft.).
    - ii. Interfere with the interpretation of traffic signs or controls.
    - iii. Cause interference to the motoring public; or
    - iv. Contravenes the County's *Dark Sky Bylaw* included as Appendix E of this bylaw.
  - e. Temporary signs relating to a specific sale, event or work shall be removed by the advertiser within 14 days after the completion of the sale, event, or work to which the sign relates.
  - f. A sign which is separate from a building must be located so as to comply with the front yard setback requirements applicable to the principal building unless otherwise provided or exempted by a designated officer in writing.
  - g. All signs shall be kept in a safe, clean, and tidy condition and may be required to be renovated or removed if not properly maintained.
  - h. Existing signs which conform to this Bylaw, may be cleaned, maintained, repaired, and repainted without need for an additional Development Permit.
  - i. All signs must comply with applicable provincial legislation and approvals; Currently, no sign, notice or advertising device shall be erected within 300m (984 ft.) from the limit of a controlled highway or 800m (2625 ft.) from the center point of an intersection of a controlled highway another highway or other public roadway without a permit from the Minister of Transportation pursuant to Section 5 of the Highway Development Control Regulation, Alberta Regulation 242/90.
  - j. Setbacks, approval requirements and provincial regulations may be subject to change from time to time. It is the responsibility of the landowner / developer to contact the appropriate department for updated and current regulations.

**Signs requiring a Development Permit:**

- 9.24.6 Unless otherwise exempted under *Section 4.2.1* of this bylaw, a Development Permit shall be obtained for all signs, structures for signs and any enlargement, relocation, erection, construction, or alteration of an existing sign.
- 9.24.7 An application for a Development Permit to structurally alter or erect a sign that requires a Development Permit shall be made to the Development Authority and shall include the following:
  - a. A letter of consent from the registered owner of the land or building upon which the sign will be located.
  - b. The name and address of the sign company responsible for the sign.
  - c. The owner of the sign.
  - d. Two copies of a rendering / illustration of the proposed sign with dimensions and total sign area, height of top and bottom of the sign above average ground level and thickness of the sign.
  - e. Materials, finishes, colours, size of lettering and graphics.
  - f. Mounting or installation details: the Development Authority may require that a structural drawing be prepared and sealed by a Professional Engineer.
  - g. The location of all existing and proposed signs on the building façade or on a site plan of the parcel indicating the front and side property liens, setbacks, and distances from existing buildings.
  - h. Mounting height or clearance to grade; and
  - i. The appropriate fee as outlined in the Planning Fee Service Bylaw, as amended from time to time by Council resolution.
- 9.24.8 Where a sign is located within 300m (984 ft.) of a Provincial highway or 800m (2,624.8 ft.) of such intersection, the landowner and / or applicant must have an approved Roadside Development Permit, from the Province, before the County will consider applications for a Development Permit.
- 9.24.9 Where an applicant wishes to deviate from the terms of the Development Permit, the applicant shall notify the Development Authority, submit amended drawings and, if required by the Approving Authority, make application for a new Development Permit, and submit the prescribed fee.

**Prohibited Signs:**

- 9.24.10 The following signs are prohibited in the County:
  - a. Vehicle Signs, except for signs exclusively advertising the business for which the vehicle is used, where the vehicle:
    - i. is a motor vehicle or trailer.
    - ii. is registered and operational; and
    - iii. used on a regular basis to transport personnel, equipment, or goods as part of the normal operations of that business.
  - b. Signs that are prohibited in accordance with the Dark Sky Bylaw included as Appendix E of this bylaw.
  - c. Signs that display intermittent, flashing, or rotating lights.
  - d. Signs using a red or yellow background.
  - e. Signs that incorporate moving parts; and
  - f. Signs on hay and/or straw bales.



Signs – Offences:

- 9.24.11 No person shall erect, place, affix or locate, or allow any other person to erect, place, affix or locate:
- a. A sign that obstructs visibility at roadway intersections.
  - b. A sign erected on or affixed to private property without the consent of the owner.
  - c. A sign that uses illumination not compliant with the *Dark Sky Bylaw*, as included in *Appendix E* of this Bylaw.
  - d. An animated or illuminated sign without Development Authority approval.
  - e. A temporary sign at any location exceeding 14 consecutive days.
  - f. A sign not complying with setback requirements.
  - g. A sign that is located within 300 m (984 ft) from the limit of a controlled highway without permit.
  - h. A sign that is located within 800 m (2625 ft) from the center point of an intersection of a controlled highway another highway or other public roadway without permit.
  - i. A sign that requires a development permit without such permit.
  - j. A sign that is prohibited pursuant to Section 9.24.10; or
  - k. A sign that does not comply with the provisions set out in this Bylaw.

**9.25 SITE RECLAMATION**

- 9.25.1 Site reclamation shall be in accordance with the Environmental Protection and Enhancement Act.
- 9.25.2 Reclamation of specified land shall ensure that the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.
- 9.25.3 Reclamation plans shall include current and final land use (following reclamation). Only upon issuance of a reclamation certificate by Alberta Environment, or a transfer of the registration to another operator, can any surface lease agreement with the landowner be surrendered.
- 9.25.4 Except where exempted by the Environmental Protection and Enhancement Act, landowners shall obtain a Reclamation Certificate. The registration holder shall continue to remain liable for conservation and reclamation issues at the site until a Reclamation Certificate is issued.
- 9.25.5 Where a Development Permit is approved including reclamation requirements, a security may be imposed as a condition of the permit to ensure that the reclamation is completed to the satisfaction of the Director of Public Works. In the event that the reclamation is not completed in the required time specified in the approval, the security may be called upon.

**9.26 SPECIAL EVENTS**

- 9.26.1 No person shall operate, maintain, hold, conduct, promote or advertise a Special Event in the County unless he or she has first obtained a Development Permit and special event permit from the County in respect of such activity.
- 9.26.2 Special Events must be in accordance with *Bylaw 11/97 for the regulation of "Special Events"* included as Appendix H of this bylaw.

## 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 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 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;



**Development Permit 24D 104**

Should the board wish to approve the development permit application proposing the installation of a Solid fence and relaxation of setbacks as proposed by the applicant, the following approval description and suggested conditions can be added to the existing approval.

**APPROVAL DESCRIPTION:**

Upon completion of the below noted pre-release conditions, This approval allows for the development and use of Ptn. NE 32-21-29 W4M; Plan 9710197, Lot 1 for:

- installation of one Fascia Sign, being 8 ft. x 12 ft. located on the west side of the existing building (as noted within the existing approval).
- installation of of a solid steel fence having a maximum height of 8 ft. surrounding a +/- 9,020 sq. ft. (838 sq. m) outdoor storage area with relaxation of setbacks. The solid fence is permitted to be located no closer than 15.0 m (49.2 ft.) from the ultimate right of way of the Highway (west property line), at its nearest point.

in accordance with the submitted and accepted Development Permit application.

**PRE-RELEASE CONDITIONS:**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before January 3, 2025, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. No additional pre-release conditions.

**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 the Subdivision and Development Appeal Board Order **D##/2024** and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The solid fence shall be maintained as per the plans accepted as appropriate by the municipality and must at all times be safe, functional, and in a state of good repair. The fence shall include the installation of a border capping unfinished edges on the top and bottom of the fence.

**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. No additional advisory requirements.

**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. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order **D##/2023**.



# Notice of Appeal

Subdivision and Development Appeal Board (SDAB)  
Foothills County [www.foothillscountyab.ca](http://www.foothillscountyab.ca)

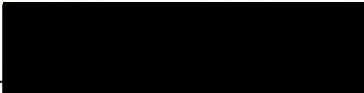
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

<b>APPELLANT INFORMATION (e.g. Landowner or Affected Party)</b>			
Name of Appellant(s) <u>Garry &amp; Joanne Warner</u>			
Mailing Address [Redacted]			
Main Phone # [Redacted]		Alternate Phone # [Redacted]	
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address: [Redacted]			
<b>AGENT INFORMATION &amp; CERTIFICATION (complete section if applicable)</b>			
Name of Organization:			
Contact Name:			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) <u>Paul Brennand</u> hereby authorize <u>Garry &amp; Joanne Warner</u> to act on my (our) behalf on matters pertaining to this appeal.			
[Redacted Signature] <u>Aug 6, 24</u>		[Redacted Signature] <u>Aug 6, 24</u>	
Signature of Agent		Signature of Appellant(s)	
Date		Date	
<b>SITE INFORMATION</b>			
Municipal Address (house and street number): <u>386106 16<sup>th</sup> Street West</u> [Redacted]			
Legal Land Description: Quarter-Section	Plan Township	Block Range	Lot Meridian
<u>NW 13</u>	<u>20</u>	<u>1</u>	<u>W5</u>
<b>I AM APPEALING (check only one)</b>			
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal Development Permit # <u>24 D 116</u> Date of Decision: (Y/M/D) <u>24/7/29</u>	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Subdivision Application # _____ Date of Decision: (Y/M/D) _____	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order Enforcement Order # _____ Date of Decision: (Y/M/D) _____	
<b>REASON FOR APPEAL (attach separate page(s) if required)</b>			
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.			
<u>Please see attached documentation</u>			

**TURN OVER AND COMPLETE REVERSE SIDE**




This information is being collected for the Subdivision and Development Appeal Board of Foothills County and will be used to process your appeal and to create a public record of the appeal hearing. This information is collected in accordance with Section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the collection or use of this information, contact the FOIP Coordinator at (403) 652-2341.



Aug 6, 24

Signature of Appellant(s) OR

Date

Person Authorized to Act on Behalf of Appellant(s)

A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.




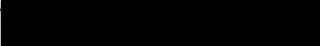
**\*\*NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY. \*\***

**PAYMENT OF APPEAL FEE**

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section.  
If submitting the Notice of Appeal form by email, you must complete this section.

Appeal fees are outlined on the attached information sheet - Submitting an Appeal

2

<b>CREDIT CARD INFORMATION</b>	
Card type:	<input type="checkbox"/> Visa <input type="checkbox"/> Master Card <input type="checkbox"/> American Express
Name as it appears on Card:	Paul Brennan    Card Number: 
Date of Expiry:	 CVC: 
Authorization: I authorize Foothills County to charge \$ 100.00 to my credit card.	
Signature of Card Holder:	 Date: Aug 18 2024

<b>FOR OFFICE USE ONLY</b>		
Authorized By:	Date:	Receipt #:

August 15, 2024

SDAB Clerk, Foothills County  
Box 5605, 309 Macleod Tr. S.  
High River, AB T1V 1M7

Dear Development Appeal Board:

**Re: Development Permit Application 24D 116**  
**Ptn: NW 13-20-01 5WM**  
**Free Standing Sign**

---

Please accept this letter to highlight the reasons for our appeal.

First, I'd like to briefly share a history relating to the sign we're appealing.

In early March 2024 the sign was constructed and placed in the furthest NW corner of 13-20-1W5. I own the quarter section and gave our son-in-law Paul Brennand approval for the sign placement

I was notified via email on March 28, 2024 by Mr. Salmon (compliance officer for the County) that the sign was not compliant and a County development permit would be required. Someone in the area issued a complaint as we understand.

Mr. Salmon informed us that we would need to get in touch with Alberta Transportation (AT) and obtain a development permit first. (Please see email attached from Mr. Salmon dated March 28, 2024).

After numerous conversations with AT since late March, they approved our sign provided that we move it 10 m east and 10 m south from the Warner fence line, which is roughly 47 m south of the Hwy 7 centreline and 17 m east of the County road, 16 st. Please see the attached approval letter dated August 8<sup>th</sup>, 2024 from Evan Neilson with AT.

Upon receiving AT approval, the development permit application 24D 116 for the County was completed and submitted as of June 5<sup>th</sup>, 2024.

On July, 29<sup>th</sup>, 2024 we received notice from Ms. Brittany Domenjoz (Development Officer for the County) that our application was refused because of the following:

“the sign is located 10m (32.8 ft) from the north property line when its required to be set back 40 m (131 ft) from the ultimate right of way of Highway 7 and 10m (132 ft) from the west property line, when it is required to be setback 48m (157 ft) from the center line of a municipal road allowance. The proposed sign falls outside the parameters as identified in 4.2 of the land use bylaw”

It is our understanding that since the “setbacks” do not meet County requirements, our application was refused.

From our perspective, with AT approving the placement of the sign, being 10m from the property line in both directions, we're respectfully asking for a relaxation from the County bylaws from 48 m to the 17 m from the County road 16 st.

If we were to move the sign 48 m east of the west County 16 st highway or 38m further east of its current location this will create an issue for haying around the sign. Where the sign is currently located, it's an easy 90 degree angle for cutting with my larger farm equipment.

Nevertheless, should the County require us to move the sign to be compliant without any relaxation of the bylaws, we will do so. It would however, be appreciated if the sign be left as is, or perhaps there is an acceptable County setback that is not 48 m versus its current location of 17 m east of west.

Again, given that AT is agreeable to the sign and its current placement, we would request that a sign relaxation to county bylaws is a reasonable scenario. However, we would also move the sign the full 48 m east of west, or anywhere in between the 17 m and the 48m.

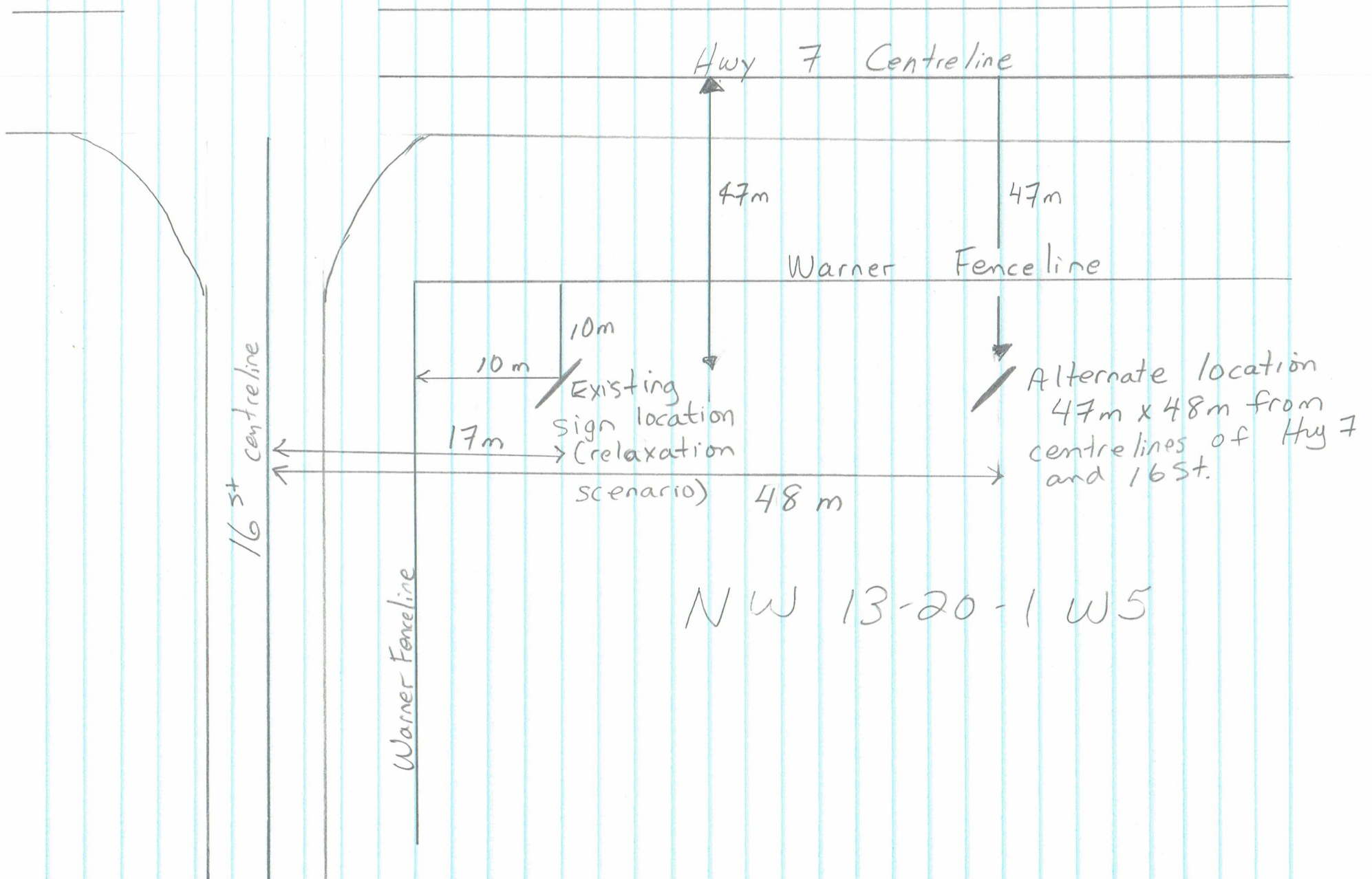
This sign is important to us and we're willing to work with the County to come to a resolution.

Thank you for your time and consideration.

Respectfully,

Garry and Joanne Warner

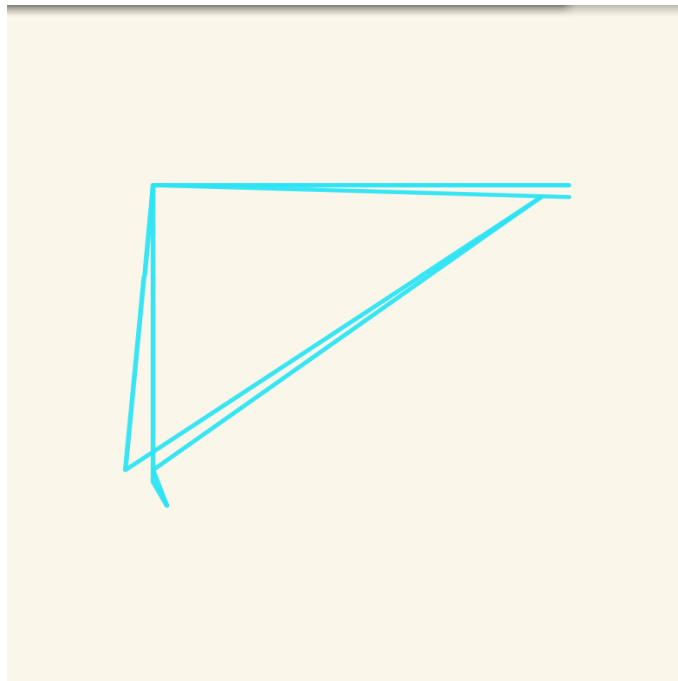




NW 13-20-1 W5

**Transportation and Economic Corridors Permit**  
 Request for Sign Permit - Outside of Highway Right of Way In  
 Proximity of a Provincial Highway - **Approved**

<b>Permit Number:</b>	2024-0041778	<b>Highway(s):</b>	7
<b>Issued to (Permittee):</b>	Paul Brennand Okotoks AB [REDACTED]		
<b>Legal Land Location:</b>	QS-NW SEC-13 TWP-020 RGE-01 MER-5	<b>Municipality:</b>	Foothills County, Okotoks
<b>Approved By:</b>	Evan Neilsen	<b>Issuing Office:</b>	Southern Region / Calgary
<b>Issued Date:</b>	2024-04-19 09:24:28	<b>Expiry Date:</b>	2026-03-28
<b>Description of Development:</b>	Realtor Sign		



Transportation and Economic Corridors Permit No. **2024-0041778** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the works listed herein, and a further application is required for any changes or additions.

The approved site plan/drawing forms a part of this permit and any changes to the approved site plan/drawing will require an amendment or a new permit application.

**This permit is subject to the following terms and conditions, which should be carefully reviewed:**

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this physical means of access, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan/drawings. Failure to conform to the approved site plan/drawings without an approved amendment may result in enforcement measures as laid out in the Act.
7. Minimum letter height to be used is 15 cm (6 inches)
8. Use of intermittent, flashing or rotating light or moving or rotating parts is not permitted.
9. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
10. Transportation and Economic Corridors is under no obligation to reissue a permit if the sign is not installed before expiry of this permit.
11. The sign shall be maintained in proper repair by the permittee. If, in the opinion of Transportation and Economic Corridors the sign is not kept in an acceptable condition, or fails to meet or address any of Transportation and Economic Corridors conditions or concerns, it must be repaired, revised or removed by the

owner within 7 days of receiving written notice of the deficiency, otherwise the sign will be removed by Transportation and Economic Corridors at the permittee's expense.

12. The placement of signs within the highway right of way shall follow the department's recommended practice, <https://open.alberta.ca/publications/placement-of-signs>.

13. The proposed sign is to be set back at least 10.0 m from the highway property line as shown on the attached plan.

14. This permit approves only the sign contained herein, for any changes or additions a separate application is required

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH0041778](#) if you have any questions, updates, additions, or require additional information.



Issued by **Evan Neilsen, Development and Planning Tech**, on **2024-04-19 09:24:28** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



----- Forwarded message -----

From: Elliott Salmon <[Elliott.Salmon@foothillscountyab.ca](mailto:Elliott.Salmon@foothillscountyab.ca)>

Date: Thu, Mar 28, 2024, 8:38 AM

Subject: Foothills County permits for signage

To: [REDACTED]

Good Morning Garry,

Thanks for talking with me this morning. It seems we had a bad connection so I'll explain the process again here for clarity. The CIR Realty sign on your property was brought to our attention through a complaint, and we require that an approved Development Permit is in place for signs like the one on your property. The sign is within 300 meters of a provincial highway, so we require that you first obtain a roadside development permit from Alberta Transportation. The Alberta Transportation Calgary District Office number is 403-382-4052 and they should be able to help you with that.

The attached document is an information sheet with the regulations for signs in the County, please read through it before applying for a Development Permit. The application fee is \$825 and processing can take some time. If you have any questions about the application process or would like to submit an application, you can visit our office, call our main line at 403-652-2341, or you can email [planning@foothillscountyAB.ca](mailto:planning@foothillscountyAB.ca).

Thank you for working with us on this matter and please contact me if you have any questions.

**Elliott Salmon**  
Development Compliance Officer  
Community and Emergency Services  
Foothills County  
Phone: 403-603-6206



# DEVELOPMENT PERMIT DECISION

DATE OF DECISION: July 29, 2024

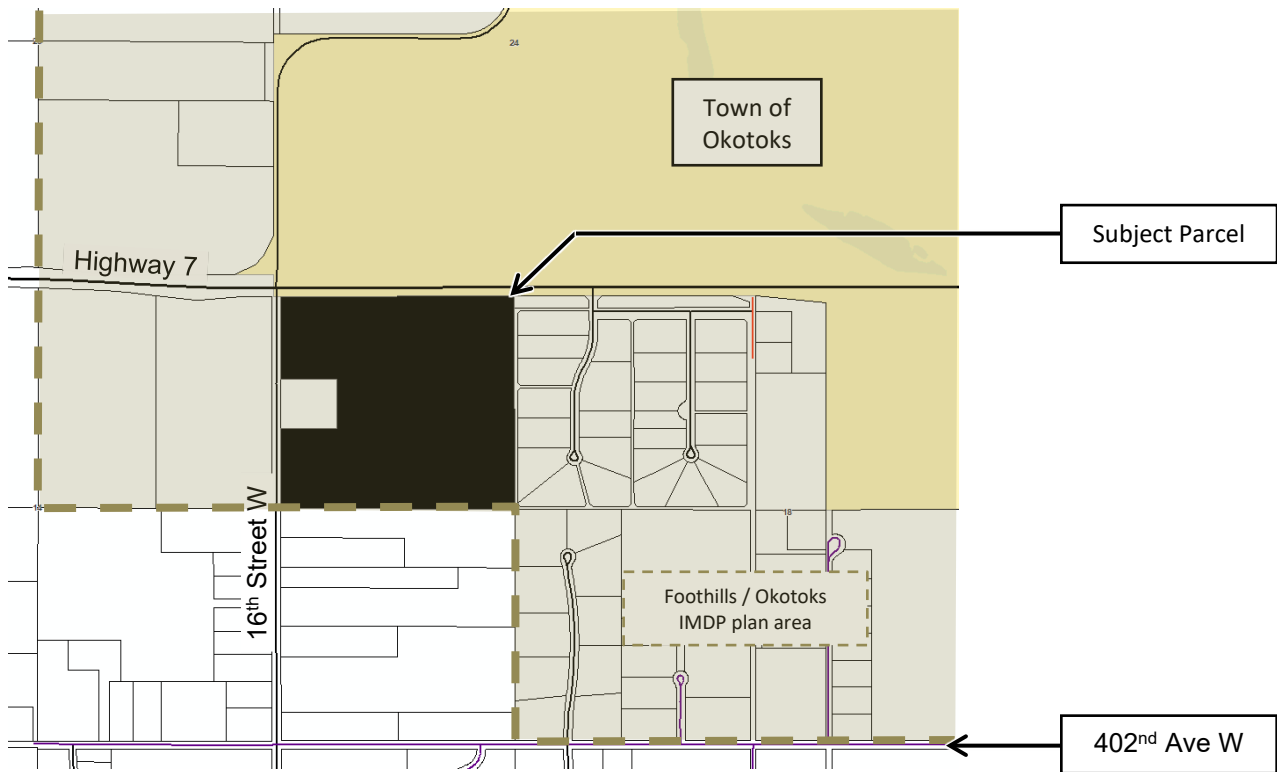
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT.  
PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

**APPLICATION FILE NUMBER:** 24D 116  
**LANDOWNER(S):** GARRY & JOANNE WARNER  
**APPLICANT(S):** PAUL BRENNAND  
**PROPOSAL DESCRIPTION:** FREE STANDING SIGN  
**LEGAL DESCRIPTION:** PTN. NW 13-20-01 W5M

### LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 137.13 acre Agricultural District parcel is located directly south of Highway 7 and east of 16<sup>th</sup> Street W. This is adjacent to the Town of Okotoks and within the Foothills County and Okotoks Intermunicipal Development Plan area.

### Location Map:



### INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the existing Free Standing Sign to remain on the subject property. The sign is +/- 192 sq. ft. which includes two 12 ft. x 8 ft. surfaces, attached to wooden posts. The location of the sign is approximately 10 m (32.8 ft.) from the north property line adjacent to Highway 7 and approximately 10 m (32.8 ft.) from the west property line adjacent to 16<sup>th</sup> Street W.

Section 9.24.3 of the Land Use Bylaw provides that a sign which is separate from a building must be located to comply with the front yard setback requirements applicable to the principal building, unless otherwise provided or exempted. As such, signs shall be located no closer than 40 m (131.23 ft.) from the ultimate right of way of any

Highway and 48 m (157.48 ft.) from the centerline of a municipal road allowance. The following relaxation of setbacks is requested:

- The sign is located 10 m (32.8 ft.) from the north property line, at its nearest point, when it is required to be setback 40.0 m (131.2 ft.) from the ultimate right of way of the Highway and 10 m (32.8 ft.) from the west property line, when it is required to be setback 48 m (157.48 ft.) from the centerline of a municipal road allowance. Therefore, the applicant is seeking a 30 m (98.4 ft.) or 75% relaxation of setbacks from the north property line and a 23 m (75.5 ft.) or 47.9% relaxation of setbacks from the west property line.

The proposed sign falls outside the parameters as identified in Section 4.2 of the Land Use Bylaw. As such, *Signs (requiring a development permit)* is considered a Discretionary Use; 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 with respect to the existing Free Standing Sign on the subject parcel being a portion of NW 13-20-01 W5M has been considered by the Development Officer and is **REFUSED** subject to the following.

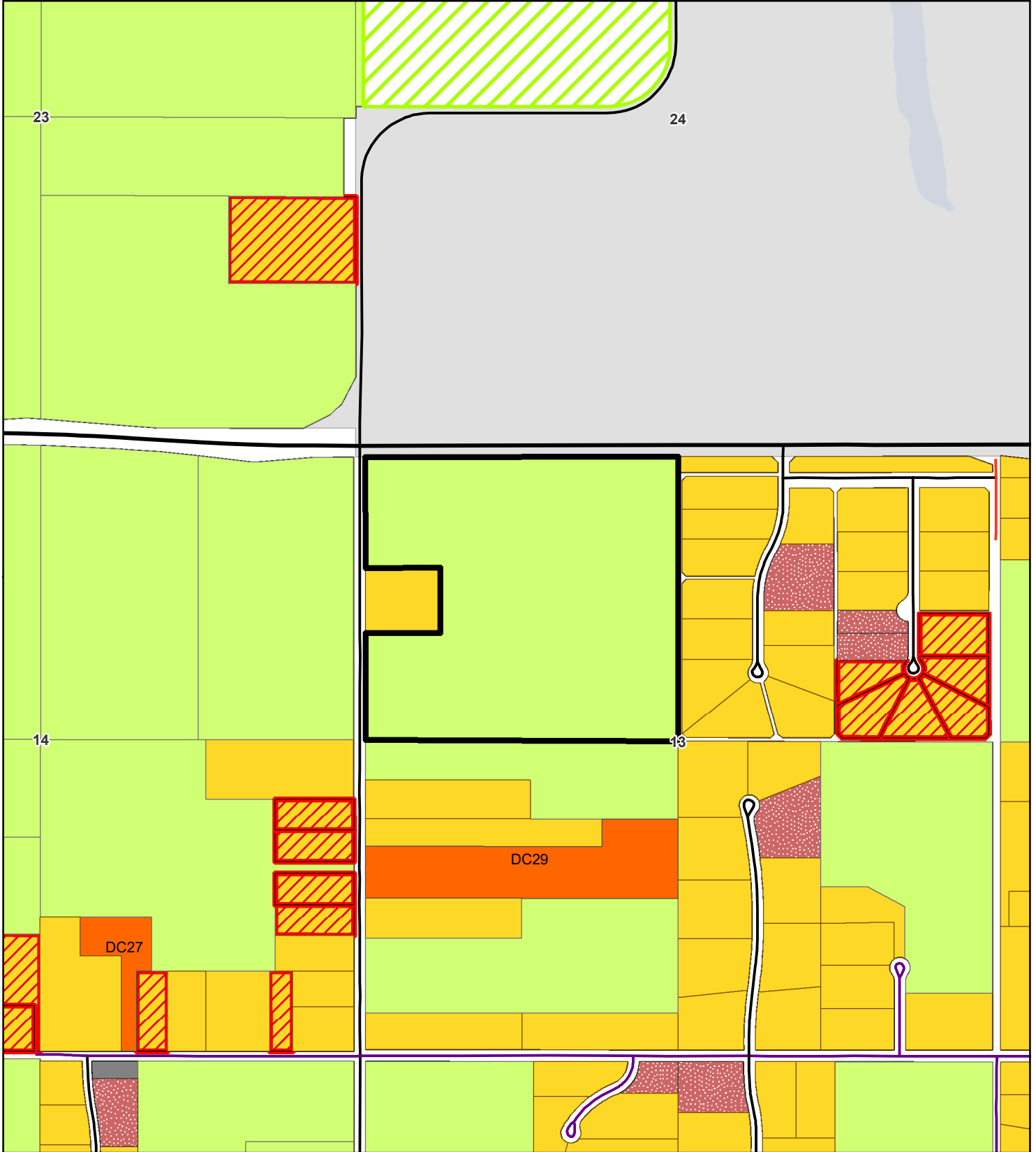
**REFUSAL DESCRIPTION:**

In consideration of Section 9.24.3 of the Land Use Bylaw and the information submitted with the application, the Development Authority is of the opinion that the development permit application does not meet the intent of the policy of the Land Use Bylaw or the Agricultural land use district. Further, the application fails to illustrate the connection between the proposed sign and the subject agricultural district parcel.

Therefore, this is considered a discretionary refusal and should the applicants appeal, this request will be given further consideration by the Development Appeal Board.



# 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: 2024-08-21

1:13,531

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 Aerials © Foothills County 2024 Page 89 of 203



**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

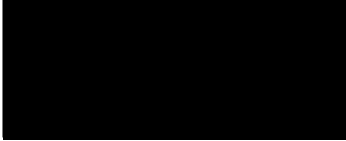
Phone: 403-652-2341

Fax: 403-652-7880

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

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

July 29, 2024



**COPY**

Dear Sir/Madam:

**Re: Development Permit Application 24D 116  
Ptn: NW 13-20-01 W5M  
Free Standing Sign**

---

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

Please be advised that you have the right to appeal this decision to the Development Appeal Board. If you were to appeal the above decision, the Development Appeal Board would base their decision on an appeal hearing which would be open to the applicant and to any landowners within at least one-half mile who have concerns about the proposed development. **Please note that there is an appeal fee of \$100.00.**

You can submit your Appeal notices to the Secretary of the Development Appeal Board, at the above noted address. Notices of Appeal, including payment of the appeal fee are to be received **no later August 20, 2024**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please complete the enclosed '**Notice of Development Appeal**' form and mail, drop off, email to [appeals@foothillscountyab.ca](mailto:appeals@foothillscountyab.ca) or fax to 403-652-7880. We will notify you when your appeal is received.

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

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

Yours truly,  
FOOTHILLS COUNTY

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

BD/as  
Encl.

cc. Landowners- Garry & Joanne Warner



## Alison Schori

---

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** July 29, 2024 2:00 PM  
**To:** Delilah Miller  
**Cc:** Brittany Domenjoz  
**Subject:** Development Officer's Decision- Development Permit 24D 116  
**Attachments:** 24D 116 DO Decision.pdf

Good afternoon,

Please see attached a copy of the Development Officer's Decision for 24D 116, which is within your division.

If you have any questions please contact **Brittany Domenjoz** of our Planning Department at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca).

Regards,

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

## Alison Schori

---

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** July 29, 2024 2:00 PM  
**To:** [REDACTED]  
**Cc:** Brittany Domenjoz  
**Subject:** Development Officer's Decision- Development Permit 24D 116  
**Attachments:** 24D 116 DO Decision.pdf; 24D 116 Letter.pdf; Appeal Form.pdf

Good afternoon

Please see attached a copy of the Development Officer's Decision for 24D 116, 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](mailto:Brittany.Domenjoz@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)



# 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: \$6025.00 Application No: 24D116  
Receipt No.: 416813 Tax Roll No: 2001135000  
Date Received: \_\_\_\_\_ Date Deemed Complete: June 5, 2024

**PART 1 APPLICANT/AGENT INFORMATION**

Applicant's Name: ~~Garry & Joanne Warner~~ Paul Brennand  
Email: \_\_\_\_\_ paulbrennand@hotmail.com  
~~Applicant's Mailing Address:~~ \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Legal Land Description: Plan \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_, LSD \_\_\_\_\_,  
Quarter NW, Section 13, Township 20, Range 1, West of the 5 Meridian.  
Registered Owner of Land: Garry & Joanne Warner  
Registered Owner Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Interest of Applicant if not owner of site: \_\_\_\_\_

**PART 2 PROPOSED DEVELOPMENT**

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

This application is for the placement of a sign, located in the NW SW corner of the NW 13-20-1WS. Details of the sign are attached. The sign is located 5m from the Hwy 7 and 5m from 16 St West

Alberta Transportation was approached for approval and they have no issues, (memo attached)

Details of the sign are attached

**PART 3 SITE INFORMATION**

Area Of Lot: (In Acres Or Hectares) N/A  
Size Of Proposed Building: \_\_\_\_\_ Height: \_\_\_\_\_  
Is There A Dwelling (Residence) On The Site: Yes \_\_\_\_\_ No  If Yes, How Many? \_\_\_\_\_  
Utilities Presently On Site: N/A  
Are There Sour Gas Or High Pressure Facilities On Site? No  
Utilities Proposed: None  
Other Land Involved In Applicat on: None

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

**PART 4 DEVELOPMENT**

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

Details of the sign and location are attached.

Estimated Date of Commencement: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

I, The sign was constructed & placed on site and an  
hereby certify that I am: objection occurred.

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

Date: April 23, 2024

**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.

April 23, 2024  
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.



FOOTHILLS COUNTY  
- ALBERTA -

affecting N.W. 1/4-SEC 13-TWP 20-RGE 1-WSM  
IN N.W. 1/4 SEC 13, TWP. 20, RGE. 1, WSM  
BY: KRISTA D LOVSE, A.L.S. 2022

SCALE - 1 : 2000

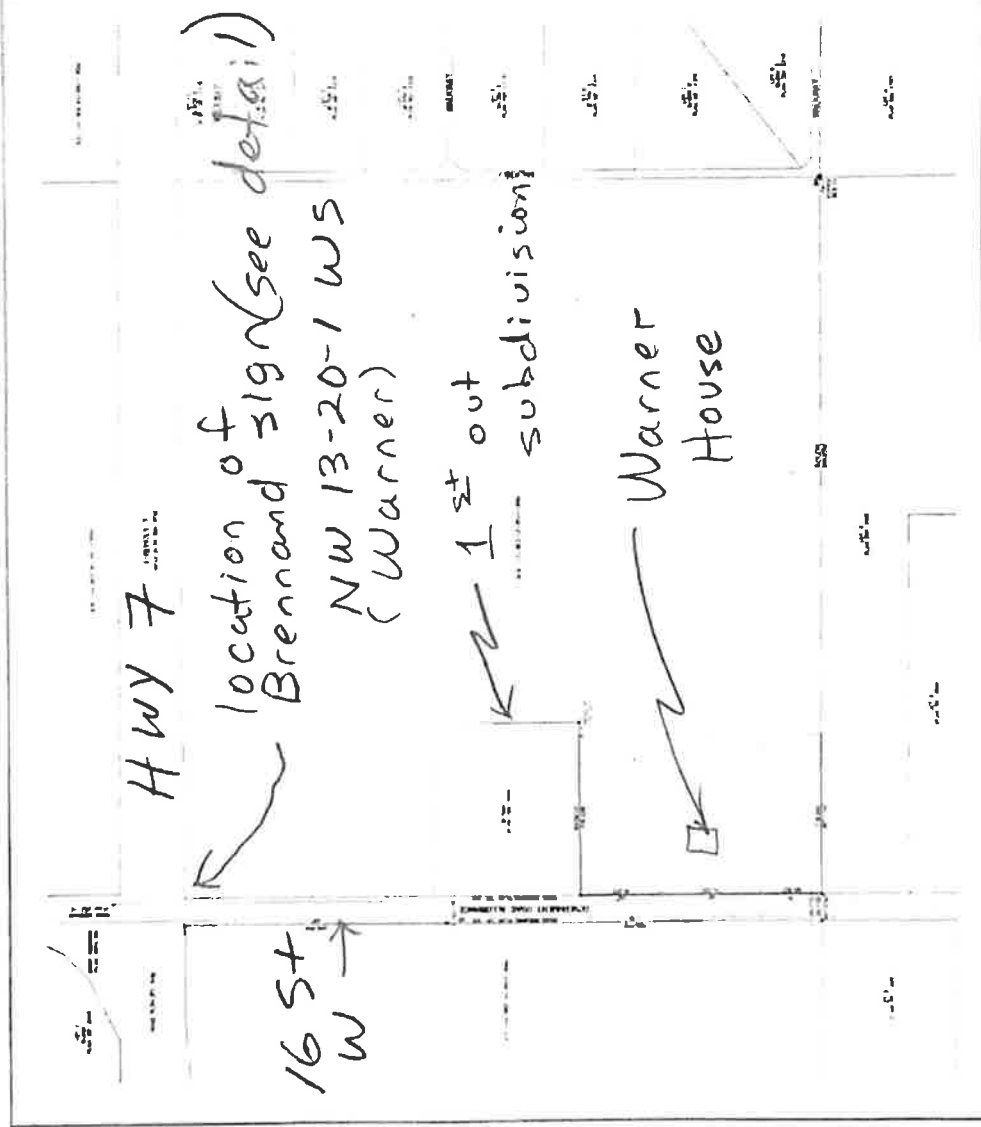
LEGEND

1. ALL RIGHTS RESERVED  
2. THIS PLAN IS VALID FOR THE PURPOSES OF THE  
3. ALBERTA LAND TITLE ACT AND THE  
4. ALBERTA LAND TITLE REGULATION  
5. THIS PLAN IS NOT VALID FOR THE PURPOSES OF  
6. THE ALBERTA LAND TITLE ACT AND THE  
7. ALBERTA LAND TITLE REGULATION  
8. THIS PLAN IS NOT VALID FOR THE PURPOSES OF  
9. THE ALBERTA LAND TITLE ACT AND THE  
10. ALBERTA LAND TITLE REGULATION

1. ALL RIGHTS RESERVED  
2. THIS PLAN IS VALID FOR THE PURPOSES OF THE  
3. ALBERTA LAND TITLE ACT AND THE  
4. ALBERTA LAND TITLE REGULATION  
5. THIS PLAN IS NOT VALID FOR THE PURPOSES OF  
6. THE ALBERTA LAND TITLE ACT AND THE  
7. ALBERTA LAND TITLE REGULATION  
8. THIS PLAN IS NOT VALID FOR THE PURPOSES OF  
9. THE ALBERTA LAND TITLE ACT AND THE  
10. ALBERTA LAND TITLE REGULATION



REGISTERED PROFESSIONAL  
ALBERTA LAND TITLE ACT  
ALBERTA LAND TITLE REGULATION  
ALBERTA LAND TITLE ACT  
ALBERTA LAND TITLE REGULATION  
ALBERTA LAND TITLE ACT  
ALBERTA LAND TITLE REGULATION



HWY 7

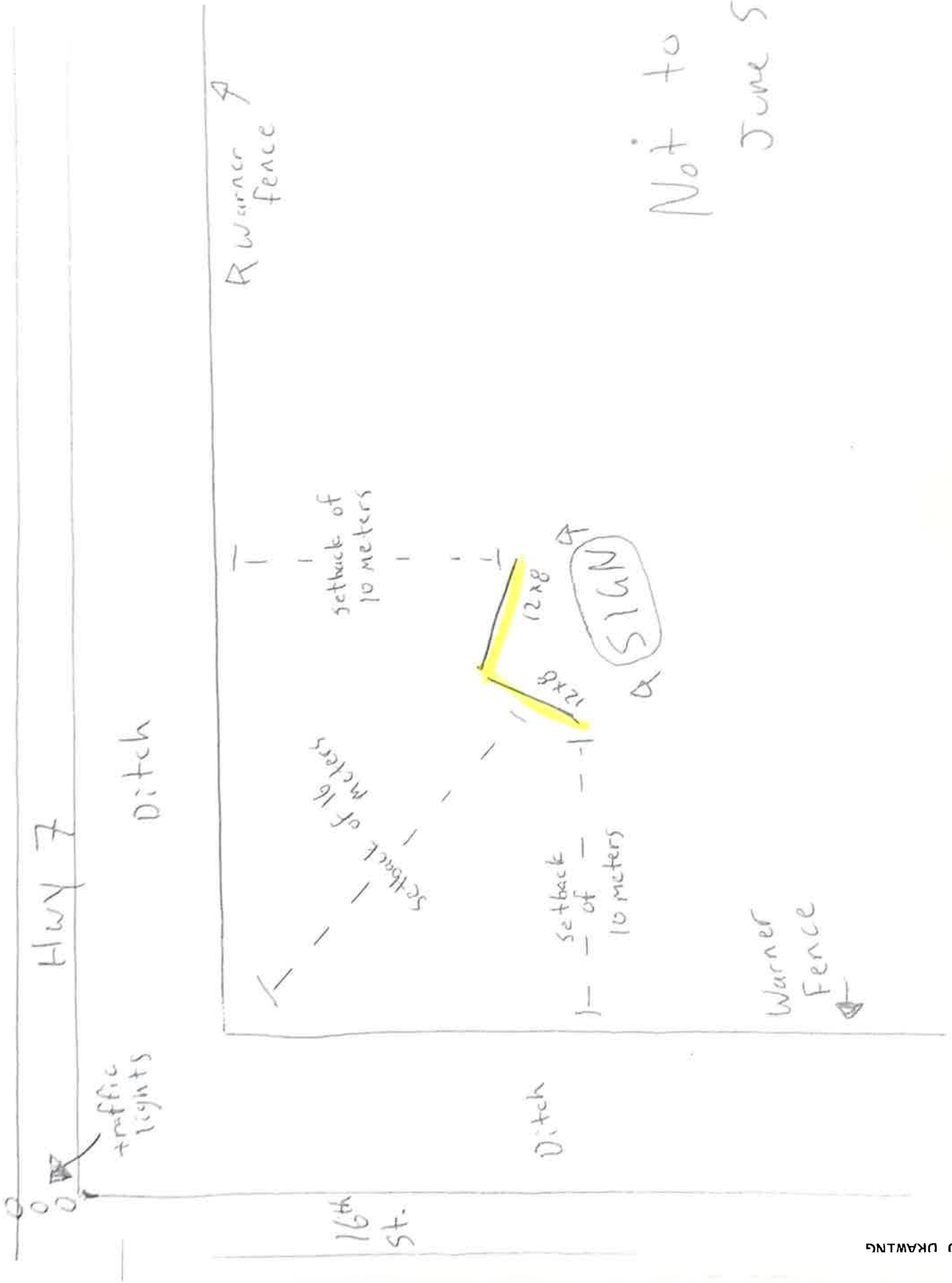
location of sign (see detail)

16 St W

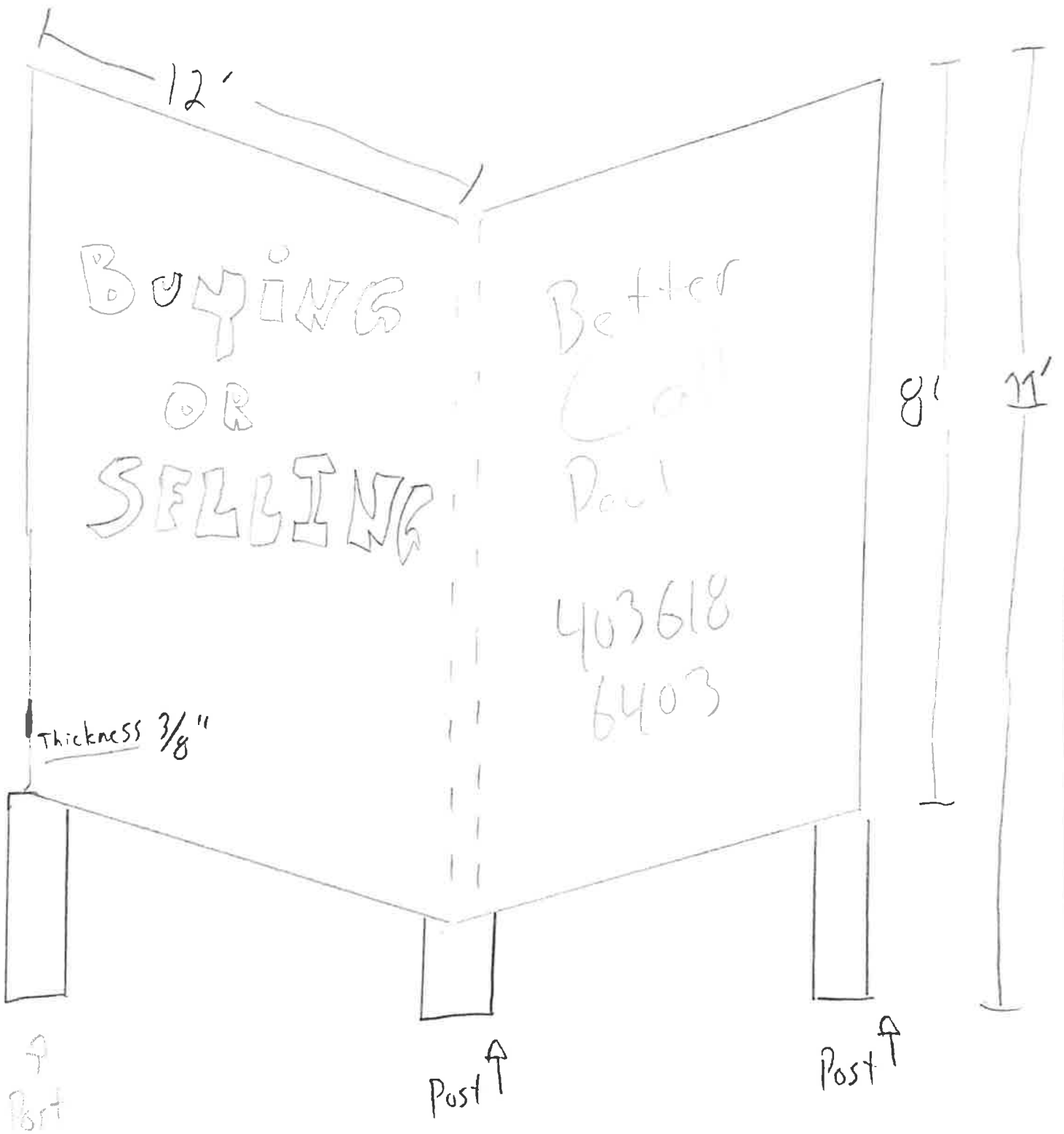
NW 13-20-1 WS  
(Warner)

1st out  
subdivision

Warner  
House



Not to Scale  
 June 5, 2024



Note: Posts are NOT in ground.  
The sign CAN be moved.

## Brittany Domenjoz

---

**Subject:** FW: Commercial Sign Development Permit - NW 13-20-1 W5  
**Attachments:** Sign dev. Permit.pdf

**From:** Paul Brennand <bettercallpaul@outlook.com>  
**Sent:** Wednesday, May 22, 2024 11:05 AM  
**To:** Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>; Garry Warner <garry.r.warner@gmail.com>  
**Subject:** FW: Commercial Sign Development Permit - NW 13-20-1 W5

Hello Brittany,  
Please see below for our answers regarding development permit. Attached has updated application. If you need anything else from me please don't hesitate to reach out. For your reference I will send correspondence between Evan Neilson at Transportation & Economic Corridors, and [REDACTED] where he agreed to approve permit, subject to moving 10 meters. I realize the deadline is May 30. Hoping to have all information provided.

Begin forwarded message:

■  
**From:** Garry Warner <[REDACTED]>  
**Date:** May 22, 2024 at 9:17:49 AM MDT  
**To:** Paul Brennand <[REDACTED]>  
**Subject:** Fwd: Commercial Sign Development Permit - NW 13-20-1 W5

*Brittany, our answers are in capitilized for your reference.*

----- Forwarded

Good Afternoon Paul,

I have been assigned the development permit application for the Commercial Sign on the Warner property, adjacent to Highway 7. Before I deem the application as complete and begin the process, please provide the below noted information.

Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after receipt of application for a development permit, to determine whether the application is complete. This email is being sent to service as notice of acknowledgement that the application as noted above is considered **incomplete** as of **May 9, 2024**.

**The outstanding information required to complete the application includes:**

1. All of the information noted in section 9.24.7 of the Land Use Bylaw is to be provided. I have attached the signs section for your reference.

PURSUANT TO CLAUSE 9.24.7 a) THE LETTER OF CONSENT WAS PREVIOUSLY SUPPLIED.

b) the company that build the sign was RiteWay Signs. address 4905 102 ave se bay.

C) THE OWNER OF THE SIGN IS JOINT BETWEEN MYSELF, GARRY WARNER AND PAUL BRENNAND.

d)THE RENDERING ILLUSTRATION WAS PREVIOUSLY SENT TO YOU VIA EMAIL DATED APRIL 26, 2023 FROM PAUL BRENNAND (IF YOU REQUIRE ANOTHER COPY LET ME KNOW),

e) MATERIAL IS LUMBER AND PLYWOOD, FINISHES IS THIN PLASTIC, COLORS ARE BLUE WHITE RED AND BLACK, SIZE OF LETTERING IS APPROXIMATELY 8 INCHES,

f)MOUNTING DETAILS ARE WOOD FRAME WITH WOOD SCREWS, BUILT WITH WOOD SUPPORTS TO SUSTAIN WIND,

g)THE LOCATION OF THE SIGN IS IN THE NORTH WEST CORNER OF LSD 13-20-1W5, THERE ARE NO LEINS ON THE PROPERTY AND THERE ARE NO BUILDINGS IN THE AREA AS IT IS PASTURE,

h) THE SIGN IS APPROX 3 FEET OF GROUND LEVEL AND IS 11 FEET HIGH,

i)AS I UNDERSTAND THE FEE IS \$625, WHICH IS PART OF THIS APPLICATION.

2. Revision to Part 1 of the application form to include Paul's contact information under the "applicants" section. The application was submitted by yourself (Paul) however the application form does not include you as the applicant however the landowner authorization form was provided giving you authorization to make this application on the landowner's behalf.

PAUL HAS MADE THE APPLICATION, ON BEHALF OF MYSELF TO WHICH I APPROVE

3. The application form also notes that the sign is located in the SW corner. I believe this is a typo and should read NW corner, please revise.

YES, YOU ARE CORRECT, THE SIGN IS ON THE NW CORNER OF LSD 13-20-1W5

4. What is the setback distance to the municipal road to the west (48th Street E)? Please note that Section 9.24.5 f of the Land Use Bylaw provides that a sign must meet the front yard setback requirements as noted within the Agricultural District which is 48 m to the centreline of the municipal road allowance. Please provide the proposed setback distances on the site plan and advise if you are wanting to include a relaxation of setbacks.

YES, WE REQUIRE SETBACKS FOR THE SIGN, IT WILL BE MOVED TO BE 10 M FROM THE FENCE LINE OF THE WARNER PROPERTY WHICH IS ROUGHLY 10 M OF DITCH AREA THAT THE MD OWNS, SO, ROUGHLY IT WILL BE 15-20 M FROM THE EDGE OF 48 STREET

5. Please provide a copy of the approval from Alberta Transportation and Economic Corridors.

WE HAVE BEEN IN CONTACT WITH EVAN NEILSON, TRANSPORTATION AND ECONOMIC CORRIDORS WITH THE GOVERNMENT OF ALBERTA. HE REQUESTED THAT THE SIGN BE MOVED FROM ITS CURRENT LOCATOIN OF 3-4 M FROM THE NW CORNER TO 10 M BACK. HE WANTED PHOTOS TO WHICH THE LAND HAS BEEN TO WET TO MOVE THE SIGN BUT IT WILL BE DONE NEXT



WEEK. ONCE DONE, THEN WE WILL GET THE INFORMATION TO MR NEILSON

6. The application form notes that there is no residence on the parcel however the site plan shows a residence. Please review the submission to ensure that the documents are consistent and correct.  
THERE IS ONE RESIDENT ON THE QUARTER SECTION, WHICH WAS A FIRST OUT PARCEL OF DIFFERENT OWNERSHIP. THE RESIDENTS LOCATION IS NOTED ON PAGES 3-5 OF THE ORIGINAL APPLICATION
7. Setbacks for the sign need to be included on the site plan. Are there any Road Acquisition Agreements or Service Road agreements registered on title that may impact the location of the sign?  
WE PLAN TO MOVE THE SIGN TO BE NO CLOSER THAN 10 M ONCE CONDITIONS DRY TO GET A PICKER ON SITE. WE ARE NOT AWARE OF ANY ROAD AGREEMENTS WITHIN THE NW 13, HOWEVER, ATCO HAVE A BURIED GAS LINE IN PROXIMITY BUT, AS OUR SIGN IS NOT BELOW GROUND, AND EASILY MOVED, THERE IS NO IMPACT ON ANY SERVICE AGREEMENTS
8. Both sections of the Abandoned Well Site form have been completed. Please cross out whichever section is not correct and attached the required map.  
THE FORM HAS BEEN REVISED TO ONLY REFER TO THE TOP PORTION AND IS ATTACHED.
9. The credit card authorization form does not provide an amount. The application fee is \$625. Please either provide a revised form with the amount or provide authorization for me to write in the amount for processing. YOU HAVE OUR AUTHORIZATION TO WRITE IN THE 625 FEE.

The above listed information must be submitted to the undersigned by end of day on **May 30, 2024**. Failure to submit the information listed above will result in the application as noted above being deemed **refused as incomplete**.

If you require more time to gather the above listed information or have any questions, please feel free to contact me.

Thank you,

**Brittany Domenjoz,**

Planning & Development Officer / Business Licence Officer

P. (403) 603 6242

**Please note that I am not in the office on Fridays**

**BUYING OR  
SELLING?**



PAUL EITHMANO

**BETTER  
CALL  
Paul**



**403-618-6403**

**BUYING OR  
SELLING?**



**BETTER  
CALL  
Paul**

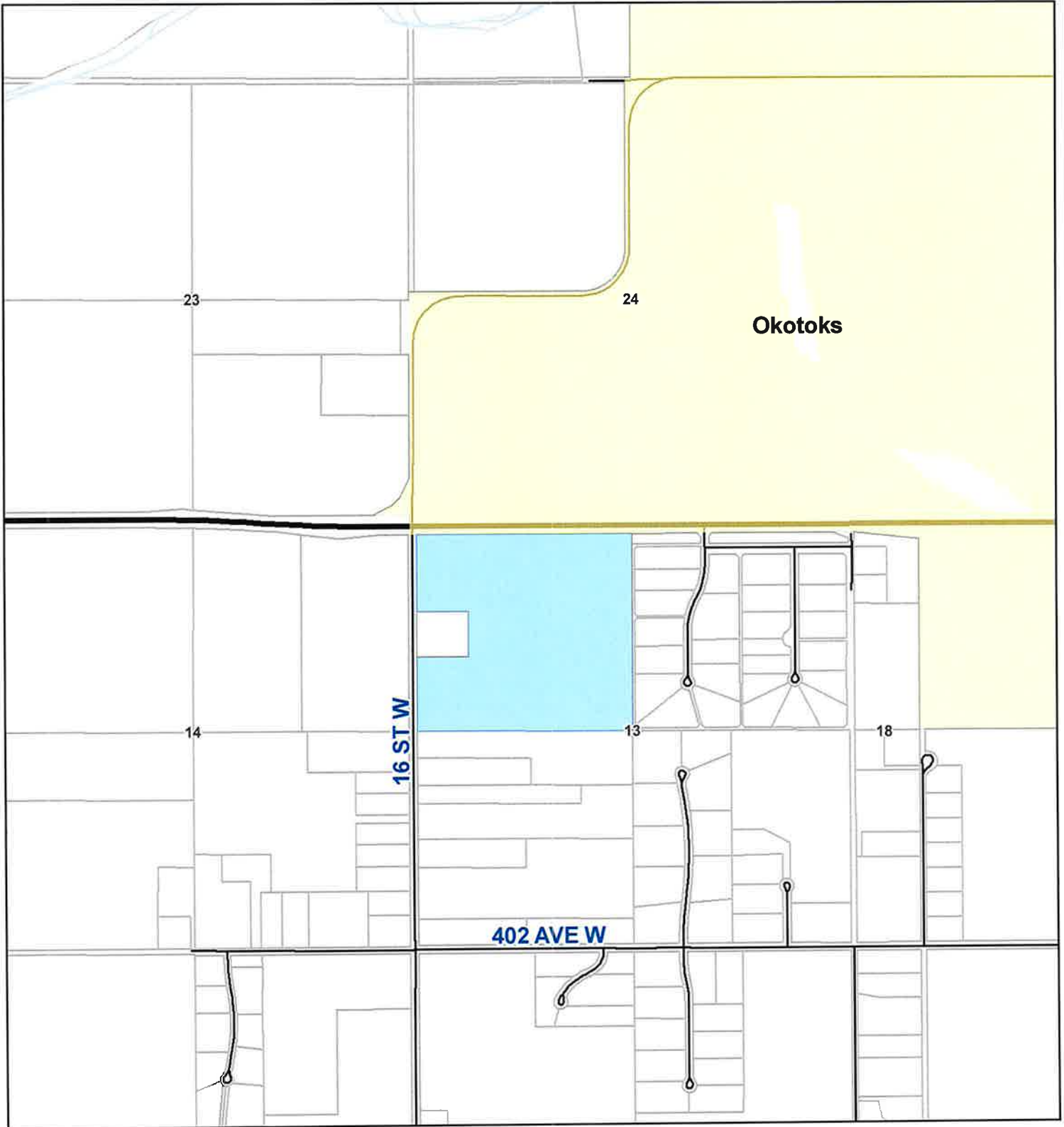


**403-618-6403**








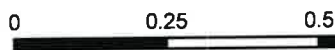
# Location Map NW 13-20-01 W5M



## Legend

-  Roads
-  Highway
-  Parcels
-  Subject Parcel
-  Town

Date: 2024-06-10



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: 

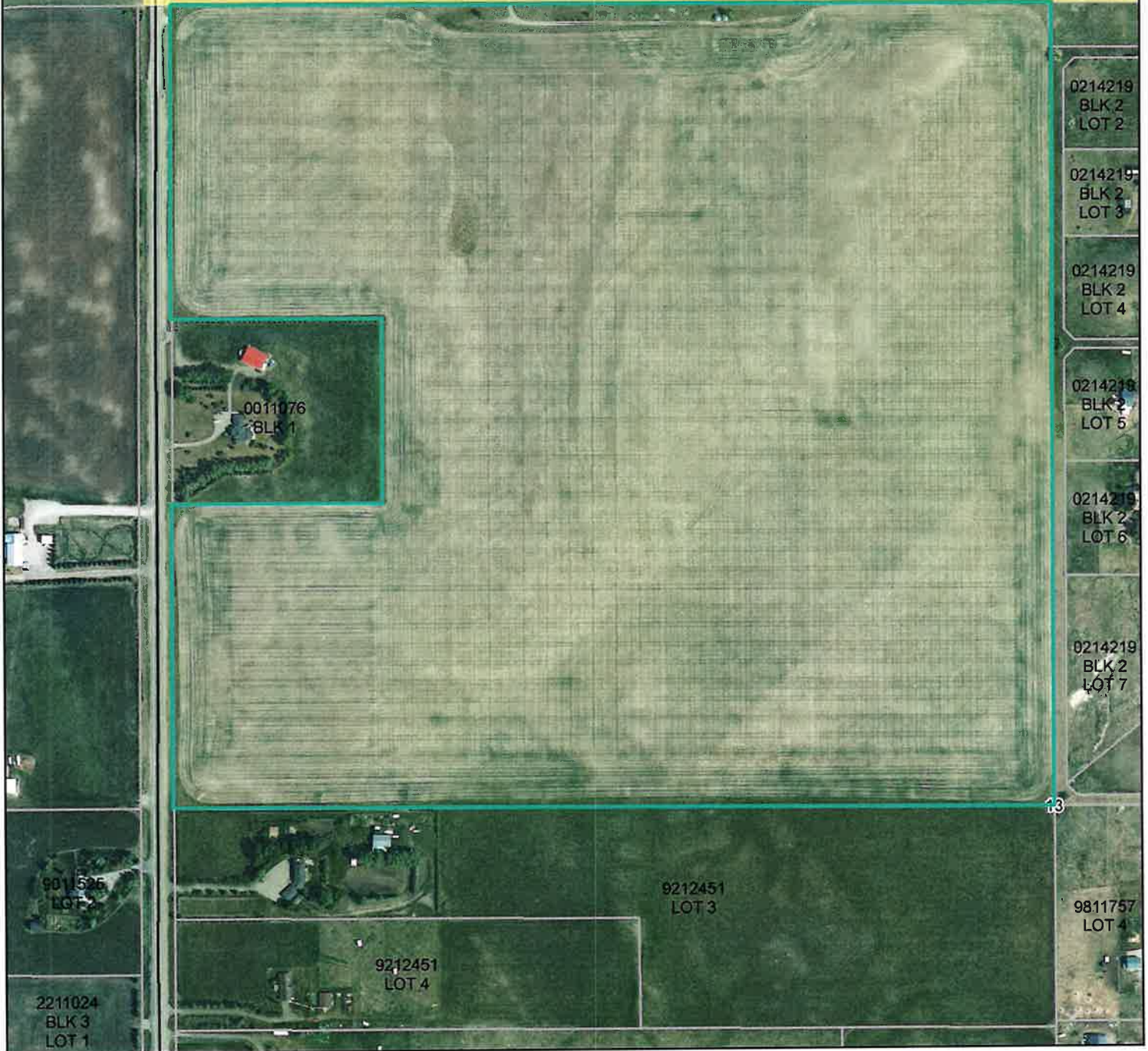


# Ortho NW 13-20-01 W5M



0813144  
BLK 1  
LOT 2

Okotoks



0214219  
BLK 2  
LOT 2

0214219  
BLK 2  
LOT 3

0214219  
BLK 2  
LOT 4

0214219  
BLK 2  
LOT 5

0214219  
BLK 2  
LOT 6

0214219  
BLK 2  
LOT 7

13

9811526  
LOT 2

9212451  
LOT 3

9811757  
LOT 4

9212451  
LOT 4

2211024  
BLK 3  
LOT 1

## Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2024-06-10

0



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.

0.25  
Data Sources Include Municipal Records and AltaLIS.  
Foothills County 2024



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0028 372 571            5;1;20;13;NW                      001 111 570 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION THIRTEEN (13)  
IN TOWNSHIP TWENTY (20)  
RANGE ONE (1)  
WEST OF THE FIFTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	731319	0.367	0.91
ROAD	8912019	5.67	14.00
SUBDIVISION	0011076	3.22	7.96

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 901 299 075 +1

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

---

001 111 570    29/04/2000    SUBDIVISION PLAN

OWNERS

GARRY R WARNER

AND

JOANNE E WARNER

BOTH OF:



AS JOINT TENANTS



REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

211 230 198      18/11/2021 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ATCO GAS AND PIPELINES LTD.  
909 11 AVE SW  
CALGARY  
ALBERTA T2R1L8

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 10 DAY OF JUNE,  
2024 AT 10:16 A.M.

ORDER NUMBER:    50744956

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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

## Alison Schori

---

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** June 10, 2024 11:59 AM  
**To:** [REDACTED]  
**Cc:** Brittany Domenjoz  
**Subject:** Notice of Complete Application – Development Permit 24D 116

Good morning ,

**Re: Notice of Complete Application – Development Permit 24D 116**  
**Ptn: NW 13-20-1 W5M**  
**Commercial Sign Existing**

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 5, 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](mailto:Brittany.Domenjoz@foothillscountyab.ca) .

Regards,

**Foothills County**  
**Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

If no wells are listed on-site:

I, Garry Warner being the registered  
 Owner(s) or agent acting on behalf of the registered owner(s)  
 of NW 13-20-1 W5  
 (Legal Description)

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

\_\_\_\_\_  
 Owner/Agent

DATED: this 23 day of April, 2024.

**OR**

If wells are listed on-site:

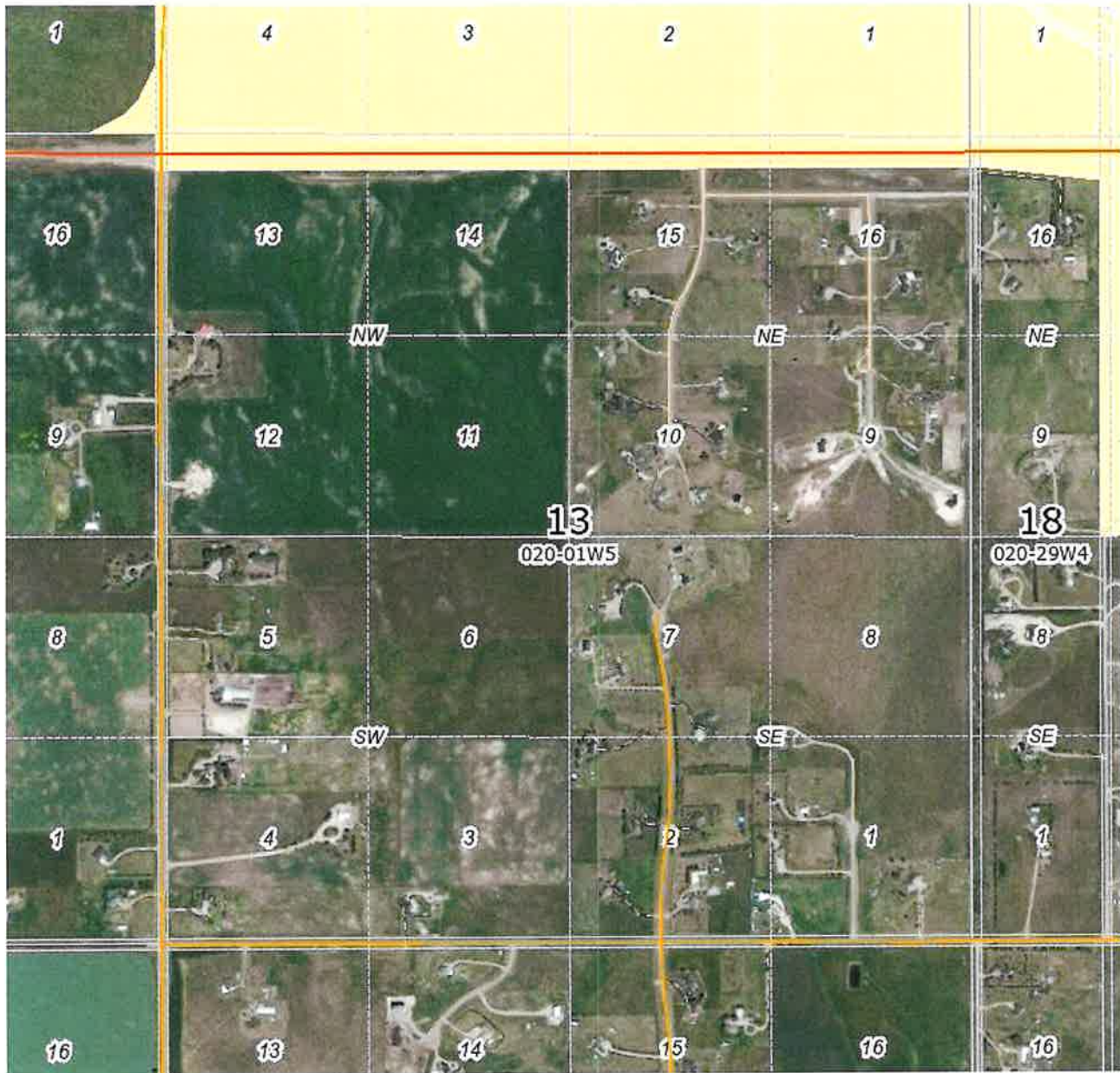
I, ~~Fred Breanand~~ being the registered  
 Owner(s) or agents acting on behalf of the registered owner(s)  
 of ~~NW section 13 township 20 range 1 W5~~  
 (Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a 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 ~~23~~ day of ~~Apr~~, 2024.

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



### Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 5/27/2024

Date Date (if applicable)

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

Scale: 18,055.95

0 20 Kilometers 0

Projection and Datum:  
WGS84 Web Mercator Auxiliary Sphere



#### Legend

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





LETTER OF AUTHORIZATION

I (We), Garry & Joanne Warner being the owner (s)  
registered on the title of Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

NW NE / SE / SW, Section 13, Township 20, Range 1, W 5 M

give Paul Brennand permission  
to act on my (our) behalf for the purposes of the Development Permit application affecting  
the above noted property as submitted to the Foothills County.

April 23, 2024  
Date

\_\_\_\_\_  
Signature

April 23, 2024  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

for  
file



# DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

---

**From:** Foothills County  
Box 5605 // 309 Macleod Trail  
High River, AB T1V 1M7  
[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

**File Number:** 24D 116

**Date:** June 12, 2024

**Landowner:** Garry R. & Joanne E. Warner      **Agent:** Paul Brennand

**Legal:** N/A

**Description:** Ptn: NW 13-20-1 W5M

**Parcel Size:** 137.13 Acres

**Proposal:** Commercial Sign, Existing

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

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

## 30 DAY CIRCULATION

Contact: Brittany Domenjoz      [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca)

Application to be referred to:

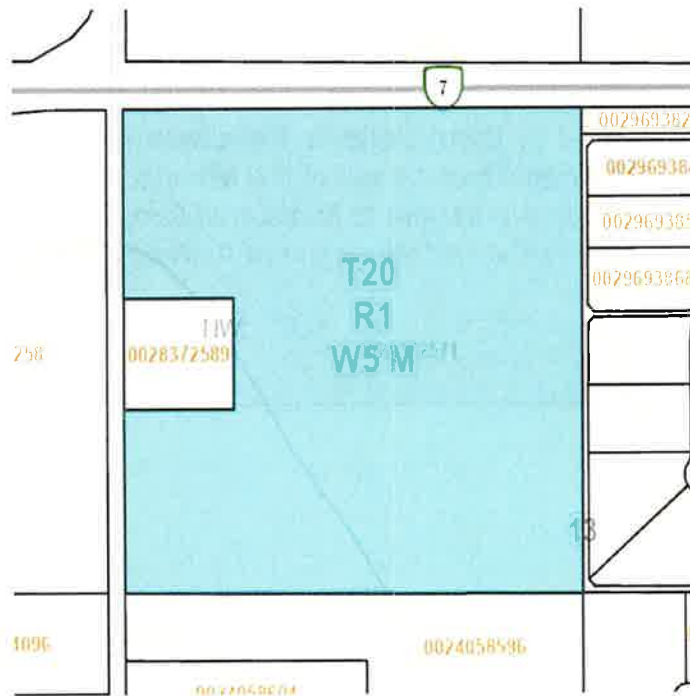
Division Councillor	_____	Economic Development	_____
Development Officer Site Insp.	_____	AB Comm. Development	_____
Alberta Health Services	_____	AB Energy Regulator	_____
Alberta Transportation	X	AB Agriculture & Forestry	_____
AB Environment	_____	AB Agriculture, Sustainable Resource	_____
Public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

**Notes:** \_\_\_\_\_

# Transportation and Economic Corridors Notice of Referral Decision

## Municipal Development in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	24D 116	<b>Highway(s):</b>	7
<b>Legal Land Location:</b>	QS-NW SEC-13 TWP-020 RGE-01 MER-5	<b>Municipality:</b>	Foothills County
<b>Decision By:</b>	Evan Neilsen	<b>Issuing Office:</b>	Southern Region / Calgary
<b>Issued Date:</b>	2024-06-13 13:46:57	<b>AT Reference #:</b>	RPATH0043666
<b>Description of Development:</b>	Commercial Sign, Existing		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. A Roadside Development Application from Transportation and Economic Corridors will be required for the proposed development. Please forward application to the applicant/owner. There is no fee for the application. Once complete they can submit the application through the RPATH portal at [https://goaproduct.service-now.com/rpath?id=roadside\\_planning\\_application](https://goaproduct.service-now.com/rpath?id=roadside_planning_application). Thank you for the referral and opportunity to comment.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Evan Neilsen, Development and Planning Tech**, on **2024-06-13 13:46:57** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

## Brittany Domenjoz

---

**From:** Colton Nickel <cnickel@okotoks.ca>  
**Sent:** June 13, 2024 7:45 AM  
**To:** Brittany Domenjoz  
**Subject:** RE: Circulation for Development Permit 24D 116, Please reply by July 12, 2024

You don't often get email from cnickel@okotoks.ca. [Learn why this is important](#)

Good morning,

The Town has no comments on this application.

Colton

**Colton Nickel, M.Plan, RPP, MCIP**

Planner  
Community Growth and Investment  
Town of Okotoks  
P: 403.995.6310

Friendly, Charming. Unique. | visit [okotoks.ca](http://okotoks.ca)

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** Wednesday, June 12, 2024 3:23 PM  
**To:** Colton Nickel <cnickel@okotoks.ca>; Planning <planning@okotoks.ca>  
**Cc:** Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>  
**Subject:** Circulation for Development Permit 24D 116, Please reply by July 12, 2024

**\*\* External Message \*\* - Please be cautious when opening links or attachments in email**

Good Afternoon,

Find attached our circulation for development permit 24D 116. Please review and respond **prior to July 12, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca) .

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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



**PLANNING & DEVELOPMENT CIRCULATION**  
**PUBLIC WORKS DEPARTMENT - CIRCULATION RESPONSE**

<b>FILE NUMBER:</b> 24D 116	<b>LANDOWNER:</b> Garry & Joanne Warner
<b>FILE MANAGER:</b> Brittany Domenjoz	<b>AGENT:</b> Paul Brennand
<b>CURRENT LAND USE:</b> Agricultural District	<b>PROPOSED LAND USE:</b> N/A
<b>LEGAL DESCRIPTION:</b> NW 13-20-01 W5M	
<b>MUNICIPAL ADDRESS:</b> 386106 16 St W	
<b>ROLL NUMBER:</b> 2001135000	
<b>DATE REFERRED:</b> June 11, 2024	
<b>PROPOSAL:</b> Commercial Sign	

**PROPOSAL INFORMATION:**

Development Permit

- Internal Road Proposed:  \_\_\_\_\_
- Construction on Road Allowance Proposed:  \_\_\_\_\_
- Approaches exist on:  \_\_\_\_\_
  - Other: \_\_\_\_\_

Information pertaining to roads on  side of the subject lands:

Servicing Comments or Review required:

- Other: \_\_\_\_\_
- Road Widening -

**OTHER COMMENTS:**

Please provide comment with respect to the proposed setback distance from 16th Street W.

Should you need any additional information to complete this review, please let me know.

Thank you,

**PUBLIC WORKS RECOMMENDATIONS:**

**SUGGESTED CONDITIONS FOR CONSIDERATION:**

Proposed

Balance

- |   |                                      |                                      |                                      |
|---|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="radio"/> Geotechnical Report for Slope Stability         | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> High Water Table Testing for Foundation Design: | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Septic Disposal Evaluation (PSTS)               | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision |                                      |
| <input type="radio"/> Stormwater Management Plan                      | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Lot Grading/Overland Drainage Plan              | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Flood Plain Report (1 in 100 years)             | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Overland Drainage Easement                      | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision |                                      |
| <input type="radio"/> Building Envelopes                              | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Traffic Impact Assessment (TIA)                 | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Environmental Site Assessment (Phase1 / Phase2) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Other: _____                                    | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |

**ADDITIONAL ROAD WIDENING REQUIRED:**

No  Caveat  Survey Out

Amount \_\_\_\_\_m Location of Widening Required:  N  E  S  W

Other: \_\_\_\_\_

No  Caveat  Survey Out

Amount \_\_\_\_\_m Location of Widening Required:  N  E  S  W

Other: \_\_\_\_\_

See reverse side.....





## Alison Schori

---

**From:** Government of Alberta <services@gov.ab.ca>  
**Sent:** June 12, 2024 3:27 PM  
**To:** Brittany.Domenjoz@foothillscounty.ab.ca; FC\_Planning  
**Subject:** DO NOT REPLY – RPATH Submission RPATH0043666 Municipal Referral - Development 24D 116

This email will acknowledge receipt of your submission RPATH0043666 for Municipal Referral - Development submitted on 2024-06-12 15:26:51 MDT.

Alberta Transportation staff will review your submission, and will advise you through the Roadside Planning Application Tracking Hub (RPATH) Portal if additional information is required.

Updates will be provided throughout the process via the RPATH portal.

You will be notified via email when a decision is made regarding your application, at which time you will be able to download any relevant documentation.

Please contact Alberta Transportation through the RPATH Portal [RPATH0043666](#) with any questions.

[Unsubscribe](#) | [Notification Preferences](#)

Ref:MSG21645810\_wSvN BG2zYPB0rr8TY1S

**[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.

## Alison Schori

---

**From:** FC\_Planning  
**Sent:** June 12, 2024 3:23 PM  
**To:** cnickel@okotoks.ca; planning@okotoks.ca  
**Cc:** Brittany Domenjoz  
**Subject:** Circulation for Development Permit 24D 116, Please reply by July 12, 2024  
**Attachments:** 24D 116 Warner.pdf

Good Afternoon,

Find attached our circulation for development permit 24D 116. Please review and respond **prior to July 12, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

## Alison Schori

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**From:** FC\_Planning  
**Sent:** June 12, 2024 3:23 PM  
**To:** Dev PWRev  
**Cc:** Brittany Domenjoz  
**Subject:** Circulation for Development Permit 24D 116, Please reply by July 12, 2024  
**Attachments:** 24D 116 Warner.pdf; PW Referral Form.pdf

Good Afternoon,

Find attached our circulation for development permit 24D 116. Please review and respond **prior to July 12, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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



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

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

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

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

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

**SOLAR POWER SYSTEM, COMMERCIAL** any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for uses not located on-site (the lands containing the system and/or adjacent lands owned by the same owner) or for distribution and/or sale off-site. *More information can be found in Section 10.22.*

**SOLID FENCE** means a fence, as defined under this bylaw, constructed out of solid material (including chain link fence with slats) which acts as a visual barrier providing 50% or greater concealment through any openings or spaces in every segment of the fence.

**SPECIAL CARE FACILITY** means a building or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house for five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centers and group homes but does not include hostels, childcare facilities, and senior citizens housing.

**SPECIAL EVENT** shall mean any event or activity, whether indoors or outdoors, which is held at any place within the County and to which members of the public are invited or admitted, whether or not an admission fee is charged, but shall not include family gatherings, community-sponsored events such as Christmas parties, breakfasts, card parties, or other similar social functions. *More information on special events can be found in the Special Events Bylaw 66/97" attached as Appendix H of this bylaw.*

**STORAGE COMPOUND** – an adequately screened area of a site set aside for the storage of products, goods, vehicles, or equipment in relation to a primary use located and approved on the same site.

**STORAGE FACILITY:** see *Commercial Storage, Warehousing and Storage*, and *Industrials Storage and Warehousing*.

**STORM WATER POND** means a catchment area for storm water and surface drainage created by either constructing an embankment or improvement and may be used for flood and downstream erosion control. *More information on regulations related to man-made water bodies can be found in Section 9.18 of this Bylaw.*

**STRUCTURE** means a building or other thing erected or placed in or on, over or under land, whether or not it is so affixed to the land as to become transferred without special mention by a transfer or sale of the land.

**SUB-DISTRICT "A"** means the subject lands require special consideration due to physical constraints and environmental characteristics, thus a Development Permit is required prior to any development on the lands as per *Section 2.4* of this bylaw.



- 4.2.1.37 The placing of topsoil or fill on a property in accordance with provisions under Section 9.17, provided there is no adverse impact on the natural drainage direction or volume into, out of, or through the property or adjacent land, or adverse impact on the natural drainage storage capacity of the property, for the purposes of:
- a. The placing or replacing of sand and fill for the purposes of an indoor or outdoor riding arena or
  - b. Development of less than 1 acre, where the placing of clean topsoil is for landscaping purposes as defined by this Bylaw, on parcels 1 acre in size and larger, no more than once annually; or
  - c. The placing of up to 20 cubic yards of topsoil for the purposes of landscaping as defined by this bylaw, on parcels under 1 acre in size no more than once annually, or
  - d. Development of less than 1 acre where the placing of up to 1.0m (3.28 ft.) of fill, adjacent to or within 15m of a building under construction that has a valid Building Permit; or
  - e. The placement of fill or topsoil on any site in accordance with an already approved Development Permit, Subdivision Approval, or Development Agreement.

*Provisions on lot grading and drainage can be found under Section 9.17 of this Bylaw.*

**Man-Made Water Bodies:**

- 4.2.1.38 Man-made water bodies including:
- a. A dugout/private dam on Agricultural District parcels when it is being used for agriculture, general use so long as it complies with all other requirements of this bylaw.
  - b. Construction or upgrading of an Ornamental Pond (shallower than 1m (3.28 ft.) so long as the construction will not adversely impact natural drainage direction or volume nor adversely impact the natural drainage storage capacity of the property and it meets all other requirements of this bylaw.
  - c. A storm water pond or lagoon for the purpose of processing wastewater where the construction is in accordance with Provincial approvals and approved under an approved Development Permit or signed developer's agreement entered into between the landowner/developer and the County.

so long as they are in compliance with all Provincial and Federal requirements and regulations.

*Provisions on Man-made water bodies can be found under Section 9.18 of this Bylaw.*

**Signs:**

- 4.2.1.39 Campaign signs for Federal, Provincial, Municipal, Regional Health Authority or School Board elections on private property, to a maximum of one (1) sign per lot provided that:
- a. Such signs are removed within seven (7) days after the election. Candidates must ensure that the site is returned to its previous condition; and

- b. The consent of the property owner or occupant is obtained prior to the signs being placed.
- 4.2.1.40 One sign per parcel, relating to the sale, lease or rental of a building or land to which they are attached, provided that:
- a. The sign is not illuminated; and
  - b. The sign shall not exceed 1.5 sq. m. (16 sq. ft.) in area, in a Residential Community District; or
  - c. The sign shall not exceed 3 sq. m. (32 sq. ft.) in area, in any other District; and
  - d. The sign shall not be greater than eight (8) ft. in height.
  - e. The sign must be located entirely within the subject lands relating to the sale, lease, or rental.
  - f. The sign is removed within 14 days of the sale, lease, or rental.
- 4.2.1.41 Signs indicating the address and/or owner of a residence or the name of a home based business, provided that the signs do not exceed 0.55 sq. m. (5.92 sq. ft.). This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
- 4.2.1.42 Signs indicating the name of the Development provided that they do not exceed 2.32m. (25 sq. ft.) in area, and that they are located on lands within that same Development, not within any Municipal or Provincial road right of way, or as a means of advertisement on other lands located within the County. Only one sign per Development is permitted.
- 4.2.1.43 Signs on land or buildings for religious, educational, cultural, recreational, medical, or similar public or quasi-public purposes that relate to the use of the land or buildings on which they are displayed, provided that:
- a. The sign shall not exceed 2.5m. (8 ft.) in height or 5.9 sq. m. (64 sq. ft.) in area; and
  - b. There shall be a limit of one (1) sign per lot.
- 4.2.1.44 Temporary signs advertising sales displayed on the interior or exterior of the building in which such sales will be or are being conducted and are intended to be displayed for a short time period. Such advertisements shall be removed within 14 days of the completion of said sale.
- 4.2.1.45 Temporary signs (no more than 14 days) with an area of less than 1.0 sq. m. (11 sq. ft.) intended to advertise any local event being held for charitable purposes, which may be religious, education, cultural, political, social or recreation, but not for commercial purposes.
- 4.2.1.46 Gate signage is permitted on 21 acres or more and shall not exceed 1.0 sq. m. (11 sq. ft.).
- 4.2.1.47 One temporary sign, for the purposes of identification of and/or public engagement for a proposed development, redesignation, subdivision, or statutory plan proposal where:
- a. The sign does not exceed 3.0 sq. m. (32 sq. ft.) in area.
  - b. The sign does not exceed 2.5m. (8 ft.) in height; and
  - c. There shall be a limit of one (1) sign per lot.

- d. The landowner must receive permission, through internal review by the County, prior to this sign being installed on the subject lands. (Review submissions must contain the location, dimensions, date of installation and removal, and content of the proposed sign).
- e. The sign must be located entirely within the subject lands and shall include contact information (website and/or valid phone number) for enquiries/questions.
- f. The sign shall remain on site for a period of no more than 6 months.

4.2.1.48 Signs that require cleaning, repair, or repainting, provided that the sign is not being changed from its original content and was originally approved through a Development Permit or is a sign that meets one of the above noted exemptions.

*Provisions on Signage can be found under Section 9.24 of this Bylaw.*

**Patio/Decks:**

4.2.1.49 Uncovered attached patios/decks at grade (less than 0.60m (2ft) above grade) within 1m (3ft) of a side or rear yard in all land use districts.

**Public Utilities:**

4.2.1.50 The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement.

4.2.1.51 The use of land by the County or by other neighboring municipality and/or organization involving more than one municipality, which the County or neighboring municipality and/or organization involving more than one municipality, is the legal or equitable owner for a purpose approved by a simple majority vote of Council in connection with any public utility, public facilities, public work or public or quasi-public installations and facilities being carried out by the County or neighboring municipality and/or organization involving more than one municipality, or their authorized representative.

**Temporary Uses:**

4.2.1.52 The erection, construction or use of temporary facilities needed in connection with construction, alteration, or maintenance of a building for which a Development Permit or Building Permit has been issued if removed within 30 days of project completion. The Development Authority shall use their discretion in determining the appropriate number of temporary facilities allowed on site. An example of applicable temporary facilities may include, but are not limited to, construction trailers, portable sheds, portable toilets, and electric generators.

4.2.1.53 The use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election, referendum, or plebiscite.

- 9.23.17 Burning barrels may be used only if constructed with a non-combustible apron around the perimeter of at least 24" (61 cm) and if fully covered with a screen mesh that prevents the escape of sparks or combustible materials. Fire permits may be granted by local fire guardians for all other fires. Failure to comply may result in Fire Response charges and a fine for non-compliance in accordance with the Municipal Fire Bylaw.

## 9.24 SIGNAGE

### Definitions for this Section:

- 9.24.1 For the purpose of this Section, the following definitions shall apply:

**Billboard Sign:** a sign, primarily self-supporting and permanently affixed to the ground, that advertises goods, products, services, events, or facilities which are at a location other than the property on which the sign is located.

**Directional Sign:** a sign which is required to provide direction to a business, trade or institution and advertises goods or services which are at a location other than the property on which the sign is located. A directional sign may also be a temporary sign depending upon how it is to be used.

**Fascia Sign:** a sign placed flat and parallel to the face of a building so that no part projects more than 0.3m. (1 ft.) from the building.

**Free Standing Sign:** a sign on a standard base or column permanently fixed to the ground and not attached to any building or other structure. The sign advertises goods and services which are at the location on which the sign is located.

**Functional Sign:** a sign which is not intended to be used for promotional purposes. It is required by public authorities, utility companies and other companies. Its sole purpose is for the direction and control of traffic, pedestrians, or parking (i.e. identification of service locations and on-site hazards).

**Portable Sign:** a sign, regardless of how mounted or supported, capable of being moved and which is not attached or affixed to a building or the ground.

**Roof Sign:** any sign erected upon, against, or directly above a roof or on top of or above the parapet wall of a building.

**Sign:** any device or structure used for the display of advertisements, pictures and/or messages and without, in any way, restricting the generality of the foregoing, includes posters, notices, panels and boarding.

**Sign Area:** the total surface within the outer edge of a frame or graphics, the sum of the area of the smallest rectangle enclosing the letters, numerals, or graphics.

**Temporary Sign:** a sign which is not permanently anchored to the ground or affixed to a building, advertising for a limited time goods, services, or activities and which by their nature, could readily be relocated to service a similar purpose in another location. These include garage sale signs, banners, portable signs, pennants, signs advertising a demonstration of agricultural methods and signs announcing the sale of goods or livestock on land not normally used for commercial purposes.

**Vehicle Sign:** a sign that is mounted, affixed, or painted onto an operational or non-operational vehicle, including but not limited to trailers with or without wheels, Sea-cans, wagons, motor vehicles, tractors, recreational vehicles, mobile billboards, or any similar mode of transportation that is left or placed at a location clearly visible from a highway.

**General Provisions:**

- 9.24.2 Any person applying to erect, enlarge or structurally alter a sign that is on privately owned lands shall comply with the provisions of this Part. These regulations do not deal with signage within Municipal or Provincial right of ways.
- 9.24.3 A sign which is separate from a building must be located so as to comply with the front yard setback, requirements applicable to the principal building unless otherwise provided, or exempted by a designated officer in writing.
- 9.24.4 Signs that are located in the right of way of a municipal or provincial road are governed by the *Temporary Signs on Highways Bylaw #18/2006*.

**General Sign Regulations:**

- 9.24.5 All signs, whether or not they require a Development Permit, shall meet the following general provisions:
  - a. A sign shall not be located such that it obstructs visibility at roadway intersections.
  - b. No signs shall be erected on or affixed to private property without the consent of the owner.
  - c. Signage which makes use of illumination, whether it be on the exterior or from the interior of the sign, shall adhere to the *Dark Sky Bylaw* included as Appendix E of this bylaw.
  - d. Animated signs or illuminated signs shall not be permitted in developments where, in the opinion of the Development Authority, they might:
    - i. Affect residents in adjacent housing or residential districts and are visible from any residential property within a distance of 90m (295 ft.).
    - ii. Interfere with the interpretation of traffic signs or controls.
    - iii. Cause interference to the motoring public; or
    - iv. Contravenes the County's *Dark Sky Bylaw* included as Appendix E of this bylaw.
  - e. Temporary signs relating to a specific sale, event or work shall be removed by the advertiser within 14 days after the completion of the sale, event, or work to which the sign relates.
  - f. A sign which is separate from a building must be located so as to comply with the front yard setback requirements applicable to the principal building unless otherwise provided or exempted by a designated officer in writing.
  - g. All signs shall be kept in a safe, clean, and tidy condition and may be required to be renovated or removed if not properly maintained.
  - h. Existing signs which conform to this Bylaw, may be cleaned, maintained, repaired, and repainted without need for an additional Development Permit.
  - i. All signs must comply with applicable provincial legislation and approvals; Currently, no sign, notice or advertising device shall be erected within 300m (984 ft.) from the limit of a controlled highway or 800m (2625 ft.) from the center point of an intersection of a controlled highway another highway or other public roadway without a permit from the Minister of Transportation pursuant to Section 5 of the Highway Development Control Regulation, Alberta Regulation 242/90.
  - j. Setbacks, approval requirements and provincial regulations may be subject to change from time to time. It is the responsibility of the landowner / developer to contact the appropriate department for updated and current regulations.



**Signs requiring a Development Permit:**

- 9.24.6 Unless otherwise exempted under *Section 4.2.1* of this bylaw, a Development Permit shall be obtained for all signs, structures for signs and any enlargement, relocation, erection, construction, or alteration of an existing sign.
- 9.24.7 An application for a Development Permit to structurally alter or erect a sign that requires a Development Permit shall be made to the Development Authority and shall include the following:
  - a. A letter of consent from the registered owner of the land or building upon which the sign will be located.
  - b. The name and address of the sign company responsible for the sign.
  - c. The owner of the sign.
  - d. Two copies of a rendering / illustration of the proposed sign with dimensions and total sign area, height of top and bottom of the sign above average ground level and thickness of the sign.
  - e. Materials, finishes, colours, size of lettering and graphics.
  - f. Mounting or installation details: the Development Authority may require that a structural drawing be prepared and sealed by a Professional Engineer.
  - g. The location of all existing and proposed signs on the building façade or on a site plan of the parcel indicating the front and side property liens, setbacks, and distances from existing buildings.
  - h. Mounting height or clearance to grade; and
  - i. The appropriate fee as outlined in the Planning Fee Service Bylaw, as amended from time to time by Council resolution.
- 9.24.8 Where a sign is located within 300m (984 ft.) of a Provincial highway or 800m (2,624.8 ft.) of such intersection, the landowner and / or applicant must have an approved Roadside Development Permit, from the Province, before the County will consider applications for a Development Permit.
- 9.24.9 Where an applicant wishes to deviate from the terms of the Development Permit, the applicant shall notify the Development Authority, submit amended drawings and, if required by the Approving Authority, make application for a new Development Permit, and submit the prescribed fee.

**Prohibited Signs:**

- 9.24.10 The following signs are prohibited in the County:
  - a. Vehicle Signs, except for signs exclusively advertising the business for which the vehicle is used, where the vehicle:
    - i. is a motor vehicle or trailer.
    - ii. is registered and operational; and
    - iii. used on a regular basis to transport personnel, equipment, or goods as part of the normal operations of that business.
  - b. Signs that are prohibited in accordance with the Dark Sky Bylaw included as Appendix E of this bylaw.
  - c. Signs that display intermittent, flashing, or rotating lights.
  - d. Signs using a red or yellow background.
  - e. Signs that incorporate moving parts; and
  - f. Signs on hay and/or straw bales.

**Signs – Offences:**

- 9.24.11 No person shall erect, place, affix or locate, or allow any other person to erect, place, affix or locate:
- a. A sign that obstructs visibility at roadway intersections.
  - b. A sign erected on or affixed to private property without the consent of the owner.
  - c. A sign that uses illumination not compliant with the *Dark Sky Bylaw*, as included in *Appendix E* of this Bylaw.
  - d. An animated or illuminated sign without Development Authority approval.
  - e. A temporary sign at any location exceeding 14 consecutive days.
  - f. A sign not complying with setback requirements.
  - g. A sign that is located within 300 m (984 ft) from the limit of a controlled highway without permit.
  - h. A sign that is located within 800 m (2625 ft) from the center point of an intersection of a controlled highway another highway or other public roadway without permit.
  - i. A sign that requires a development permit without such permit.
  - j. A sign that is prohibited pursuant to Section 9.24.10; or
  - k. A sign that does not comply with the provisions set out in this Bylaw.

**9.25 SITE RECLAMATION**

- 9.25.1 Site reclamation shall be in accordance with the Environmental Protection and Enhancement Act.
- 9.25.2 Reclamation of specified land shall ensure that the specified land shall be returned to an equivalent land capability that allows for the developments of uses compatible with adjacent land uses.
- 9.25.3 Reclamation plans shall include current and final land use (following reclamation). Only upon issuance of a reclamation certificate by Alberta Environment, or a transfer of the registration to another operator, can any surface lease agreement with the landowner be surrendered.
- 9.25.4 Except where exempted by the Environmental Protection and Enhancement Act, landowners shall obtain a Reclamation Certificate. The registration holder shall continue to remain liable for conservation and reclamation issues at the site until a Reclamation Certificate is issued.
- 9.25.5 Where a Development Permit is approved including reclamation requirements, a security may be imposed as a condition of the permit to ensure that the reclamation is completed to the satisfaction of the Director of Public Works. In the event that the reclamation is not completed in the required time specified in the approval, the security may be called upon.

**9.26 SPECIAL EVENTS**

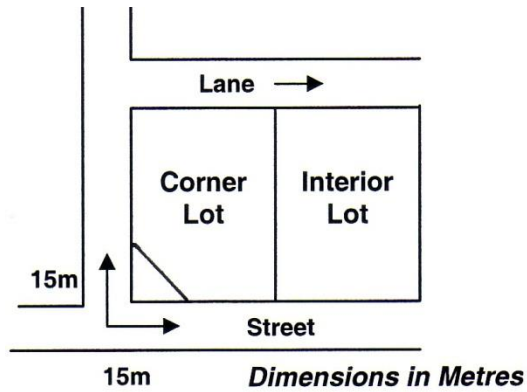
- 9.26.1 No person shall operate, maintain, hold, conduct, promote or advertise a Special Event in the County unless he or she has first obtained a Development Permit and special event permit from the County in respect of such activity.
- 9.26.2 Special Events must be in accordance with *Bylaw 11/97 for the regulation of "Special Events"* included as Appendix H of this bylaw.

## 9.27 SPECIAL SETBACK REQUIREMENTS

### General Provisions:

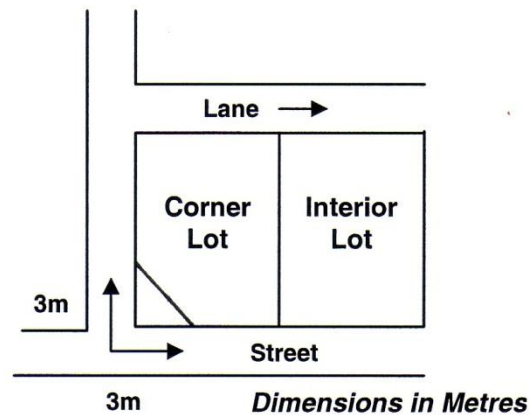
- 9.27.1 The minimum setback distances required for front, side, and rear yards do not apply to driveways, sidewalks, or steps with associated landings under 0.6m (2 ft.) above grade, wholly within the lot.
- 9.27.2 At grade (less than 0.60m (2ft) attached patios and decks may be constructed to within 1m (3ft) of a side or rear yard in all land use districts.
- 9.27.3 Above grade (0.60m (2ft) and more above grade) attached patios and decks must meet the setback requirements of the land use district in which they are located.
- 9.27.4 A deck with a roof shall be considered a part of the structure they are abutting and shall meet all applicable setbacks.
- 9.27.5 Balconies, eaves, fireplaces, sills, canopies, window wells, and cornices may project into the minimum front or side yard setback to a maximum of 600mm (1.97 ft.) or into the minimum rear yard setback to a maximum of 1.5m (4.92 ft.) on Agricultural District, Country Residential District, Cluster Residential District parcels, and may project into the minimum rear yard setback, of a Estate Residential District and Residential Manufactured Home District parcels to a maximum of 0.8m (2.62 ft.) for the principal building and 0.1m (0.33 ft.) for an accessory building.
- 9.27.6 Balconies, eaves, fireplaces, sills, canopies, window wells, and cornices may project into the minimum rear yard setback to a maximum of 1.5m (4.92 ft.) on Residential Community District parcels for the principal building and 0.1m (0.33 ft.) for an accessory building.
- 9.27.7 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 or road dedication purposes, the front, side, and rear yard setback shall be the greater of 15m (49.21 ft.) from the future front yard boundary or the distance set out in minimum requirements for yard setbacks in the appropriate land use district.
- 9.27.8 Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.
- 9.27.9 Where more than one minimum setback distance is applicable under this Bylaw, the greater distance shall prevail.
- 9.27.10 Notwithstanding any other provision contained in this Bylaw no person shall place or maintain any object, structure, fence, hedge, shrub, or tree in or on that part of a corner lot location:
  - a. within Agricultural District, Country Residential District, Cluster Residential District, Rural Business District, Natural Resource Extraction District, all Park and Recreation Districts which lies within a triangle as illustrated on the sketch below:

Figure 9.27.9 A



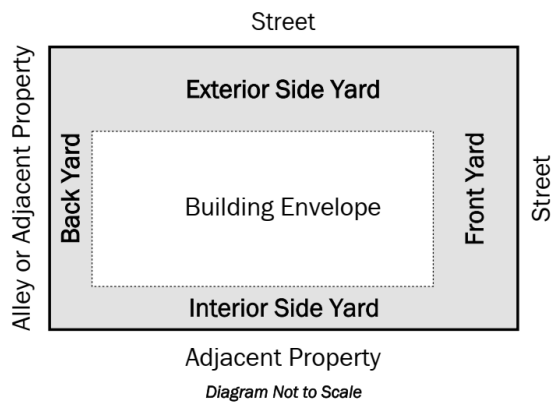
- b. within all other Residential and Commercial Districts not noted above, all Industrial Districts, Service, Districts, and Utility districts which lie within a triangle as illustrated on the sketch shown below:

Figure 9.27.9 B



- 9.27.11 In the case of a corner lot, the front yard shall be the narrower of the two frontages as shown in Figure 9.27.10.A. If they are equal, it shall be at the discretion of the Approving Authority.

Figure 9.27.10 A



- 9.27.12 For all corner lots, the minimum setback on the exterior side yard shall be the same distance as if deemed a front yard setback to that particular type of road in the applicable district, however this does not impose a rear yard on the opposite side as is the case of a front yard. (See Figure 9.27.10A)

- 9.27.13 Notwithstanding subsection 9.27.9 and 9.27.10, standard barbed wire fencing or equivalent shall be permitted within the identified sight triangle.
- 9.27.14 Sight triangle requirements shall be considered and applied in conjunction with the Alberta Transportation and Utilities Highway Geometric Design Guide, based on consideration of existing right-of-way and design speed.
- 9.27.15 All residential un-sprinklered buildings, located in excess of 10 minutes for fire department notification and scene response time (determined by the local fire department), with a setback distance of less than 2 meters must be constructed in accordance with the applicable Building Code requirements for High Intensity Residential Fire.
- 9.27.16 All attached garages, located outside of the 10 minutes fire department notification and scene response time (determined by the local fire department), must be constructed in accordance with the Applicable Building Code requirements for High Intensity Residential Fire.

**Environmental Considerations:**

- 9.27.17 On a lot adjacent to a water body where the bed and shore is crown owned such as a river, creek, and/or lake, a minimum setback of 30.0 m (98.43 ft.) from the top of bank to any development shall be required to reduce environmental impacts and manage risk.
- 9.27.18 Developers may be required to utilize and follow the “*Riparian Setback Matrix Model*” and associated “*Developers Guidelines*” to determine appropriate development setbacks from riparian areas in the County. The “*Riparian Setback Matrix Model*” and associated “*Developers Guidelines*” are attached as *Appendix F*.
- 9.27.19 See Section 9.13 for information pertaining to development in and near areas subject to flooding.
- 9.27.20 On a lot adjacent to a slope of 15% (8.3°) or greater, development shall be setback a minimum of 30m, or the distance determined by a Geotechnical Report.
- 9.27.21 If, in the opinion of the Approving Authority, a slope might be unstable, a geotechnical assessment by a professional engineer may be required in order to evaluate stability, and to recommend appropriate development setbacks, consistent with provincial guidelines.
- 9.27.22 If the Approving Authority is satisfied by the submission of a Professional environmental and/or geotechnical assessment that the variance of a setback is warranted, the setback may be increased or reduced accordingly.
- 9.27.23 Within the minimum setback as required by Section 9.27.16 through 9.27.21, land disturbance and the removal of trees or vegetation shall be minimized to reduce environmental effects and the risk of property damage.

**Setbacks to Municipal Utilities and Services:**

- 9.27.24 All development shall comply with the applicable Provincial legislation and approvals with respect to setback to Municipal Utilities and Services unless the setback is varied by the Approving Authority with the written consent of the Deputy Minister of Environment.



## **PART 6 LAND USE DISTRICTS**

### **SECTION 12 AGRICULTURAL DISTRICTS**

#### **12.1 AGRICULTURAL DISTRICT**

**A**

##### **12.1.1 PURPOSE AND INTENT**

To promote a wide range of agricultural land uses that encourage growth, diversification and development of the agricultural industry while having regard for the agricultural value and rural character of the area consistent with the policies outlined in the Municipal Development Plan.

##### **12.1.2 SUB-DISTRICT**

12.1.2.1 Parcels may include the following sub-districts 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:

- a. 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”.

##### **12.1.3 GENERAL REQUIREMENTS:**

12.1.3.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.

12.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

<b>12.1.4 PERMITTED USES</b>	<b>12.1.5 DISCRETIONARY USES</b>
<p>Accessory buildings not requiring a development permit</p> <p>Accessory uses</p> <p>Agricultural, general</p> <p>Agricultural specialty</p> <p>Dugout</p> <p>Dwelling, single family</p> <p style="padding-left: 20px;">*no more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size.</p> <p style="padding-left: 20px;">*no more than 2 such dwellings are permitted on a single lot 32.4 ha (80 ac) or greater in size.</p> <p>Dwelling, Mobile Home</p> <p style="padding-left: 20px;">*permitted use only on lots 32.4 ha (80 acres) or greater in size.</p> <p>Home Based Business Type I</p> <p>Home Based Business Type II</p> <p>Home Office</p> <p>Public Works</p> <p>Secondary Suite, detached</p> <p>Secondary suite, principal</p> <p>Signs not requiring a Development Permit</p> <p>Solar Power System, Private (Not requiring a Development Permit)</p> <p>Temporary storage of up to 5 unoccupied recreation vehicles</p>	<p>Abattoir, Minor</p> <p>Accessory buildings requiring a development permit</p> <p>Aerodrome/airstrip (private use)</p> <p>Agricultural intensive use</p> <p>Agricultural processing and distribution</p> <p style="padding-left: 20px;">*does not includes retail sales on the site.</p> <p>Agricultural support services</p> <p style="padding-left: 20px;">*does not includes retail sales on the site.</p> <p>Animal boarding services</p> <p>Antenna structures, private</p> <p>Arena, private</p> <p>Bed and Breakfast</p> <p>Family Day Home</p> <p>Dwelling, Mobile Home</p> <p style="padding-left: 20px;">*discretionary use on lots less than 80 acres in size.</p> <p>Dwelling, moved on</p> <p>Dwelling, temporary</p> <p>Home based business Type III</p> <p>Intensive vegetation operation</p> <p>Kennel, private</p> <p>Lot Grading</p> <p>Man-made water bodies, private (requiring a permit).</p> <p>Signs (requiring a development permit)</p> <p>Solar Power System, Private (requiring a Development Permit)</p> <p>Special Event</p> <p>Temporary storage of between 6 and 10 unoccupied recreation vehicles</p> <p>Utility service, minor</p>

**12.1.6 LAND USE REQUIREMENTS**

- 12.1.6.1 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.
- 12.1.6.2 In order to facilitate the purpose and intent of this district and ensure the sustainability of agricultural uses within the District, the following applies to applications for subdivision:
- a. Parcel Density:
    - i. Number of lots per quarter section or area of land in certificate of title existing when this bylaw was adopted; or
    - ii. The number of lots allowed by bylaw amending this section.
  - b. Minimum Parcel Size:
    - i. A parcel of land no less than 8.49 Ha (21 acres) in size;

- ii. That portion of a parcel remaining after approval of a re-designation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent parcel to a size of 21 acres or greater in size; or
- iii. The area in title at the time of passage of this Bylaw.

c. Maximum Parcel size:

- i. None.

12.1.6.3 Required Developable Area:

- a. In accordance with Section 9.8 of this Bylaw.

12.1.6.4 Utility Servicing Criteria

- a. Individual wells and individual wastewater disposal systems;
- b. Communal water and communal wastewater disposal systems;
- c. A combination of a. and b. as determined by Bylaw amending this section.

**12.1.7 DEVELOPMENT REQUIREMENTS**

12.1.7.1 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

12.1.7.2 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.

12.1.7.3 Minimum Yard Setback Requirements

- a. Front Yard Setbacks:
  - i. 15m (49.21 ft.) from the right of way of an internal subdivision road.
  - ii. 48m (157.48 ft.) from the centreline of a Municipal road.
  - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
  - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
- 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. In addition, 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.

12.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

12.1.7.5 Other Minimum Setback Requirements:

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

12.1.7.6 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.);

12.1.7.7 Minimum habitable area per dwelling

- a. 100 m<sup>2</sup> (1,077 sq. ft.)

**12.1.8 EXCEPTIONS:**

**Development Permit 24D 116**

Should the board wish to approve the development permit application for the Free Standing Sign as proposed by the applicant, the following has been provided for consideration.

**APPROVAL DESCRIPTION:**

This approval allows for the development and use of Ptn. NW 13-20-01 W5M for:

- installation of one Free Standing Sign, being approximately +/- 192 sq. ft. which includes two 12 ft. x 8 ft. surfaces, attached to wooden posts. Located in the northwest corner of the subject parcel, approximately 10 m (32.8 ft.) from the north property line adjacent to Highway 7 and approximately 10 m (32.8 ft.) from the west property line adjacent to 16th Street W

in accordance with the submitted and accepted Development Permit application.

**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 the Subdivision and Development Appeal Board Order D##/2024 and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant shall obtain a Roadside Development Permit from Alberta Transportation. The application can be submitted through the RPATH Portal at: <https://roadsideplanning.alberta.ca/> and may be subject to additional requirements;
3. The applicants shall submit details illustrating how the existing sign is anchored and/or secured to the ground.
4. The applicants shall obtain any necessary building and/or safety code permits and inspections applicable to the installation, including but not limited to anchoring;
5. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

**ADVISORY REQUIREMENTS:**

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

1. The Sign shall be kept in a safe, clean and tidy condition and may be required to be renovated or removed if not properly maintained. Where a sign is not kept in a safe, clean state of repair, the Development Officer may, by written notice, require the person responsible for the sign or the owner of the property or both to remove the sign or alter or refurbish the sign within a certain specified time period;
2. Development shall comply with all applicable Building, Safety and Fire Codes at all times.
3. The applicant(s) agree to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s);
4. 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;
5. 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 can not proceed until this permit has been signed and issued.



3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order D##/2023.





# Notice of Appeal

Subdivision and Development Appeal Board (SDAB)  
Foothills County [www.foothillscountyab.ca](http://www.foothillscountyab.ca)

309 Macleod Trail, Box 5505, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

<b>APPELLANT INFORMATION (e.g. Landowner or Affected Party)</b>			
Name of Appellant(s) <u>Louis Onyekweli &amp; Beta Onyekweli</u>			
Mailing Address:	[Redacted]	Province	Postal Code
		<u>AB</u>	[Redacted]
Main Phone #	[Redacted]	[Redacted]	[Redacted]
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address: [Redacted]			
<b>AGENT INFORMATION &amp; CERTIFICATION (complete section if applicable)</b>			
Name of Organization:			
Contact Name: <u>Louis Onyekweli</u>			
Mailing Address	[Redacted]	Province	Postal Code
Main Phone #	[Redacted]	[Redacted]	[Redacted]
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____			
to act on my (our) behalf on matters pertaining to this appeal.			
Signature of Appellant(s)	Date	Signature of Appellant(s)	Date
<b>SITE INFORMATION</b>			
Municipal Address (house and street number): <u>96196 265AveW</u>			
Legal Land Description:	Plan <u>21</u>	Block <u>2</u>	Lot <u>W5</u>
Quarter-Section <u>NW25</u>	Township	Range	Meridian

<b>I AM APPEALING (check only one)</b>		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u> <u>240731</u> Date of Decision: (Y/M/D) _____	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order <u>Enforcement Order #</u> Date of Decision: (Y/M/D) _____

**REASON FOR APPEAL (attach separate page(s) if required)**

All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

Property already has two structures, a principal residence plus very large warehouse/arena on a small acreage. Adding a new structure will make the property cluttered and an eyesore. Neighbours are having problems with the water drying up. The applicant already has multiple wells drilled on his property. We are concerned with how the transportation of water into his property will be monitored. How do we know that the neighbouring properties won't be affected by his water usage. This approval opens up a can of worms that anyone, no matter how small the property, can build secondary suites for what any use they wish. Gravely concerned about the degrading of the unique character of the area through congestion and over-development.

**TURN OVER AND COMPLETE REVERSE SIDE**









# Notice of Appeal

Subdivision and Development Appeal Board (SDAB)  
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

**APPELLANT INFORMATION (e.g. Landowner or Affected Party)**

Name of Appellant(s) Felix + Judith Von Vegesack

Mailing Address \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Main Phone # \_\_\_\_\_ Alteration Number # \_\_\_\_\_

I consent to receive documents by email:  Yes  No

Email Address: \_\_\_\_\_

**AGENT INFORMATION & CERTIFICATION (complete section if applicable)**

Name of Organization: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Main Phone # \_\_\_\_\_

I consent to receive documents by email:  Yes  No

Email Address: \_\_\_\_\_

I (We) \_\_\_\_\_ hereby authorize \_\_\_\_\_  
to act on my (our) behalf on matters pertaining to this appeal.

Signature of Appellant(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Appellant(s) \_\_\_\_\_ Date \_\_\_\_\_

**SITE INFORMATION**

Municipal Address (house and street number): 96196 265 AVE W Foothills A.B.  
265<sup>th</sup> AVE W, APPROXIMATELY 1.6KM SOUTH OF 242<sup>ND</sup> AVE W, 1.0KM WEST OF 96<sup>TH</sup> ST. W.

Legal Land Description: Plan \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ AND 500M EAST OF 112<sup>TH</sup> ST. W.  
Quarter-Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Meridian \_\_\_\_\_

NW 25-21-02 W5M; PLAN 9711274, BLOCK 3, LOT 2.

**I AM APPEALING (check only one)**

<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Development Permit # <u>24D121</u> Date of Decision: (Y/M/D) <u>24/07/31</u>	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Subdivision Application # _____ Date of Decision: (Y/M/D) _____	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order Enforcement Order # _____ Date of Decision: (Y/M/D) _____
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**REASON FOR APPEAL (attach separate page(s) if required)**

All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

The subject property of 13.54 acres already has a large house AND a big riding arena. THEY have at least two wells on their property that has already effected our ground water. This build will START To change the character of the neighborhood. This will lead to more people



in our area to apply for development permits and apply to subdivide their properties. This will become a very congested and over built area if Foothills County approves this application and others down the road. The reason we purchased an acreage was to get away from congestion and breath fresh air.

THANK you.

This information is being collected for the Subdivision and Development Appeal Board of Foothills County and will be used to process your appeal and to create a public record of the appeal hearing. This information is collected in accordance with Section 33(c) of the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the collection or use of this information, contact the FOIP Coordinator at (403) 652-2341.

[Redacted Signature]

Aug 19/24  
Date

Person Authorized to Act on Behalf of Appellant(s)

A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.

**\*\*NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY. \*\***

**PAYMENT OF APPEAL FEE**

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section. If submitting the Notice of Appeal form by email, you must complete this section.

Appeal fees are outlined on the attached information sheet - Submitting an Appeal

x

CREDIT CARD INFORMATION	
Card type:	<input checked="" type="checkbox"/> Visa <input type="checkbox"/> Master Card <input type="checkbox"/> American Express
Name as it appears on Card:	Card Number: [Redacted]
Date of Expiration: [Redacted]	CVC: [Redacted]
Authorization: I authorize Foothills County to charge \$ 100.00 to my credit card.	
Signature of Card Holder: [Redacted]	Date: Aug 19/24

FOR OFFICE USE ONLY		
Authorized By:	Date:	Receipt #:





# DEVELOPMENT AUTHORITY 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.**

**DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 24D 121**

**LANDOWNER(S): MARCUS & ANA BATEMAN**

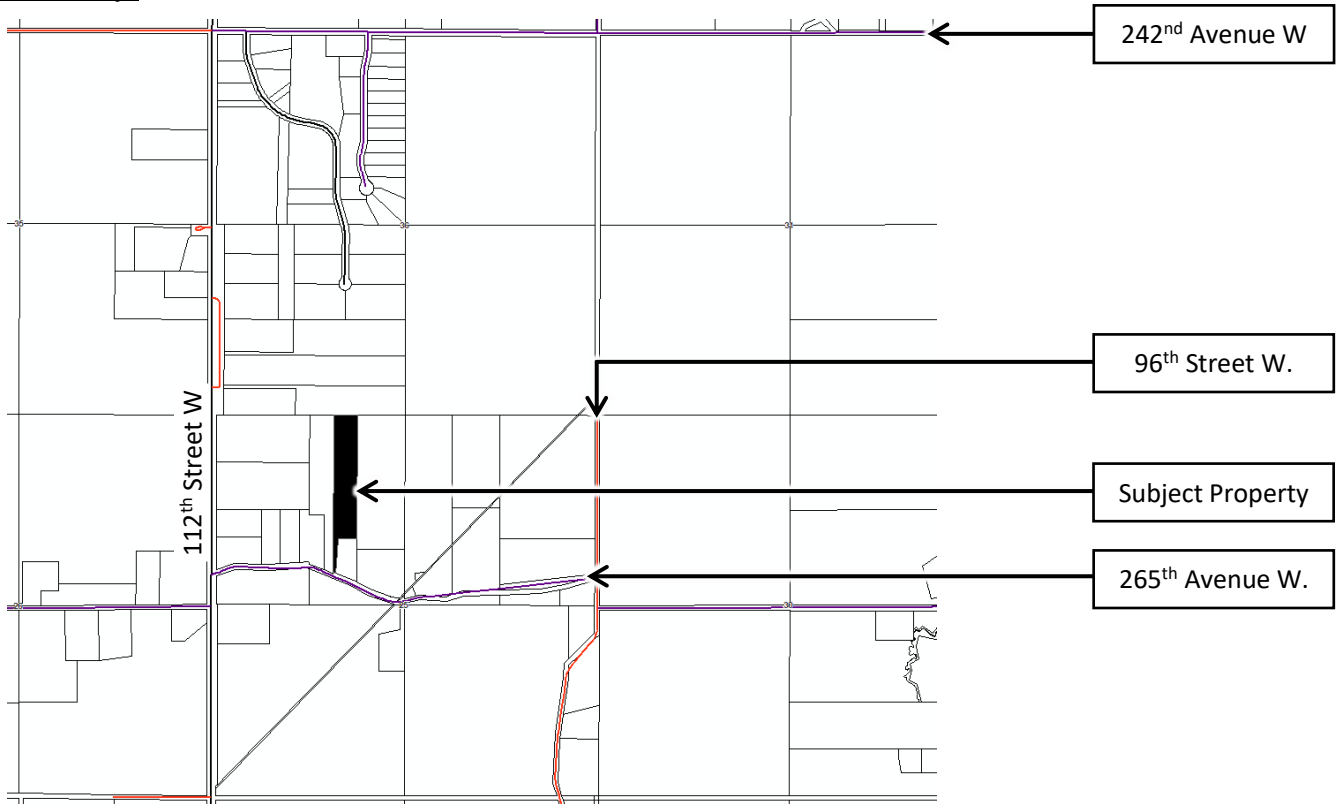
**PROPOSAL DESCRIPTION: SECONDARY SUITE, DETACHED**

**LEGAL DESCRIPTION: PTN. NW 25-21-02 W5M; PLAN 9711274, BLOCK 3, LOT 2**

### LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 13.54 acre Country Residential District parcel located on 265<sup>th</sup> Avenue W approximately 1.6 kilometres south of 242<sup>nd</sup> Avenue W, 1.0 kilometre west of 96<sup>th</sup> Street W and 500 metres east of 112<sup>th</sup> Street W.

### Location Map:



### INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of a new +/- 1,539 sq. ft. Secondary Suite, Detached on the subject parcel.

*Secondary Suite, Detached* means a Dwelling, Secondary Suite, which is detached from and subordinate to, the principal dwelling on the same parcel. A Secondary Suite, Detached on parcels 1 acre and larger in size shall be smaller than the habitable area of the principal dwelling, to a maximum of 1,400 sq. ft. in size; so long as all other requirements under the land use district are met.

Section 5.6.10 of the of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development

Officer to allow for a 10% variance to the maximum size requirements for a new Secondary Suite, where the Development Authority, is of the opinion the variance will not materially interfere with or affect the use, enjoyment, or value of the neighbouring properties.

Secondary Suite, Detached 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 the proposed two-bedroom Secondary Suite, Detached on the subject parcel, being portion of NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 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. NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 2 for:

- a. The proposed two-bedroom Secondary Suite, Detached; having a total area of +/- 1,539 sq.ft. (143 sq. m.), in accordance with the submitted and accepted Development Permit application, as accepted by the County.

#### **PRE-RELEASE CONDITIONS:**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **January 3, 2025**, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. Building Envelope Report is to be provided which identifies slopes (15% or greater) in relation to the proposed building location, prepared by a professional Engineer, to the satisfaction of the Public Works department. The building location shall meet all required setback distances including but not limited to the minimum 30 m setback to slopes 15% or greater. Should the report determine that the proposed location does not meet the 30 m setback, a Slope Stability Report is to be submitted to support the proposed location, prepared by a professional Engineer, to the satisfaction of the Public Works department. *The applicant is advised that review and acceptance of the required report may be subject to payment of review fee(s) as per the Foothills County fee schedule;*
2. Lot Grading and Drainage Plan is to be provided for the subject lands, to the satisfaction of the Public Works Department. *The applicant is advised that review and acceptance of the required report may be subject to payment of review fee(s) as per the Foothills County fee schedule;*

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

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued 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. The applicant is required to obtain all necessary building and safety code permits and inspections from Foothills County for the Secondary Suite, Detached, to the discretion of the County's Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post independent County address(es) for the principal dwelling and secondary suite prior to occupancy. Please contact the County's GIS Department to be assigned new address(es) and obtain information regarding address signage. *The applicants are advised that additional addressing may result in changes to the existing mailing address for the property;*
4. Prior to the Municipality acknowledging completion of the development, the applicant shall submit a review from the designated professional(s), confirming that all improvements are consistent with the submitted reports, and any recommendations/revisions as have been accepted;
5. 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.*

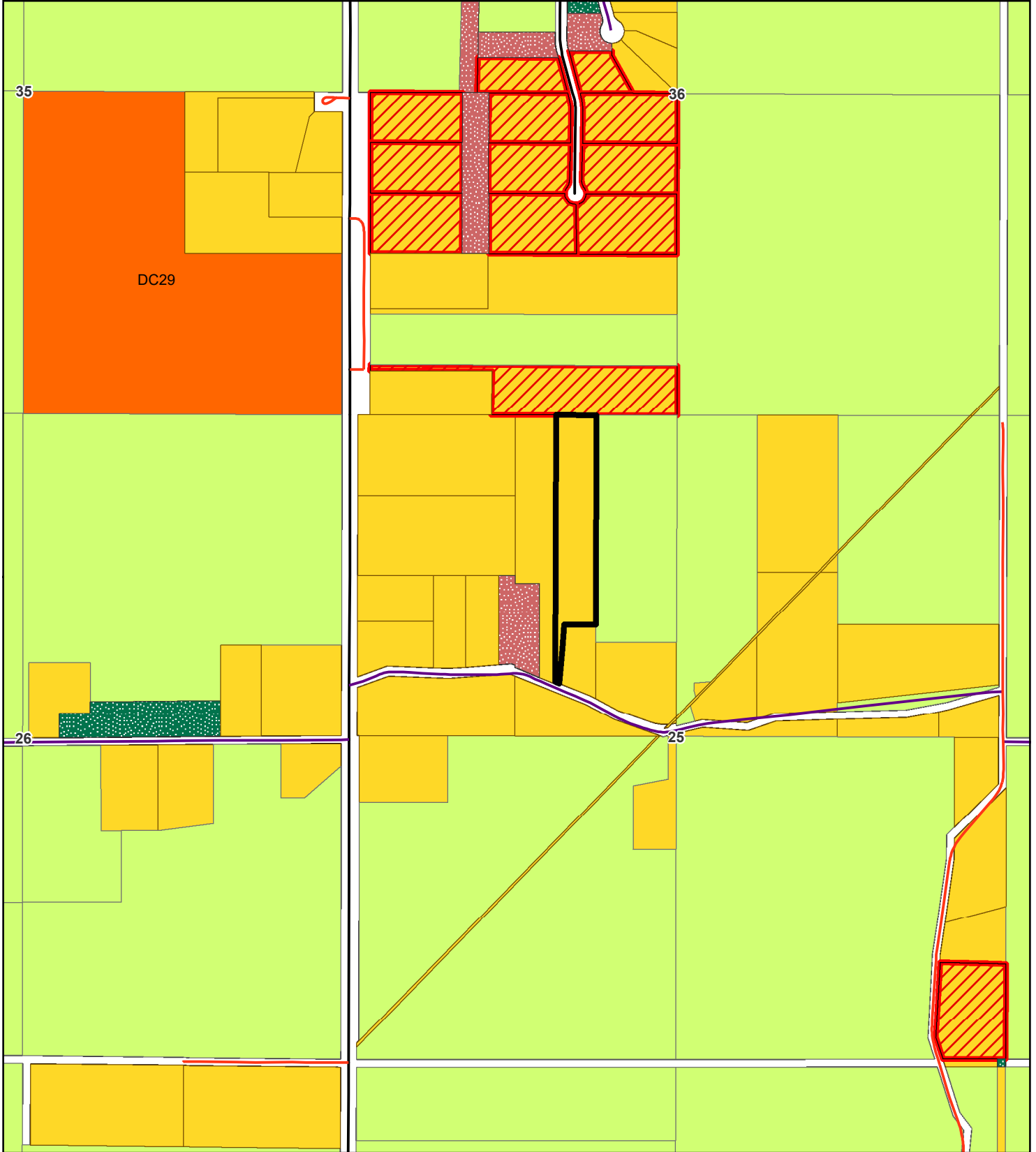
1. Development and use of the land shall comply with all requirements of the applicable Building, Safety, and Fire Codes at all times;
2. A minimum of two parking spaces located entirely within the boundaries of the legally titled parcel shall be available for use by the occupant(s) of the Secondary Suite, Detached, at all times;
3. Emergency address signage shall be installed and maintained for the life of the development;
4. The applicant is responsible to comply with the requirements of Alberta Health Services, including but not limited to the regulatory requirements under the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards (MHHS);
5. As per the executed Declaration of Understanding submitted with the application, it is the landowners' responsibility to ensure that water servicing and sanitary sewer servicing are adequately provided, maintained, and operated; in compliance with all pertinent regulatory requirements, for the life of the development;
6. The applicants are responsible to ensure that road bans issued for municipal road surfaces are adhered to at all times. Permits for any overweight loads (whether during construction, or for hauling water) must first be obtained from Roadata (1-888-444-9288);
7. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
8. All storage on the property shall be in compliance with the requirements of the Land Use Bylaw and the Community Standards Bylaw;
9. 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;
10. The applicant agrees to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s). In addition, the applicant will carry insurance to cover general liability including bodily injury and property damage to a third party;
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](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.



# 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: 2024-08-21

1:13,169

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Data Sources Include Planning Records and Aerial Photos © Foothills County 2024 Page 144 of 203





# 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>416389</u> ↗	Application No: <u>24D121</u>
Receipt No.: <u>\$500.00</u> ↘	Tax Roll No: <u>2102255130</u>
Date Received: <u>May 27/24</u>	Date Deemed Complete: <u>June 3, 2024</u>

### PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Ana & Marcus Bateman

Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: [REDACTED]

Legal Land Description: Plan 9711274, Block 3, Lot 2, LSD \_\_\_\_\_, Quarter NW, Section 25, Township 21, Range 2, West of the 5<sup>th</sup> Meridian.

Registered Owner of Land: Ana & Marcus Bateman

Registered Owner Mailing Address: Same as above

Email: same as above Telephone: \_\_\_\_\_

Interest of Applicant if not owner of site: not applicable

### 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.

Application for a New Detached 2 Bedroom Secondary Suite subordinate to the principal dwelling and located on the same parcel as the principal dwelling.

The Detached Secondary Suite is for our son and his young family (wife and children ages 1 and 3 years old) to reside on the property as caretakers and to assist us with the operation of the property as we age. Being that our son is an amputee, we too hope to assist he and his family.

As per Section 5.6.10 of the By-laws, we are requesting that the Development Authority exercise its variance powers to allow for a 10% variance to the allowable 1400 sf for a Secondary Suite of approximately 1539 sf of habitable area in order to accommodate a family of 4. We believe that the measures that will be put in place will ensure that the Suite will not materially interfere with or affect the use, enjoyment, or value of the neighboring properties. Please refer to Additional Information on Secondary Suite Checklist.

**PART 3 SITE INFORMATION**

proposed 2ndary suite to be located on the same parcel as the primary house of 13.54 acres.

Area Of Lot: (In Acres Or Hectares) \_\_\_\_\_

Size Of Proposed Building: 1539.75 sf habitable area Height: will not exceed height requirements pursuant to land use + Development requirements for Foothill County

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

Utilities Presently On Site: yes

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

Utilities Proposed: gas, electrical, telephone; all already on site

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.):

1. Site Plan (showing existing and proposed locations)
2. Proposed Floor Plan
3. Exterior Views of proposed Secondary Suite

Estimated Date of Commencement: ~ Fall 2024 Estimated Date of Completion: prior to Fall 2026

I, Marcus Bateman & Ana Bateman

hereby certify that I am:


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

⊗ Date: may 27, 2024

**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.

⊗ may 27, 2024  
Date

⊗   
Signature of Owner or Authorized Agent

**FOR OFFICE USE ONLY**

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

**PART 5 DECISION**

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

This Development Permit Application is:

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

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

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

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

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



# Secondary Suite Checklist

Foothills County


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

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

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

LANDOWNER/APPLICANT INFORMATION			
Name of Landowner(s) / Applicant(s) <u>Ana &amp; Marcus Bateman</u>			
Legal Land Description: Plan <u>9711274</u> Block <u>3</u> Lot <u>2</u>			
Quarter Section <u>NW</u> Township <u>21</u> Range <u>2</u> Meridian <u>W of the 5<sup>th</sup></u>			
Area of Lot (In Acre or Hectares) <u>13.54 acres</u>			
SECONDARY SUITE			
(LOCATED WITHIN)	CHECK	(STAND-ALONE)	CHECK
Existing Principal Dwelling/Attached Garage		Proposed New Detached Secondary Suite	<input checked="" type="checkbox"/>
Existing Accessory Building		Existing Detached Secondary Suite	
Proposed New Principal Dwelling/Attached Garage			
Proposed New Accessory Building			
SUITE INFORMATION			
Secondary Suite existed before Bylaw 68/2023 was adopted: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Estimated date of Construction (if Secondary Suite existed prior to passage of Bylaw 68/2023): <u>n/a</u>			
Total habitable area of principal dwelling (if suite is located within the dwelling or attached garage): <u>n/a</u> <i>HABITABLE AREA means the sum of all floors of all livable space contained within the exterior walls of the structure above grade (this does not include any basement area except in the case of walk-out basements in which case the walkout basement is considered the first floor), designated for human occupancy including areas for living, sleeping, eating or food preparation, or recreational purposes, but does not include the garage, areas used exclusively for storage, or areas devoted exclusively to mechanical or electrical equipment servicing the development.</i>			
Total Gross Floor Area of Secondary Suite (if detached): <u>~ 1629.32 sf</u> <i>GROSS FLOOR AREA means the total cumulative floor area of all levels of a building measuring to the outside surface of the exterior walls and does not include decks or basements (except in the case of walk-out basements in which case the basement is considered the first floor). Where buildings are separated by a fire wall, the gross floor area is measured from the centreline of the common fire wall. Gross Floor Area may differ from the Habitable Area of a dwelling as it includes any unfinished space(s), storage, attached garage(s), and mechanical or electrical rooms.</i>			
Total area of the Secondary Suite area (sq. ft.): <u>~ 1539.75 sf</u>			
Total number of Dwelling Units on the parcel (prior to making this application): <u>1 (Dwelling is 3150 sq ft.)</u>			
Number of parking spaces provided for the Secondary Suite: <u>3</u>			
Describe availability of storage space accessible to the occupants of the Secondary Suite: <u>~ 270 sf mech; 300sf storage; 50 sf dog wash str; 919.75 sf garage</u>			
WATER SOURCE			
1. Connection to Municipal/Communal Water System Name of Municipal/Communal System Provider <u>n/a</u> <u>Municipal/Communal Water Requirements:</u> <input type="checkbox"/> I have provided a letter of confirmation from owner/operator of the piped water system indicating their approval and that there is adequate water to service the additional use for the Secondary Suite on the subject parcel.			
2. New or Existing Groundwater Well (Check one) <input type="checkbox"/> Connected to new well specifically for the Secondary Suite <input type="checkbox"/> Connection to existing groundwater well <input type="checkbox"/> Propose to share existing groundwater well on site Explain shared use <u>n/a</u> <input type="checkbox"/> I am installing a water cistern to supplement the groundwater source for the Secondary Suite. <u>Groundwater Well Requirements:</u> <input type="checkbox"/> I have provided the most recent water well report for the source groundwater well. <input type="checkbox"/> I have submitted the completed Calculation of the Average Daily / Annual Water Requirements Worksheet.			
3. Water is hauled to the site to cistern or water storage system as the water source for the Secondary Suite <input checked="" type="checkbox"/> Cistern/Water Storage System (please include size of storage) <u>new ~ 3700 gal buried cistern</u> <input checked="" type="checkbox"/> Where is the water supply hauled from (municipal treated source)? <u>Heritage Point - Corix Utilities Bulk Water Sales</u> <input checked="" type="checkbox"/> Provided Water Management Plan outlining proposal to ensure an adequate potable water supply is maintained for the Secondary Suite at all times. <u>Trucked in by Big Rock Water Hauling Services.</u>			



<b>SEWAGE TREATMENT AND DISPOSAL</b>	
<input type="checkbox"/>	Connection to Communal Sewage Collection System (Provide letter of confirmation from system operator)
<input type="checkbox"/>	Connection to Existing Private Sewage Treatment System (provide executed Declaration of Understanding)
<input type="checkbox"/>	Expansion of Existing Private Sewage Treatment System (provide executed Declaration of Understanding) * (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
<input checked="" type="checkbox"/>	Construction of New Private Sewage Treatment System (provide executed Declaration of Understanding) * (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
<b>ADDITIONAL INFORMATION REQUIRED</b>	
Specify other supporting material attached that forms part of this application (for example, site plan, covenants, servicing plans and supporting information). <i>Concrete Water Cistern to be buried no restrictive covenants no utility Right of Ways no easements</i>	
Estimated Date of Commencement: <i>Fall of 2024</i>	
Estimated Date of Completion: <i>Fall of 2026; not to exceed 24 mos from commencement</i>	
Describe how the potential for impact on neighbouring properties is minimized (location, design, screening/landscaping, etc.) Location – proposed building site backs onto hill Design – construction style, materials and colour scheme similar and complimentary to principal residence. Wood Frame Construction with concrete basement, Hardie Board siding with asphalt shingle roof. Screening – Tree planting; grading around subject property to drain onto the parcel. Landscaping – native and water-wise and drought resistant trees and shrubs to be planted. Garage and storage part of basement.	
<b>911 ADDRESS INFORMATION</b>	
<input checked="" type="checkbox"/>	I hereby acknowledge and understand that I may be required to obtain a new 911 address for safety and emergency purposes for the Secondary Suite developed on the property and agree to do so in accordance with the rules and requirements of the Foothills County and acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand and accept that this may result in changes to the Canada Post mail address. The county is not responsible for associated costs of such.
<b>PRE-APPLICATION BUILDING AND SAFETY CODES INSPECTION</b>	
<input checked="" type="checkbox"/>	I hereby acknowledge that I understand that I have the option to have a Building and Safety Codes Officer conduct a pre-development permit application inspection of the existing Secondary Suite for a fee of \$160.00 + 4% Safety Codes Fee. This inspection would allow for a certified Building Inspector to outline how well the existing un-permitted Secondary Suite meets the Alberta Building Code and would provide a better understanding of renovations or changes that may be required to bring the Secondary Suite into compliance with safety regulations.
<input type="checkbox"/>	Pre-application inspection completed (Provide copy of the County's preliminary inspection report)
<input type="checkbox"/>	Pre-application inspection not requested
<b>SECONDARY SUITE REGISTRY</b>	
<input checked="" type="checkbox"/>	I hereby consent to Foothills County publishing my legal description, municipal address, parcel size, land use, Development Permit Application #, and type of Secondary Suite approved on the property within the Secondary Suite Registry as public information. Applicant/Landowner names will not be disclosed on the Registry. This Registry is intended to allow prospective tenants, landowners, realtors, and other interested parties to search permitted Secondary Suites in the Municipality.
<input checked="" type="checkbox"/>	
⊗ Date	<i>May 27, 2024</i>



# DECLARATION OF UNDERSTANDING

Foothills County

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

Landowners are required to review this Declaration of Understanding and then sign it before a Commissioner for Oaths. Commissioners are available at the County Office by appointment with the Planning Department.

## REGISTERED LANDOWNER(S) DECLARATION

This is to certify that the Landowners (names of all landowners registered on the certificate of title must be included):

Marcus M. Bateman

Print Name

Ana L. Bateman

Print Name

I/(we) understand:

- a. Proof of water for the purposes of household consumption (human consumption, sanitation, fire prevention and water animals, gardens, lawns and trees) is legislated and enforced under the Provincial Water Act.
- b. It is the Landowner's responsibility to understand and acknowledge the estimated water supply requirements necessary for all existing and proposed uses on the property.

The province has developed a worksheet titled, "Calculation of the Average Daily / Annual Water Requirements" that can be used to assist you with understanding this requirement and is available on the Province's website here: <https://open.alberta.ca/publications/9781460143414>

- c. It is the Landowner's responsibility to ensure that an adequate potable water supply is provided and maintained for both existing and proposed uses on the property, including the Secondary Suite.

- i. Where a Secondary Suite is being connected to a piped water system, it the landowner's responsibility to submit a letter to the Development Authority providing confirmation from the supplier of the piped water system indicating that there is adequate water available to service the existing uses and proposed additional use (Secondary Suite and associated water use) on the subject parcel, and that the supplier has authorized the approval to connect.

- ii. Where groundwater is being utilized as potable water supply for a Secondary Suite, it is the Landowner's responsibility to supply and maintain an adequate quantity of potable water while still complying with the maximum allowance of 1250m<sup>3</sup> per year (750 imperial gallons per day) per household for groundwater sources on a parcel under the Water Act (a Secondary Suites constitutes as an additional household).

*Alberta Environment and Parks has published a document called "Water Wells That Last." as a guide for private well owners in Alberta. It is recommended that you review this document if utilizing groundwater as a water supply for your property. A copy can be found at the following link <https://open.alberta.ca/publications/9781460143414>.*

- ✓ iii. Where water is hauled to the site to be utilized as the potable water supply for a Secondary Suite, it is the landowner's responsibility to ensure the appropriate size of cistern or holding tank is installed in accordance with all applicable Municipal and/or Provincial Legislation. The landowner is also responsible for ensuring that all road bans are adhered to.

Municipal Road Ban information can be found on the County's website here: <https://www.foothillscountyab.ca/alerts/2024-spring-road-bans>

- d. It is the Landowner's responsibility to ensure that the water quality meets the Guidelines for Canadian Drinking Water Quality and Alberta Health Services Criteria to ensure that the water quality is suitable.

- e. It is the Landowner's responsibility to provide adequate wastewater/sewage disposal for the Secondary Suite to the satisfaction of the Building/Safety Codes Officer.

- i. Where sewage disposal is connected to an approved piped communal collection system, the operator of the communal system must confirm that the system has adequate capacity for the additional sewage and has authorized the approval to connect.

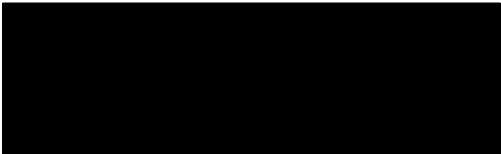
- ii. Where an existing private sewage treatment system is being used, a certified septic designer/installer must confirm that the existing system can adequately manage the additional waste or a new system or addition to the existing system has been adequately sized to accommodate the additional waste and the location is suitable.
- f. I acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand that this may result in changes to the Canada Post mailing address. The county is not responsible for associated costs of such.

I (we) declare to have read and understand the above requirements and have exercised due diligence to ensure that we meet these above noted requirements prior to making application for approval of a Secondary Suite in Foothills County.

(X)

Sworn before me at the Town  
of High River in the Province  
of Alberta this 27 day of May, 2024

Leslie Elizabeth Fitzgerald  
A Commissioner for Oaths in and for the Province of Alberta

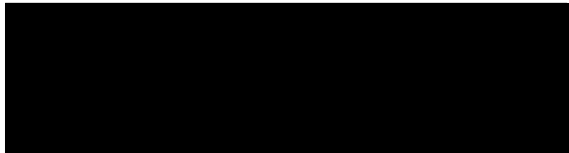


Marcus M. Bateman  
Landowner (Print Name Below)

**Leslie Elizabeth Fitzgerald**  
**A Commissioner for Oaths**  
**in and for the Province of Alberta**  
**My Commission Expires February 27, 2027**

Sworn before me at the Town  
of High River in the Province  
of Alberta this 27 day of May, 2024

Leslie Elizabeth Fitzgerald  
A Commissioner for Oaths in and for the Province of Alberta



And L. [Redacted]  
Landowner (Print Name Below)

**Leslie Elizabeth Fitzgerald**  
**A Commissioner for Oaths**  
**in and for the Province of Alberta**  
**My Commission Expires February 27, 2027**

Site Plan 1.1

Bateman  
Property  
96196-265 Ave W,  
Foothills, AB  
NW25; 21; 2 W5

BLOCK 2  
PLAN 931 1048

BLOCK 5  
PLAN 941 2407

N

-NOTE:

- Habitable area of 2ndary Suite is located above garage, storage area & mechanical room.
- 2ndary Suite to be located on a hillside that will allow for all drainage from structure & grounds to drain only onto the principal property.

2ndary Suite Structure to be located more than 15 m from property line (to include overhangs at ~ 16 m.)

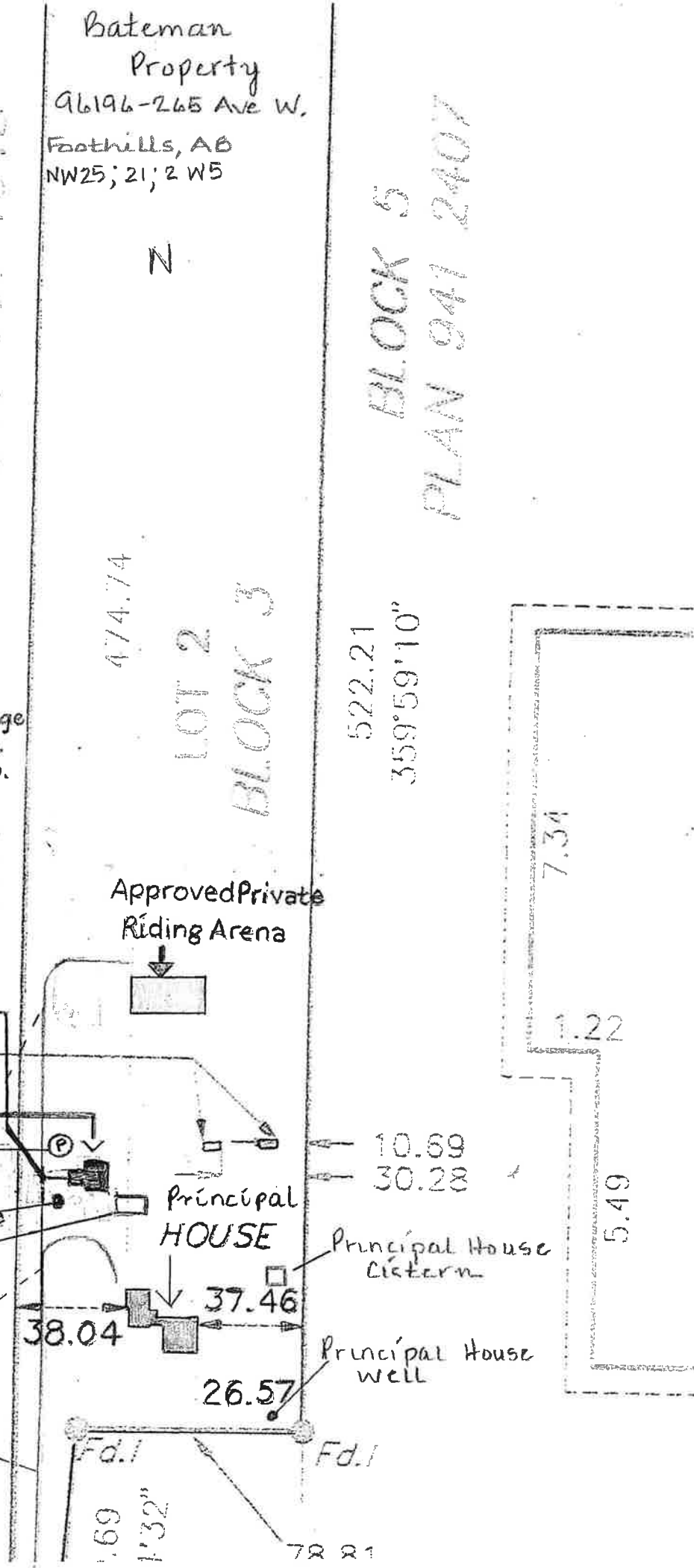
Access to 2ndary Suite garage from existing road.

Wood Horse Shelters  
6.07x2.97

- 3 Parking spaces

- Proposed Secondary Suite
- Proposed Cistern (buried)
- Proposed Septic Field & Tank ~ 15 m from cistern

Existing Road

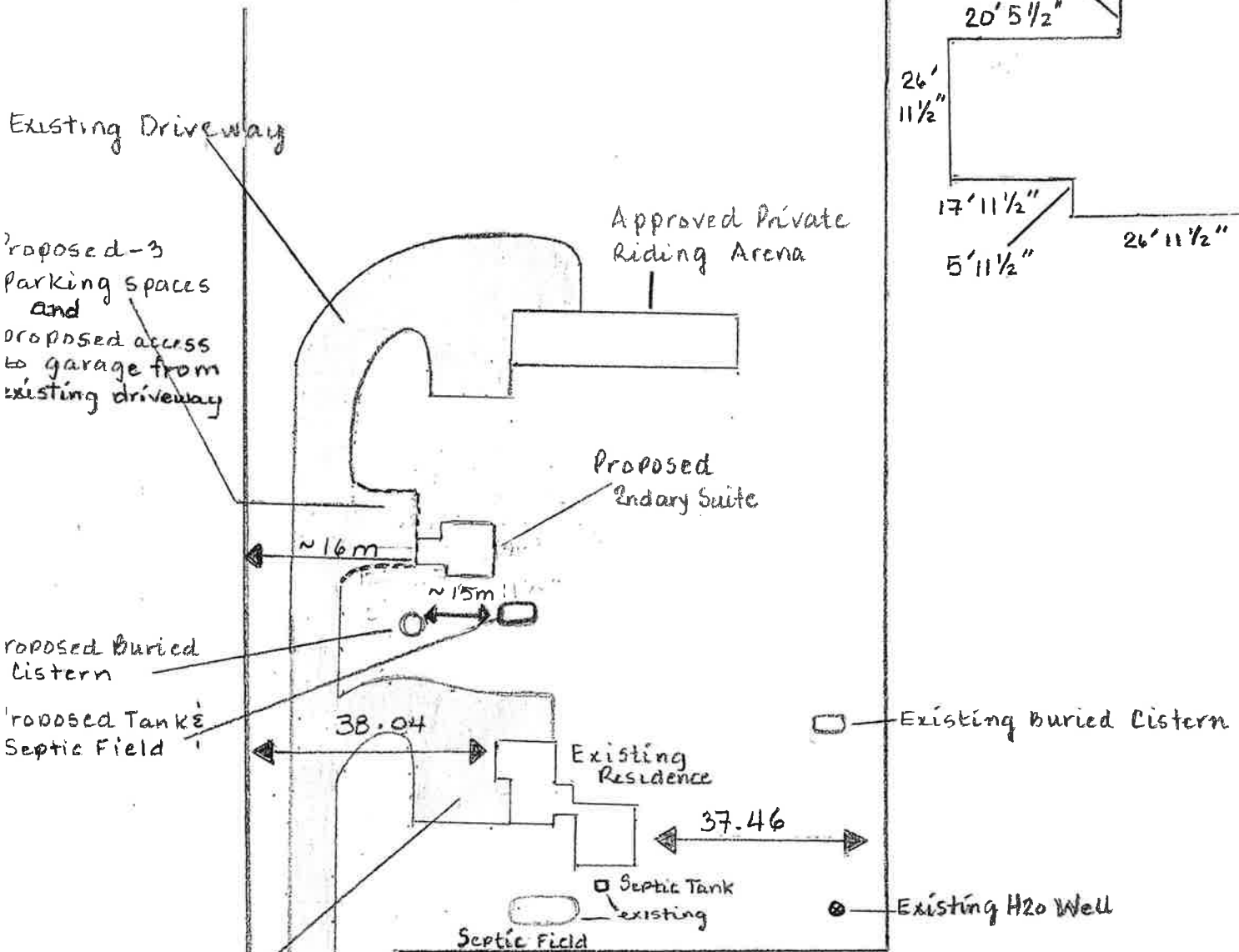
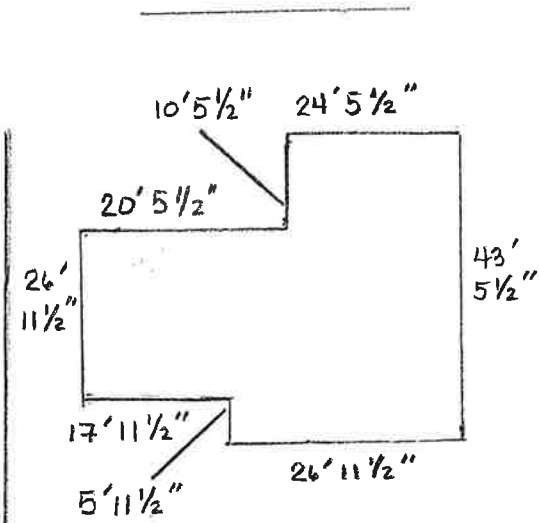




# Site Plan 1

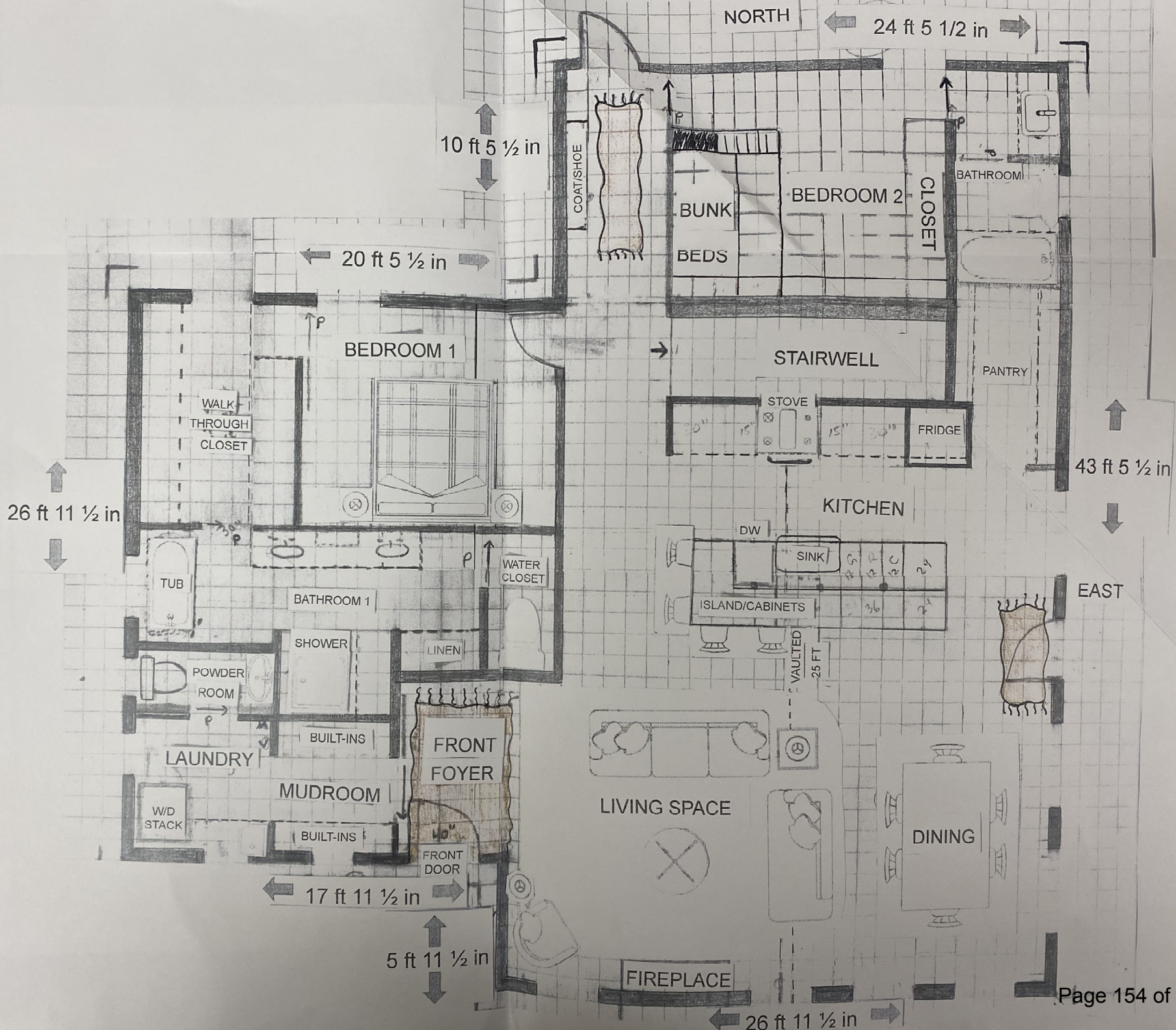
# Proposed 2ndary Suite

Bateman Property  
 96196 265 Ave W  
 Foothills, AB NW25; 21; 2 W5  
 N

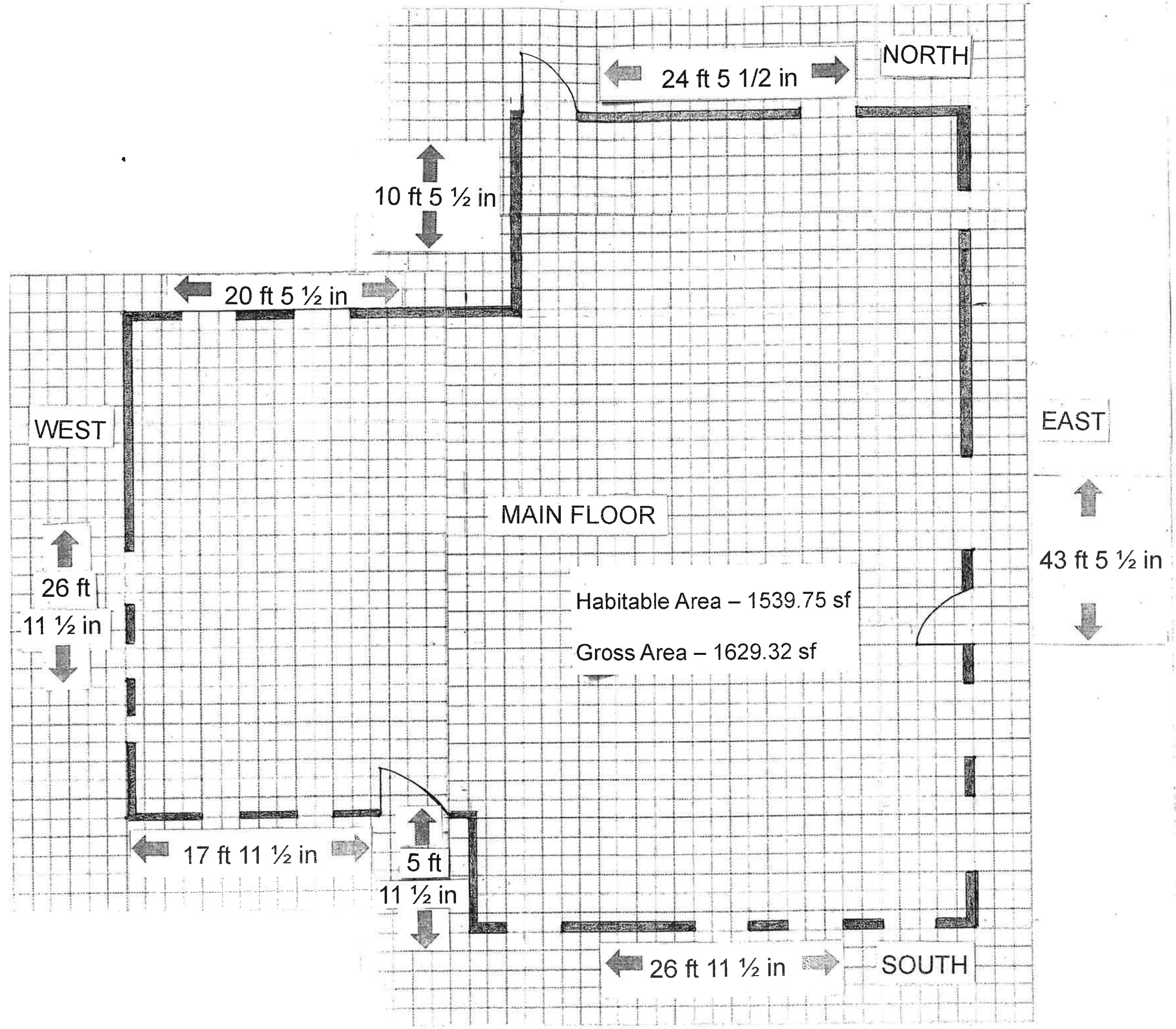


- Property Line to Proposed 2ndary Suite ~ 16 m
- Property Line to Proposed Cistern ~ 16 m
- Property Line to Proposed Septic Tank/Field ~ 30 m
- Proposed Cistern to 2ndary Suite ~ 12 m
- proposed cistern to septic tank/field ~ 15+m
- Proposed Septic Tank and Field to 2ndary Suite ~ 15 m
- Proposed 2ndary Suite to Existing Residence ~ 35 m

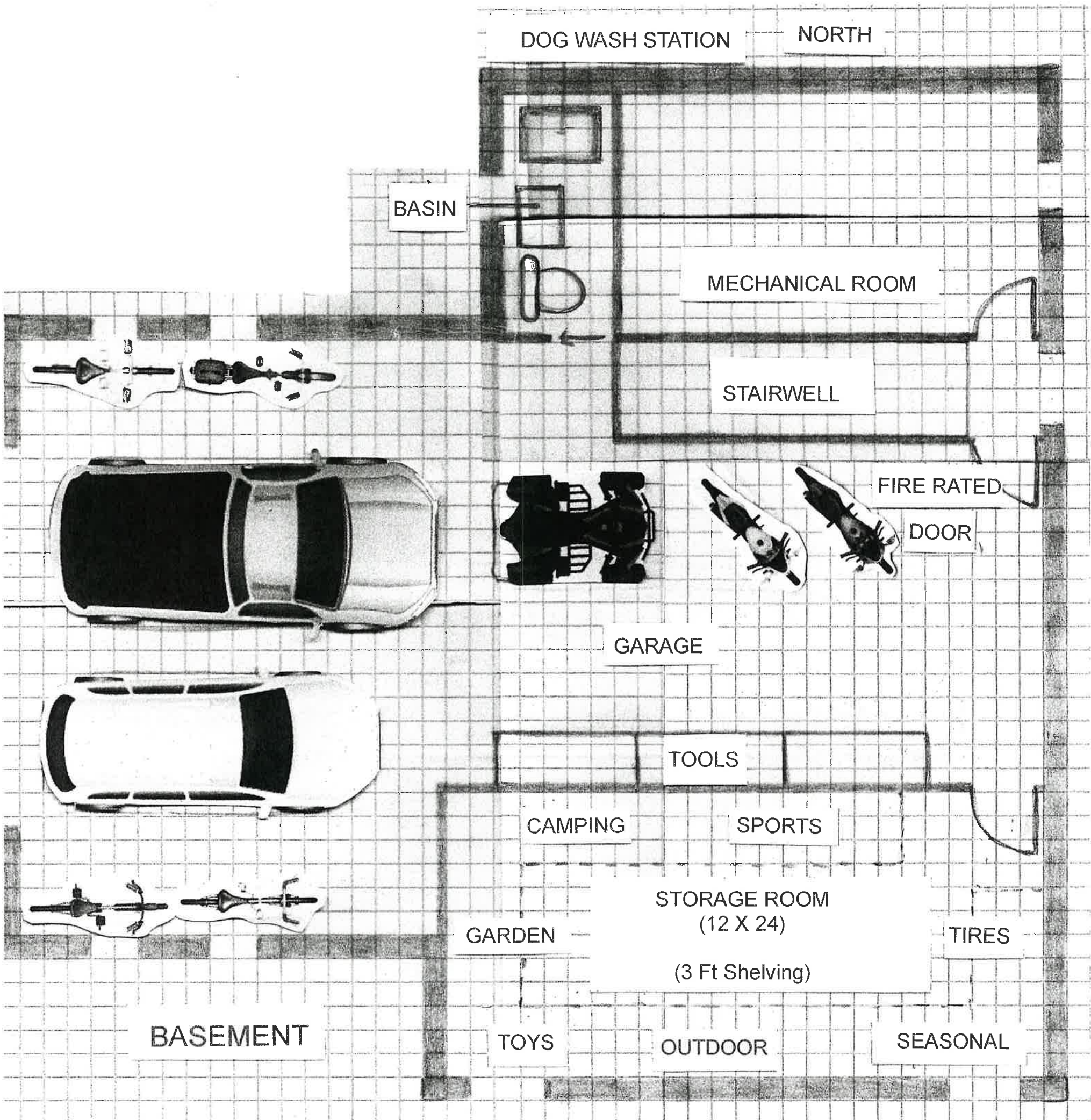
265 Ave West













FRONT OF SECONDARY SUITE



SOUTH ELEVATION

BACK OF SECONDARY SUITE



NORTH ELEVATION





EAST ELEVATION



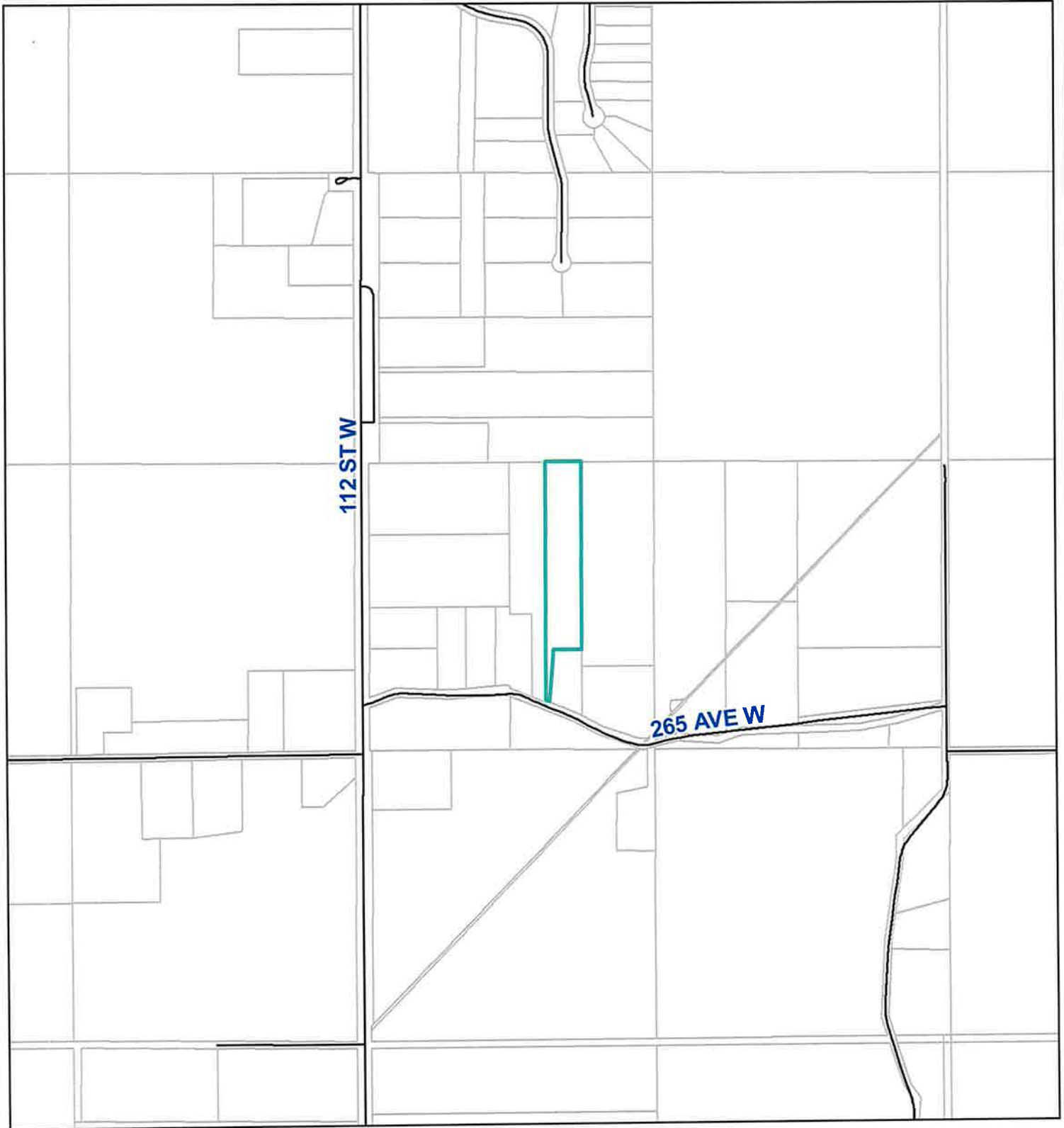
WEST ELEVATION





# NW 25-21-02 W5M; Plan 9711274, Blk 3, Lot 2

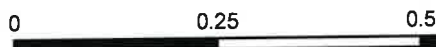
## Half Mile Map



### Legend

- Roads
- Parcels
- Subject Parcel

Date: 2024-06-12

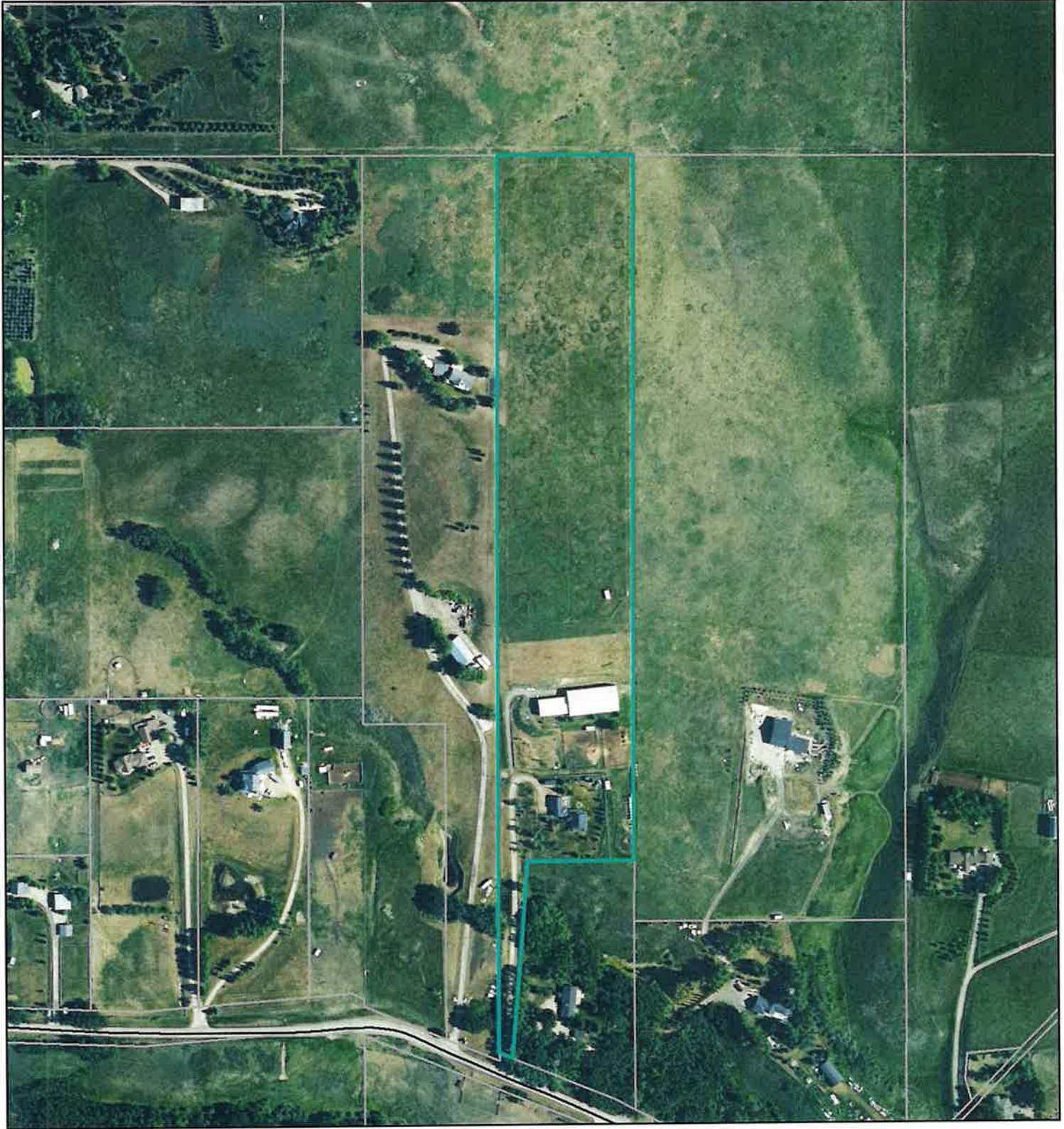


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Data Sources Include Municipal Records and Aerial Imagery. 1 Miles



# NW 25-21-02 W5M; Plan 9711274, Blk 3, Lot 2 Ortho Map



### Legend

-  Roads
-  Parcels
-  Subject Parcel

Date: 2024-06-12

0



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Data Sources Include Municipal Records and Aerial Imagery



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0027 112 151            9711274;3;2                      971 280 671

LEGAL DESCRIPTION

PLAN 9711274

BLOCK 3

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 5.48 HECTARES (13.54 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;2;21;25;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 971 199 542 +1

---

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION	
971 280 671	19/09/1997	TRANSFER OF LAND	\$125,000	\$125,000	

---

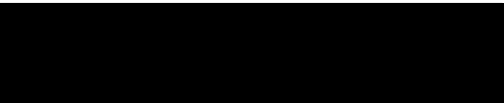
OWNERS

MARCUS M BATEMAN

AND

ANA LAURA BATEMAN

BOTH OF:



AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 201146168)

---

ENCUMBRANCES, LIENS & INTERESTS

---

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
761 020 374	20/02/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

---

( CONTINUED )



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 971 280 671

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

081 119 444    02/04/2008 MORTGAGE  
MORTGAGEE - THE TORONTO DOMINION BANK.  
500,10004 JASPER AVE  
EDMONTON  
ALBERTA T5J1R3  
ORIGINAL PRINCIPAL AMOUNT: \$500,000

091 107 080    22/04/2009 MORTGAGE  
MORTGAGEE - THE TORONTO DOMINION BANK.  
500 EDMONTON CITY CENTER EAST, 10205-101 STREET,  
5TH FLOOR  
EDMONTON  
ALBERTA T5J5E8  
ORIGINAL PRINCIPAL AMOUNT: \$68,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE,  
2024 AT 03:55 P.M.

ORDER NUMBER: 50699041

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).



**Donna Eaton**

---

**From:** FC\_Planning  
**Sent:** June 12, 2024 10:29 AM  
**To:** [REDACTED]  
**Cc:** Brittany Domenjoz  
**Subject:** Notice of Complete Application 24D 121

Good morning,

**Re: Notice of Complete Application – Development Permit 24D 121  
Ptn: NW 25-21-02 W5M; Plan 9711274, Blk 3, Lot 2  
Secondary Suite, Detached**

Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete or incomplete. This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of June 3, 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](mailto:brittany.domenjoz@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)



# ABANDONED WELL SITES

## Foothills County

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

The location of oil and gas wells that are being drilled or are actively producing is evident, both from the surface and through a notation on the land title. Abandonment of an oil and gas well occurs by rendering the well incapable of flow and placing a cap over the casing approximately one meter below the surface. After surface reclamation is complete and a certificate is issued by Alberta Environment, the well site lease notation may be removed from the title. At this point, there is nothing visible on the surface or on the title to indicate the presence of an abandoned well.

Council and staff give serious consideration to information pertaining to abandoned well sites when evaluating applications for subdivision, land use amendment or redesignation, development permits, and building permits.



***The Alberta government has recently introduced new requirements for developers and property owners relating to abandoned wells.***

Effective November 1<sup>st</sup> 2012, subdivision and development applications must be accompanied by documentation from the Alberta Energy Regulator (AER) indicating the presence or absence of abandoned wells on-site. If abandoned wells do exist on-site, subdivision and development applications must show exactly where the wells exist, what the setback distances are (if setbacks are required) and how they have been taken into account. To assist applicants in collecting the required information, the AER has released an 'Abandoned Well Map Viewer' that provides the location, name of the licensee, and status of abandoned wells across Alberta. The viewer is available at:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Through use of the viewer, subdivision and development applications must now contain the following:

1. A map of the search area from the viewer and a statement that there are no wells in the project area or;
2. A list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, as provided by the viewer or Information Services;
3. Written confirmation from the applicant that the licensee responsible for each well has been contacted and the exact well location confirmed;
4. A sketch of the proposed development incorporating the necessary setback area for each well;
5. If the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction.

The AER Calgary Office can be contacted at:

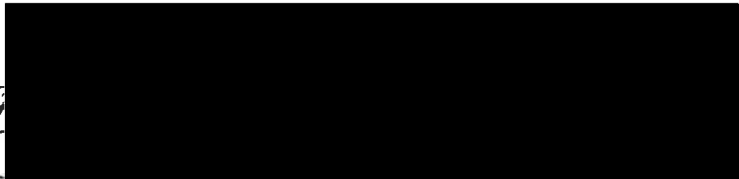
**AER Calgary (Head Office)**  
 Suite 1000, 250 - 5th St. SW  
 Calgary, AB T2P 0R4  
 Phone: (403) 297-8311  
 Toll Free: 1-855-297-8377  
 Fax: (403) 297-7336  
 Email: [inquiries@aer.ca](mailto:inquiries@aer.ca)

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

I, Marcus & Ana Bateman being the registered  
Owner(s) or agent acting on behalf of the registered owner(s)

of NW 25; 21; 2 W5  
(Legal Description)

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

 Owner/Agent

DATED: this 27 day of may, 2024.

downloaded rmap attached (enclosed in pkg)

**OR**

If wells are listed on-site:

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

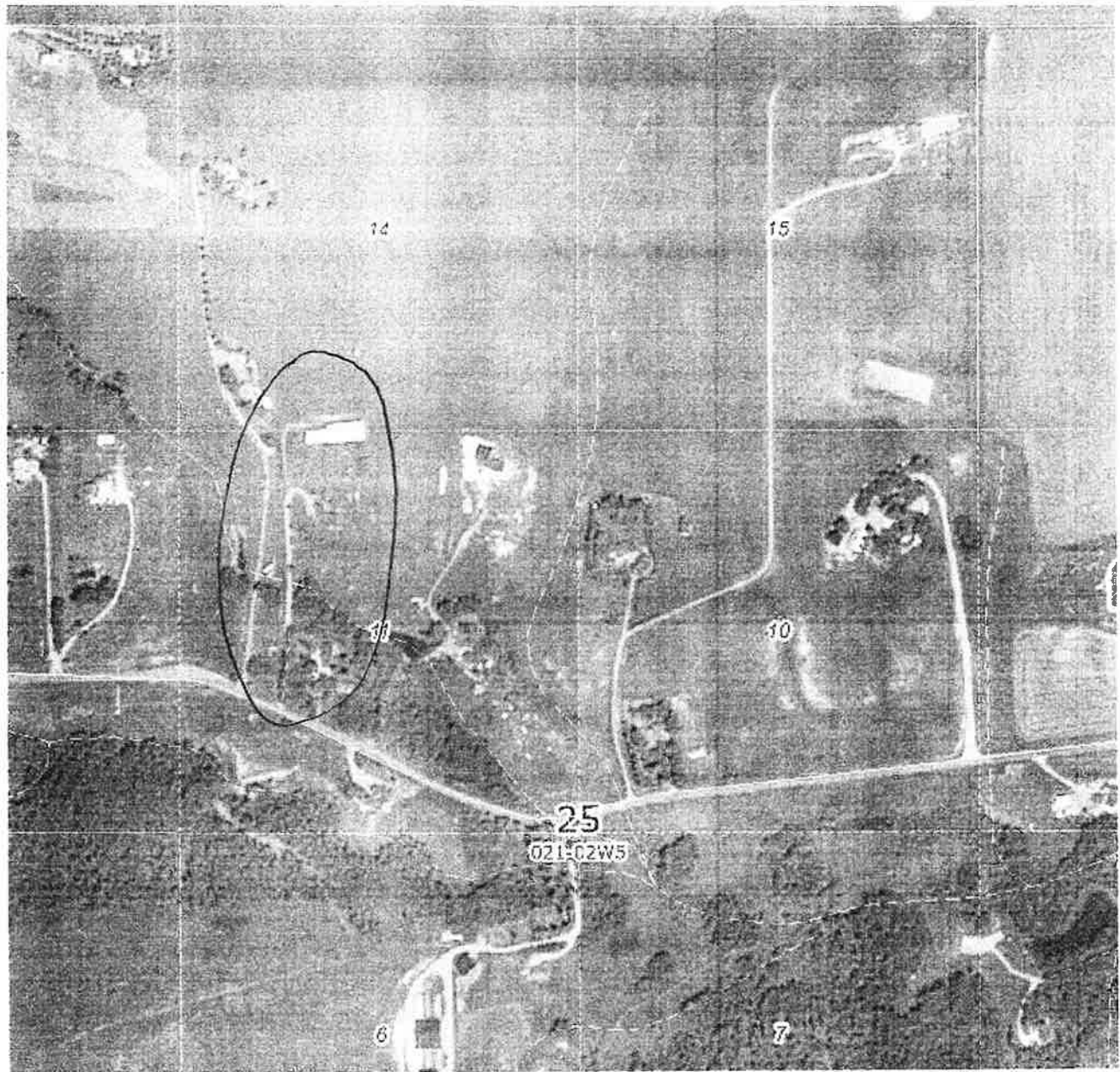
of \_\_\_\_\_  
(Legal Description)

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 - No Abandoned Wells Noted - NW25;21;2 W5**

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 5/26/2024

Date Date (if applicable)

**Legend**

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

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

Scale: 9,027.98

0 14 Kilometers

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere





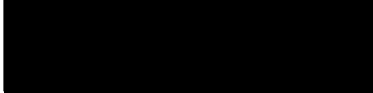


**FOOTHILLS COUNTY**

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

July 31, 2024

Marcus & Ana Bateman



**COPY**

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 24D 121  
Ptn: NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 2  
Secondary Suite, Detached**

---

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

Brittany Domenjoz  
Development Officer  
[brittany.Domenjoz@foothillscountyab.ca](mailto: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](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 121

**Legal Description:** NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 2

**Approval Description:** Secondary Suite, Detached

**Applicant/Owner:** Marcus & Ana Bateman

**Location:** Located on 265<sup>th</sup> Avenue W, approximately 1.6 km south of 242<sup>nd</sup> Avenue W, 1.0 km west of 96<sup>th</sup> Street W and 500 m east of 112<sup>th</sup> Street 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

Original Signed By...

Brittany Domenjuz  
Development Officer

[Brittany.Domenjuz@foothillscountyab.ca](mailto:Brittany.Domenjuz@foothillscountyab.ca)

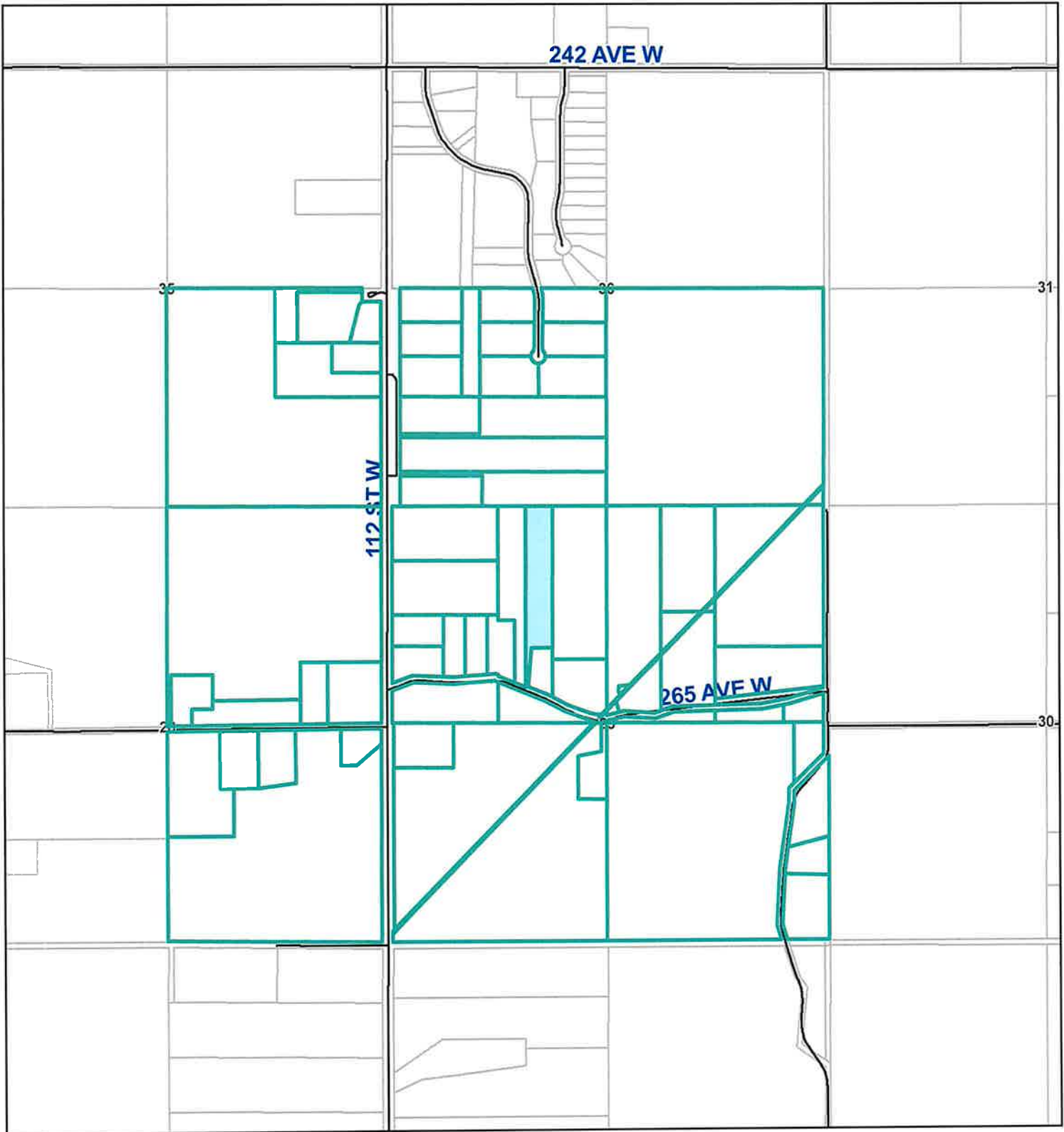
(403) 603-6242

BD/as  
Encl.



# Half Mile

NW 25-21-2 W5M; Plan 9711274 Blk 3 Lot 2



### Legend

- Roads
- Parcels
- Subject Parcel

Date: 2024-07-25



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.

# File No. 24D 121 Circulation List

July 25, 2024  
Page 1 of 3

<i>RollNo</i>	<i>MainName</i>	<i>Qtr-Sc-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2102250000	Ludwig Von Maldeghem	SE 25-21-2 W5			131.61 Acres	A
2102250010	Wade Thorsteinson & Jillian Daniel	SE 25-21-2 W5	Plan 1812166 Blk 1 Lot 1		4.72 Acres	CR
2102250020	Robert W. Fotheringham	SE 25-21-2 W5	Plan 9210546 Blk 2		8.45 Acres	CR
2102250030	Kenneth & Linda Rathby	SE 25-21-2 W5	Plan 9210546 Blk 3		4.62 Acres	CR
2102250040	Ashley N & German Jimenez Ruiz	SE 25-21-2 W5	Plan 1812166 Blk 1 Lot 2		10.03 Acres	CRA
2102252500	Rachel Margaret Foss	SW 25-21-2 W5			80.89 Acres	A
2102252510	ATCO Gas & Pipelines Ltd	SW 25-21-2 W5	Plan GL48 RW Lot 21		1.34 Acres	CR
2102252520	Rachel Margaret Foss	SW 25-21-2 W5	Plan 9310391 Blk 1		5.00 Acres	CR
2102252530	Sankara N & Uma M Jaisankar	SW 25-21-2 W5	Plan 9410580 Blk 1		60.79 Acres	A
2102252540	Robert P & Andrea J M Janzen	SW 25-21-2 W5	Plan 9412416 Blk 2		9.00 Acres	CR
2102255000	Gavin Murphy & Jennifer Simper	NW 25-21-2 W5	Plan 9711274 Blk 3 Lot 1		3.46 Acres	CR
2102255010	Felix & Judith Von Vegesack	NW 25-21-2 W5	Plan 9412407 Blk 4		8.99 Acres	CR
2102255020	Dorn J. Ries	NW 25-21-2 W5			19.50 Acres	CR
2102255030	Zackary & Brittany Smith	NW 25-21-2 W5			19.50 Acres	CR
2102255040	Carol J Pacaud	NW 25-21-2 W5	Plan 9311048 Lot 1		5.42 Acres	CR
2102255050	Bruno Emanuel Arnold	NW 25-21-2 W5			12.67 Acres	CR
2102255060	ATCO Gas & Pipelines Ltd	NW 25-21-2 W5	Plan GL48 RW Lot 21		0.05 Acres	CR
2102255070	Foothills County	NW 25-21-2 W5	Plan 9311048 Blk 4MR		5.56 Acres	MR
2102255080	Randall Plaszewsky	NW 25-21-2 W5	Plan 8810862 Blk 2		12.82 Acres	CR
2102255090	Jay Jay Hamilton & Jillian Edgar	NW 25-21-2 W5			6.65 Acres	CR
2102255100	Mark A. Knudsen	NW 25-21-2 W5	Plan 9311048 Lot 2		4.57 Acres	CR
2102255110	Garth Irving Reid Estate	NW 25-21-2 W5	Plan 9311048 Lot 3		4.57 Acres	CR
2102255120	Lonnie Joseph Saulnier	NW 25-21-2 W5	Plan 9412407 Blk 5		28.17 Acres	A
2102255130	Marcus & Ana L. Bateman	NW 25-21-2 W5	Plan 9711274 Blk 3 Lot 2		13.54 Acres	CR
2102255140	Nigel D. & Jennifer F. Warren	NW 25-21-2 W5	Plan 0010368 Lot 5		5.51 Acres	CR
2102257500	Florent Baillet & N Kindy-Baillet	NE 25-21-2 W5			54.28 Acres	A
2102257500	Peter Olesen & Anna Kindy	NE 25-21-2 W5			54.28 Acres	A
2102257510	David & Natasha Lamarre	NE 25-21-2 W5	Plan 0412565 Blk 7 Lot 2		3.09 Acres	CR
2102257520	Louis & Elisabeth Onyekweili	NE 25-21-2 W5	Plan 9411373 Blk 6		32.26 Acres	A
2102257530	Kelly & Jan Mclean	NE 25-21-2 W5	Plan 8210507 Blk 1		20.00 Acres	CR



# File No. 24D 121 Circulation List

July 25, 2024  
Page 2 of 3

<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>
2102257540	ATCO Gas & Pipelines Ltd	NE 25-21-2 W5	Plan GL48 RW Lot 21		1.31 Acres	CR
2102257550	Valerie Joan Paulson	NE 25-21-2 W5	Plan 9411373 Blk 5		5.27 Acres	CR
2102257560	Neal & Luisa Jensen	NE 25-21-2 W5	Plan 9110096 Blk 3		17.12 Acres	CR
2102257570	Holly Jean Hardman	NE 25-21-2 W5	Plan 9211745 Blk 4		19.30 Acres	CR
2102257580	Daniel & Caroline Leonn	NE 25-21-2 W5	Plan 0412565 Blk 7 Lot 1		3.09 Acres	CR
2102260000	Russ & Shelley Wright	SE 26-21-2 W5	Plan 0716416 Blk 1 Lot 1		21.00 Acres	A
2102260020	Brad & Teresa M. Robson	SE 26-21-2 W5	Plan 9212657 Blk 1		4.08 Acres	CR
2102260030	Dean Mosher	SE 26-21-2 W5	Plan 9911866 Blk 2		7.49 Acres	CR
2102260040	Thomas Wade Adams	SE 26-21-2 W5	Plan 0012202 Blk 3		6.99 Acres	CR
2102260050	Steven G. & Gail L. Stumpf	SE 26-21-2 W5			114.53 Acres	A
2102267500	John P & Pauline Hogan	NE 26-21-2 W5	Plan 9711301 Blk 2		5.66 Acres	CR
2102267510	Kevin, Brody & Jocelyn Scott	NE 26-21-2 W5	Plan 9212051 Lot 1		11.12 Acres	CR
2102267520	Eric Dalphond	NE 26-21-2 W5	Plan 9611190 Blk 1		5.93 Acres	CR
2102267530	Foothills County	NE 26-21-2 W5	Plan 9711301 Blk 3ER		8.40 Acres	ER
2102267540	Bowa Environmental Ltd	NE 26-21-2 W5			126.90 Acres	A
2102350000	1791874 Alberta Corp	SE 35-21-2 W5			119.00 Acres	DC29
2102350010	Peisi Yu & Hua Kang	SE 35-21-2 W5	Plan 0012150 Blk 2 Lot 2		10.01 Acres	CR
2102350020	Randy & Barbara Plaschewsky	SE 35-21-2 W5	Plan 9110740 Blk 1		4.99 Acres	CR
2102350030	Ulrich & Monika Kuenz	SE 35-21-2 W5			14.51 Acres	CR
2102350040	Christopher & Renata Tuzimek	SE 35-21-2 W5	Plan 0012150 Blk 2 Lot 1		3.63 Acres	CR
2102350050	718299 Alberta Ltd	SE 35-21-2 W5	Plan 0012150 Blk 2 Lot 3		4.99 Acres	CR
2102360000	Roderick & Lynne Curzon	SE 36-21-2 W5			159.88 Acres	A
2102360010	ATCO Gas & Pipelines Ltd	SE 36-21-2 W5	Plan GL48 RW Lot 21		0.12 Acres	CR
2102362500	Curtis & Lauren Young	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 15	Wood Valley Estates	8.50 Acres	CRA
2102362510	Clark G. & Hedy J. Seaborn	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 17	Wood Valley Estates	7.09 Acres	CRA
2102362520	Ian Kim Hannah	SW 36-21-2 W5	Plan 2211578 Blk 6 Lot 1		8.33 Acres	CR
2102362530	Fred & Lisa Zimmerman	SW 36-21-2 W5	Plan 7410231 Blk 5		23.74 Acres	A
2102362540	Sylvia Checkley	SW 36-21-2 W5	Plan 9511538 Blk 4 Lot 1		10.01 Acres	CR
2102362550	Robert & Julie C Baker	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 16	Wood Valley Estates	7.09 Acres	CRA
2102362560	Dan K. & Jacki C. Skibinski	SW 36-21-2 W5	Plan 9511538 Blk 4 Lot 2		18.53 Acres	CR

# File No. 24D 121 Circulation List

<i>RollNo</i>	<i>MainName</i>	<i>Qtr-Sc-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
2102362570	Robert B & Diane M Ramsay	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 8	Wood Valley Estates	7.31 Acres	CRA
2102362580	Lawrie S. & Gloria J. Hrynuk	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 9	Wood Valley Estates	7.31 Acres	CRA
2102362590	Grant D. & Amy L. Shaw	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 10	Wood Valley Estates	9.29 Acres	CRA
2102362600	Jik Chiew Chan	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 11	Wood Valley Estates	7.96 Acres	CRA
2102362610	Christopher & Linda Hayes	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 12	Wood Valley Estates	6.25 Acres	CRA
2102362620	Attila Istvan & Marta Timea Komlodi	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 13	Wood Valley Estates	6.28 Acres	CRA
2102362630	Foothills Courty	W 36-21-2 W5	Plan 0211261 Blk 3 Lot 14MR	Wood Valley Estates	6.62 Acres	MIR
2102362640	Rees Matzner & Jennifer Tims	SW 36-21-2 W5	Plan 2211578 Blk 6 Lot 2		15.42 Acres	CRA

## 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**



## Alison Schori

---

**From:** FC\_Planning  
**Sent:** July 31, 2024 8:30 AM  
**To:** Alan Alger  
**Cc:** Brittany Domenjoz  
**Subject:** Development Officers Decision- Development Permit 24D 121  
**Attachments:** 24D 121 DO Decision.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 24D 121, which is within your division.

If you have any questions please contact **Brittany Domenjoz** of our Planning Department at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca) .

Regards,

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

## Alison Schori

---

**From:** FC\_Planning  
**Sent:** July 31, 2024 8:30 AM  
**To:** 'analaura.bateman@gmail.com'  
**Cc:** Brittany Domenjoz  
**Subject:** Development Officers Decision- Development Permit 24D 121  
**Attachments:** 24D 121 DO Decision.pdf; 24D 121 Letter.pdf; Appeal Form.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 24D 121, which is within your division.

If you have any questions please contact **Brittany Domenjoz** of our Planning Department at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca) .

Regards,

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

## Alison Schori

---

**From:** FC\_Planning  
**Sent:** July 31, 2024 8:30 AM  
**To:** Assessment Dept.  
**Cc:** Brittany Domenjoz  
**Subject:** Development Officers Decision- Development Permit 24D 121, Roll No. 2102255130  
**Attachments:** 24D 121 DO Decision.pdf

Good morning,

Please find attached the Development Officer's Decision for Development Permit 24D 121. The roll number for this parcel is 2102255130

Should you have any questions, please do not hesitate to contact **Brittany Domenjoz** at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto:FC_Planning@foothillscountyab.ca)

Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7  
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# DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

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**From:** Foothills County  
 Box 5605 // 309 Macleod Trail  
 High River, AB T1V 1M7  
[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

**File Number:** 24D 121

**Date:** June 14, 2024

**Landowner:** Marcus & Ana L. Bateman    **Agent:** N/A

**Legal:** Plan 9711274 Block 3 Lot 2

**Description:** Ptn: NW 25-21-02 W5M

**Parcel Size:** 13.54 Acres

**Proposal:** Secondary Suite, Detached

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

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

### 30 DAY CIRCULATION

Contact:     Brittany Domenjoz     [Brittany.Domenjozfoothillscountyab.ca](mailto:Brittany.Domenjozfoothillscountyab.ca)

Application to be referred to:

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

**Notes:** \_\_\_\_\_





**PLANNING & DEVELOPMENT CIRCULATION**  
**PUBLIC WORKS DEPARTMENT - CIRCULATION RESPONSE**

<b>FILE NUMBER:</b> 24D 121	<b>LANDOWNER:</b> Marcus & Ana Bateman
<b>FILE MANAGER:</b> Brittany Domenjoz	<b>AGENT:</b>
<b>CURRENT LAND USE:</b> Country Residential	<b>PROPOSED LAND USE:</b>
<b>LEGAL DESCRIPTION:</b> NW 25-21-02 W5M; Plan 9711274, Block 3, Lot 2	
<b>MUNICIPAL ADDRESS:</b> 96196 265 Ave W	
<b>ROLL NUMBER:</b> 2102255130	
<b>DATE REFERRED:</b> June 12, 2024	
<b>PROPOSAL:</b> Secondary Suite, Detached	

**PROPOSAL INFORMATION:**

Development Permit

- Internal Road Proposed:  \_\_\_\_\_
- Construction on Road Allowance Proposed:  \_\_\_\_\_
- Approaches exist on:  \_\_\_\_\_
  - Other: \_\_\_\_\_

Information pertaining to roads on  side of the subject lands:

Servicing Comments or Review required:

- Other: \_\_\_\_\_
- Road Widening -

**OTHER COMMENTS:**

Water is being hauled in to service the suite, with a new +/- 3700 gal buried cistern.  
 Please confirm if PW has any comment (road use?)  
 thank you!

**PUBLIC WORKS RECOMMENDATIONS:**

**SUGGESTED CONDITIONS FOR CONSIDERATION:**

Proposed  Balance

- |   |                                      |                                      |   |
|---|--------------------------------------|--------------------------------------|---|
| <input type="radio"/> Geotechnical Report for Slope Stability         | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Development |
| <input type="radio"/> High Water Table Testing for Foundation Design: | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Septic Disposal Evaluation (PSTS)               | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Stormwater Management Plan                      | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Lot Grading/Overland Drainage Plan              | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Development |
| <input type="radio"/> Flood Plain Report (1 in 100 years)             | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Overland Drainage Easement                      | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Building Envelopes                              | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Development |
| <input type="radio"/> Traffic Impact Assessment (TIA)                 | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Environmental Site Assessment (Phase1 / Phase2) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |
| <input type="radio"/> Other: _____                                    | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development            |

**ADDITIONAL ROAD WIDENING REQUIRED:**

No  Caveat  Survey Out

Amount \_\_\_\_\_m Location of Widening Required:  N  E  S  W

Other: \_\_\_\_\_

No  Caveat  Survey Out

Amount \_\_\_\_\_m Location of Widening Required:  N  E  S  W

Other: \_\_\_\_\_



## Brittany Domenjoz

---

**From:** Robert Miller  
**Sent:** July 10, 2024 1:36 PM  
**To:** Brittany Domenjoz  
**Subject:** FW: Circulation for Development Permit 24D 121, Please Respond by July 15, 2024  
**Attachments:** 24D 121 Bateman.pdf

Brittany,

No concerns.

Please notify if approved.

Rob

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** Friday, June 14, 2024 11:08 AM  
**To:** Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>  
**Cc:** Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>  
**Subject:** Circulation for Development Permit 24D 121, Please Respond by July 15, 2024

Good morning,

Find attached our circulation for development permit 24D 121. Please review and respond **prior to July 15, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

## Alison Schori

---

**From:** FC\_Planning  
**Sent:** June 14, 2024 11:08 AM  
**To:** Kurtis Dyck; Robert Miller  
**Cc:** Brittany Domenjoz  
**Subject:** Circulation for Development Permit 24D 121, Please Respond by July 15, 2024  
**Attachments:** 24D 121 Bateman.pdf

Good morning,

Find attached our circulation for development permit 24D 121. Please review and respond **prior to July 15, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Dopmenjoz@foothillscountyab.ca](mailto:Brittany.Dopmenjoz@foothillscountyab.ca) .

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)



## Brittany Domenjoz

---

**From:** Brittany Domenjoz  
**Sent:** July 10, 2024 8:41 AM  
**To:** Dev PWRev  
**Subject:** FW: Circulation for Development Permit 24D 121, Please Respond by July 25, 2024  
**Attachments:** 24D 121 Bateman.pdf; PW Referral Form.pdf

Good Morning,

I wanted to confirm if you received this circulation. Public Works may have been missed in this email, my apologies.

If possible, can you please review the attached file and provided comments - I can extend the timeline to July 25, 2024. If you need additional time, please let me know.

Thank you,

**Brittany Domenjoz,**  
Planning & Development Officer / Business Licence Officer  
P. (403) 603 6242



**Please note that I am not in the office on Fridays**

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** Friday, June 14, 2024 11:08 AM  
**To:** Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>  
**Cc:** Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>  
**Subject:** Circulation for Development Permit 24D 121, Please Respond by July 15, 2024

Good morning,

Find attached our circulation for development permit 24D 121. Please review and respond **prior to July 15, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Domenjoz@foothillscountyab.ca](mailto:Brittany.Domenjoz@foothillscountyab.ca) .

Regards,

**Foothills County**  
**Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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

**Alison Schori**

---

**From:** FC\_Planning  
**Sent:** June 14, 2024 11:08 AM  
**To:** Devyn Murray  
**Cc:** Brittany Domenjoz  
**Subject:** Circulation for Development Permit 24D 121, Please Respond by July 15, 2024  
**Attachments:** PW Referral Form.pdf; 24D 121 Bateman.pdf

Good morning,

Find attached our circulation for development permit 24D 121. Please review and respond **prior to July 15, 2024**

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at [Brittany.Dopmenjoz@foothillscountyab.ca](mailto:Brittany.Dopmenjoz@foothillscountyab.ca) .

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

**RETAINING WALL** means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.

**RIPARIAN AREAS** means lands adjacent to a watercourse where the vegetation and soils show evidence of being influenced by the presence of water, the green zone around a watercourse, and the transitional zone between surface water and drier uplands which plays a vital role in the healthy functioning of both.

**RIPARIAN MATRIX MODEL** means a scientifically based model supported by the County to assist in the protection of shorelines, water quality and riparian areas, while allowing for development to occur in a sustainable manner by establishing appropriate setbacks for development from important riparian areas. *More information on the riparian matrix model can be found in Appendix F.*

## S

**SALVAGE FACILITY** a place where second-hand goods, including furniture, books, toys, clothing, building material, and other salvageable items are collected to be sorted and stored for sale or resale.

**SAND & GRAVEL OPERATIONS** means those operations engaged in the extraction of sand and gravel which may include washing, crushing, stockpiling, concrete plants, and asphalt plants.

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

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

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

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

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

**SECONDARY SUITE, DETACHED** means a *Dwelling, Secondary Suite*, which is detached from and subordinate to, the principal dwelling located on the same parcel. A Secondary Suite, Detached may be a stand-alone suite or a suite within or attached to, an accessory building or detached garage on the same parcel as the principal dwelling and shall be constructed in accordance with all provisions under Section 10.26.

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

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

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

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

- e. The placement of fill or topsoil on any site in excess of the limits identified under 4.2.1.37.

**Accessory Buildings/Structures:**

- 4.2.1.7 A detached accessory building where it is accessory to a primary residence:
  - a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and
  - b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

**Table 4.2.1.7A**

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



- 5.6.3 The Development Authority may allow with respect to existing development on Residential Community District zoned property, a variance of a side yard setback to a maximum of 25% of the setback required by this Bylaw.
- 5.6.4 The Development Authority may allow with respect to a proposed development, a variance of any yard setback to a maximum of 25% of the setback required by this Bylaw.
- 5.6.5 The variance power given to the Development Authority under Section 5.6.4 of this Bylaw shall not be exercised with respect to a proposed development unless the landowner can demonstrate that the proposed location is the most appropriate site for the proposed development”.
- 5.6.6 The development authority may allow a variance of building height to a maximum of 50% required under this bylaw, with respect to development within the Industrial Districts, Commercial Districts, and the Service District.
  - a. The variance power given to the Development Authority with respect to building height within the Industrial, Commercial and the Service Districts, shall not be exercised unless it has been determined that such a request for variance is integral to the design or operations of the development.
- 5.6.7 A Development Officer may issue a Letter of Compliance where a minor non-compliance exists no greater than 5% in Residential Community District and for Country Estate District parcels 0.80 acres or smaller or 2.5% in all other land use districts, subject to the provisions of section 5.6 “Variances”.
- 5.6.8 Compliance may be granted for structures which are no larger than 1.5 sq. m. (16 sq. ft.) in size and do not exceed 2m (6.5 ft.) in height that are fully contained within the boundaries of the property, which do not meet municipal setbacks.
- 5.6.9 Within two years from the date the updated Secondary Suite provisions adopted under Bylaw 68/2023 (January 31, 2024), the following variances may be considered when applying for approval to bring existing suites into compliance, which were not previously allowed in Foothills County prior to the passing of said bylaw:
  - a. The Development Authority may issue a Development Permit for an existing oversized Secondary Suite if:
    - i. The Secondary Suite existed prior to the date of the adoption of these regulations; and
    - ii. The Secondary Suite is no more than 25% greater than the size permitted under Section 10.26 Secondary Suites; and
    - iii. A Development Permit has been granted approval within two years of the date which Bylaw 68/2023 received third reading on January 31, 2024.
  - b. The Development Authority may issue a Development Permit for reduced building setbacks for a Secondary Suite where:
    - i. the building code, safety code, and fire code requirements can be met (for example side yard setbacks may not be relaxed on smaller parcels due to separation distances of residential buildings with greater than 10 minutes fire department response time).
    - ii. it does not materially interfere with or affect the use, enjoyment, or value of the neighboring properties.

This applies to Secondary Suites on parcels under 2 acres in size and Secondary Suites within hamlet boundaries or Secondary Suite, Detached on other parcels (within hamlet boundaries does not include the hamlets of Heritage Pointe and Priddis Greens).

- 5.6.10 The Development Authority may allow a 10% variance to the maximum size requirements of a new Secondary Suite, where the Development Authority is of the opinion it will not materially interfere with or affect the use, enjoyment, or value of the neighboring properties.
- 5.6.11 The Development Authority may allow up to a 25% variance to the allowable maximum size requirements of a Secondary Suite, where an application has been made for a change in use from an approved Dwelling, Temporary to a Secondary Suite, Detached, in accordance with Section 10.26.
- 5.6.12 The Development Authority may issue a Development Permit for the renewal of a Dwelling, Temporary, in excess of the Maximum Dwelling Density within the applicable land use district, if an approved Development Permit for that Dwelling, Temporary is in place, and is occupied in accordance with the approval, prior to the date of passage of the bylaw amendments adopting the Maximum Dwelling Density, where it is determined that it does not materially interfere with or affect the use, enjoyment, or value of the neighbouring properties.
- 5.6.13 The Development Authority may issue a Development Permit for a Dwelling, Temporary that has been prefabricated, built, or factory constructed before September 2, 2007, if an approved Development Permit for that Dwelling, Temporary is in place and occupied in accordance with that approval, should it have appropriate C.S.A. certification, or an equivalent at the time of placement on the subject parcel, to the satisfaction of the Safety Codes Officer.

## 5.7 **NOTICE OF DECISION**

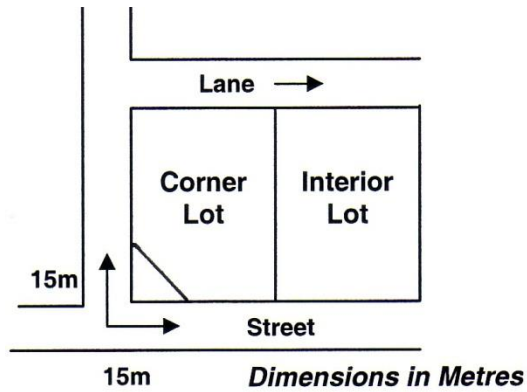
- 5.7.1 A decision on applications for a Development Permit shall:
  - a. Specify the date on which the decision was made and must be given or sent to the applicant on the same day the decision is made.
  - b. All decisions on applications for a Development Permit shall be given in writing and sent by ordinary mail to the applicant.
- 5.7.2 If an application is conditionally approved or refused by the Development Authority, the notice of decision shall contain the conditions imposed as part of the approval or the reasons for the refusal.
- 5.7.3 Notice of decisions on approved applications for development of a discretionary use or permitted use with a variance, shall be sent by ordinary mail to the applicant, and a notice of the development shall be:
  - a. Published in a local newspaper circulating within the Foothills County; or
  - b. Sent by ordinary mail to adjacent landowners; or
  - c. Posted conspicuously on the property.
- 5.7.4 For decisions under Section 5.7.3, the Development Authority may choose to direct mail decisions to properties beyond the adjacent/adjoining properties at their discretion.

## 9.27 SPECIAL SETBACK REQUIREMENTS

### General Provisions:

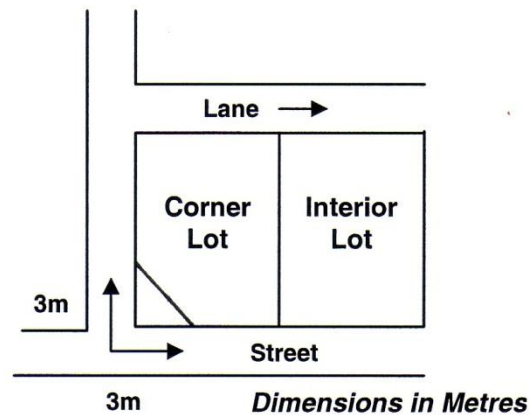
- 9.27.1 The minimum setback distances required for front, side, and rear yards do not apply to driveways, sidewalks, or steps with associated landings under 0.6m (2 ft.) above grade, wholly within the lot.
- 9.27.2 At grade (less than 0.60m (2ft) attached patios and decks may be constructed to within 1m (3ft) of a side or rear yard in all land use districts.
- 9.27.3 Above grade (0.60m (2ft) and more above grade) attached patios and decks must meet the setback requirements of the land use district in which they are located.
- 9.27.4 A deck with a roof shall be considered a part of the structure they are abutting and shall meet all applicable setbacks.
- 9.27.5 Balconies, eaves, fireplaces, sills, canopies, window wells, and cornices may project into the minimum front or side yard setback to a maximum of 600mm (1.97 ft.) or into the minimum rear yard setback to a maximum of 1.5m (4.92 ft.) on Agricultural District, Country Residential District, Cluster Residential District parcels, and may project into the minimum rear yard setback, of a Estate Residential District and Residential Manufactured Home District parcels to a maximum of 0.8m (2.62 ft.) for the principal building and 0.1m (0.33 ft.) for an accessory building.
- 9.27.6 Balconies, eaves, fireplaces, sills, canopies, window wells, and cornices may project into the minimum rear yard setback to a maximum of 1.5m (4.92 ft.) on Residential Community District parcels for the principal building and 0.1m (0.33 ft.) for an accessory building.
- 9.27.7 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 or road dedication purposes, the front, side, and rear yard setback shall be the greater of 15m (49.21 ft.) from the future front yard boundary or the distance set out in minimum requirements for yard setbacks in the appropriate land use district.
- 9.27.8 Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.
- 9.27.9 Where more than one minimum setback distance is applicable under this Bylaw, the greater distance shall prevail.
- 9.27.10 Notwithstanding any other provision contained in this Bylaw no person shall place or maintain any object, structure, fence, hedge, shrub, or tree in or on that part of a corner lot location:
  - a. within Agricultural District, Country Residential District, Cluster Residential District, Rural Business District, Natural Resource Extraction District, all Park and Recreation Districts which lies within a triangle as illustrated on the sketch below:

Figure 9.27.9 A



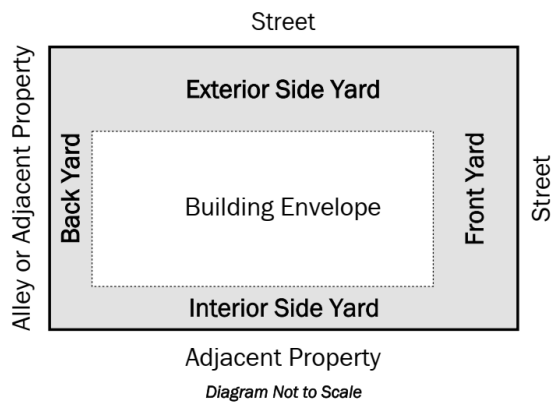
- b. within all other Residential and Commercial Districts not noted above, all Industrial Districts, Service, Districts, and Utility districts which lie within a triangle as illustrated on the sketch shown below:

Figure 9.27.9 B



- 9.27.11 In the case of a corner lot, the front yard shall be the narrower of the two frontages as shown in Figure 9.27.10.A. If they are equal, it shall be at the discretion of the Approving Authority.

Figure 9.27.10 A



- 9.27.12 For all corner lots, the minimum setback on the exterior side yard shall be the same distance as if deemed a front yard setback to that particular type of road in the applicable district, however this does not impose a rear yard on the opposite side as is the case of a front yard. (See Figure 9.27.10A)



- 9.27.13 Notwithstanding subsection 9.27.9 and 9.27.10, standard barbed wire fencing or equivalent shall be permitted within the identified sight triangle.
- 9.27.14 Sight triangle requirements shall be considered and applied in conjunction with the Alberta Transportation and Utilities Highway Geometric Design Guide, based on consideration of existing right-of-way and design speed.
- 9.27.15 All residential un-sprinklered buildings, located in excess of 10 minutes for fire department notification and scene response time (determined by the local fire department), with a setback distance of less than 2 meters must be constructed in accordance with the applicable Building Code requirements for High Intensity Residential Fire.
- 9.27.16 All attached garages, located outside of the 10 minutes fire department notification and scene response time (determined by the local fire department), must be constructed in accordance with the Applicable Building Code requirements for High Intensity Residential Fire.

**Environmental Considerations:**

- 9.27.17 On a lot adjacent to a water body where the bed and shore is crown owned such as a river, creek, and/or lake, a minimum setback of 30.0 m (98.43 ft.) from the top of bank to any development shall be required to reduce environmental impacts and manage risk.
- 9.27.18 Developers may be required to utilize and follow the “*Riparian Setback Matrix Model*” and associated “*Developers Guidelines*” to determine appropriate development setbacks from riparian areas in the County. The “*Riparian Setback Matrix Model*” and associated “*Developers Guidelines*” are attached as *Appendix F*.
- 9.27.19 See Section 9.13 for information pertaining to development in and near areas subject to flooding.
- 9.27.20 On a lot adjacent to a slope of 15% (8.3°) or greater, development shall be setback a minimum of 30m, or the distance determined by a Geotechnical Report.
- 9.27.21 If, in the opinion of the Approving Authority, a slope might be unstable, a geotechnical assessment by a professional engineer may be required in order to evaluate stability, and to recommend appropriate development setbacks, consistent with provincial guidelines.
- 9.27.22 If the Approving Authority is satisfied by the submission of a Professional environmental and/or geotechnical assessment that the variance of a setback is warranted, the setback may be increased or reduced accordingly.
- 9.27.23 Within the minimum setback as required by Section 9.27.16 through 9.27.21, land disturbance and the removal of trees or vegetation shall be minimized to reduce environmental effects and the risk of property damage.

**Setbacks to Municipal Utilities and Services:**

- 9.27.24 All development shall comply with the applicable Provincial legislation and approvals with respect to setback to Municipal Utilities and Services unless the setback is varied by the Approving Authority with the written consent of the Deputy Minister of Environment.

use do not unduly affect the amenities of the residential neighborhood in which they are located:

- a. The intent of the occupant is to stay for short term vacation purposes rather than use the property as a residence.
- b. None of the sleeping unit(s) within the dwelling are permitted to contain a kitchen or kitchen facilities.
- c. Tourist homes shall not interfere with the rights of other residents to quiet enjoyment of a residential neighborhood.
- d. Only an approved dwelling, by way of building permit, is permitted to be used for overnight accommodations, no sleeping accommodations are permitted in any garage or accessory building on site.
- e. Provide one on-site parking stall per bedroom.
- f. Ensure that the dwelling conforms to the Alberta Safety Codes and any other provincial regulations.
- g. Ensure that the dwelling is inspected and signed off by the M.D. of Foothills Fire Chief.
- h. Where food is being prepared by the owner of the home, Alberta Health approvals will be required, where food is being prepared by the renters, no approvals are required.
- i. Not display any form of signage unless approved under the Development Permit or is permitted under Section 4.2.1.39.

## **10.25 SECONDARY SUITES**

- 10.25.1 A Secondary Suite may be considered in accordance with the following:
  - a. Secondary Suite, Principal - located within a principal Dwelling Unit, in an extension or addition to the principal dwelling, or above a garage attached to the principal dwelling on the same parcel, as per the definitions in Section 2.5 in accordance with all provisions under Section 10.26.
  - b. Secondary Suite, Detached - detached from and subordinate to the principal dwelling, and may be a stand-alone suite, or a suite within, or attached to an accessory building or detached garage on the same parcel as the principal dwelling, as per the definitions in Section 2.5 in accordance with all provisions under Section 10.26.
- 10.25.2 Secondary Suites are not permitted within the hamlets of Heritage Pointe and Priddis Greens.
- 10.25.3 A Secondary Suite shall be subordinate to a principal dwelling and shall only be located on a parcel where Secondary Suite, Principal or Secondary Suite, Detached is listed as a permitted or discretionary use under the appropriate land use district.
- 10.25.4 Where a Secondary Suites is a Permitted Use under the applicable land use district but does not meet all other provisions under this bylaw, it shall be considered a Discretionary Use.
- 10.25.5 A Development Permit shall be obtained for all Secondary Suites in the County.
- 10.25.6 All Secondary Suites shall have an approved Building Permit and shall comply with all applicable Building and Safety Code Requirements.
- 10.25.7 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, and lot coverage, for the applicable land use district.

- 10.25.8 A Secondary Suite shall only be permitted on a site in accordance with the maximum dwelling unit density requirements under the applicable land use district or in accordance with Section 10.10.5 where the maximum dwelling unit density is not listed in the land use district.
- 10.25.9 A parcel shall be limited to one Secondary Suite.
- 10.25.10 Occupancy shall be restricted to a maximum of two bedrooms per suite.
- 10.25.11 A Secondary Suite, Principal, shall be smaller than the habitable area of the principal dwelling to a maximum of 1,400 sq. ft. in size.
- 10.25.12 Notwithstanding Section 10.26.11, a Secondary Suite may exceed 1,400 sq. ft. in size where a Secondary Suite, Principal is situated:
  - a. Entirely within the basement of the principal dwelling and the building footprint of the basement is greater than 1,400 sq. ft. in size.
  - b. Within the entire loft area above a garage attached to the principal dwelling, provided the Secondary suite does not exceed the building footprint of the attached garage and the Secondary suite remains smaller in size than the habitable area of the principal dwelling.

*Building Footprint* means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.

For the purpose of determining Secondary Suite size, the habitable area of a Secondary Suite is the sum of all floors of all livable space contained within the exterior walls of the structure, including the basement, which is designated for human occupancy. This includes areas for living, sleeping, eating or food preparation, or recreational purposes, but does not include the garage, or areas devoted exclusively to mechanical or electrical equipment servicing the development.

- 10.25.13 A Secondary Suite, Detached shall meet the following maximum size requirements:
  - a. on parcels 1 acre and larger in size, the Secondary Suite shall be smaller than the habitable area of the principal dwelling up to a maximum of 1,400 sq. ft. in size, so long as all other requirements under the appropriate land use district are met (including but not limited to minimum building setbacks, maximum height requirements, maximum dwelling unit density, and maximum lot coverage) and the Secondary Suite meets all requirements of Section 10.26.
  - b. on parcels less than 1 acre in size, the Secondary Suite shall be smaller than the habitable area of the principal dwelling up to a maximum of 1,000 sq. ft. in size, so long as all other requirements under the appropriate land use district are met (including but not limited, to minimum building setbacks, maximum height requirements, maximum dwelling unit density, and maximum lot coverage) and the Secondary Suite meets all requirements of Section 10.26.
- 10.25.14 A Secondary Suite, Detached shall be considered as part of the total allowable number of accessory buildings and total accumulated area of accessory buildings in accordance with parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw.
- 10.25.15 Where a Secondary Suite, Detached exceeds the maximum total number of buildings and/or total cumulative size of buildings allowed, based on parcel size in accordance with Table 4.2.1.7A of this bylaw, the Development Authority reserves the right to refuse a Development Permit for the Secondary Suite should they feel the number of buildings and/or cumulative size of buildings on the parcel is

excessive and may materially interfere with, or affect the use, enjoyment, or value of the neighbouring property.

- 10.25.16 Each Secondary Suite shall provide the following on-site parking spaces for Secondary Suites:
- a. a minimum of one additional on-site parking space for a Secondary Suite up to a maximum 1,000 sq. ft. in size, in accordance with Section 9.19 of this bylaw.
  - b. a minimum of two additional on-site parking spaces for a Secondary Suite larger than 1,000 sq. ft. in size, in accordance with Section 9.19 of this bylaw.
- 10.25.17 All Secondary Suites shall have their own distinct County address to facilitate accurate emergency response.
- 10.25.18 All restrictive covenants existing on title shall be submitted with applications for Secondary Suites. Should a restrictive covenant be contrary to allowing for a Secondary Suite or additional dwelling unit, the application shall be considered a Discretionary Use under the land use district in which the Development Authority may refuse the Development Permit application.
- 10.25.19 A Dwelling, Manufactured Home or Dwelling, Mobile Home may be approved by Development Permit as a Secondary Suite, Detached where:
- a. The unit has been prefabricated, built or factory-constructed within ten (10) years of the date of the application.
  - b. The unit is placed upon an approved permanent foundation pursuant to the provisions of the building code.
  - c. The development is in compliance with all requirements of Section 10.26 for Secondary Suites.
  - d. It would not cause the maximum dwelling density for the parcel to be exceeded.
  - e. The development meets all other development requirements as per the applicable land use district.
  - f. All applicable fire, building and safety codes requirements are met.
  - g. The Secondary Suite is finished in a manner that is visually compatible with the principal dwelling on the same lot and in keeping with the visual character of the area (consideration given to color/finish) to the satisfaction of the Development Authority.
  - h. A current report, completed by a certified engineer, is submitted for consideration with the application, confirming that the construction and condition of the unit meets all building code requirements, if deemed necessary by the Development Authority.
  - i. Site design features are submitted for consideration with the Development Permit application, including landscaping or screening proposed to provide privacy between the Secondary Suite and adjacent properties and dwellings, if deemed necessary by the Development Authority.
- 10.25.20 The Development Authority, in their discretion, may consider a development permit for a change of use from an existing Dwelling, Temporary to a Secondary Suite, Detached, if the Dwelling, temporary has approvals under a previous Development Permit and can provide, to the satisfaction of the Development Authority, the following:
- a. The unit is placed upon an approved permanent foundation pursuant to the provisions of the applicable building code as part of the change of use approval.
  - b. The unit must be prefabricated, built or factory-constructed more recently than September 2, 2007.



- c. Must be in compliance with all requirements of Section 10.26 for Secondary Suites.
  - d. Does not exceed the maximum dwelling density and maximum height requirements and meets all other requirements as per the applicable land use district.
  - e. The unit is finished in a manner that is visually compatible with the principal dwelling on the same lot and in keeping with the visual character of the area (consideration given to color/finish).
  - f. A current Engineer's report is submitted for consideration with the application, confirming that the construction and condition of the unit meets all building code requirements, if deemed necessary by the Development Authority.
  - g. Site design features are submitted for consideration with the Development Permit application, including landscaping or screening proposed to provide privacy between the Secondary Suite and adjacent properties and dwellings, if deemed necessary by the Development Authority.
- 10.25.21 Further to 10.26.20, in all cases a Development Permit for the change of use of a Dwelling, Temporary to a Secondary Suite, Detached will be considered a Discretionary Use.
- 10.25.22 The Development Authority reserves the right to refuse a Development Permit for a prefabricated dwelling (Dwelling, manufactured home or Dwelling, mobile home) that is of poor appearance or condition.
- 10.25.23 Existing unpermitted Secondary Suites that were not allowed under the land use bylaw prior to the passing of Bylaw 68/2023 (January 31, 2024), may be allowed some variances, within two years from the date these provisions were passed, in accordance with Section 5.6 of this bylaw when applying for Development Permit approval to bring them into conformance.

### **Servicing Requirements**

- 10.25.24 It is the landowner's responsibility to provide proof of adequate water servicing and sanitary sewer servicing for a Secondary Suite, to the satisfaction of the Development Authority.
- 10.25.25 Where a proposed Secondary Suite is to be serviced with a communal or municipal piped water supply, the following is required:
- a. a letter shall be submitted to the Development Authority providing confirmation from the owner/operator of the piped water system, indicating that there is adequate water available to service the additional use of the proposed Secondary Suite on the subject parcel.
  - b. Where a separate water connection/or line extension may be required, confirmation from the utility corporation/ owner/operator of the piped water system, that the line has been installed, connected, and where applicable appropriate meters installed to their satisfaction, shall be submitted to the Development Authority.

In some areas, such as the Foothills County Hamlets, the water connection may need to be assessed on a case-by-case basis to ensure there is sufficient line size to accommodate the additional use for the site prior to approval. Separate water meter devices may be required for Secondary Suites at the discretion of the utility provider.

10.25.26 Where a secondary suite is to be serviced utilizing ground water, the Development Authority (Development Officer, Council, or Development Appeal Board) may require an updated pump test and/or hydrogeologist report or other validation data, completed by a professional engineer or hydrogeologist, on the source groundwater well be submitted to the County for review to confirm that the source water well can sustain an adequate water supply for the existing and proposed development with no anticipated interference to any neighboring wells.

10.25.27 Where water is hauled to the site as the primary water source for a Secondary Suite (to a cistern or water storage system) the applicants must provide proof, to the satisfaction of the Development Authority, that the system will provide an adequate quantity of potable water for the proposed use.

Where there is no piped municipal or communal water system available for water supply to a Secondary Suite, installation of a water cistern, in support of the water supply, is encouraged and recommended.

10.25.28 The proposed method of managing the wastewater/sewage system for the Secondary Suite shall be provided to the satisfaction of the Development Authority and shall consist of either:

- a. A private sewage treatment system that can adequately manage the additional waste; or a new system or additions to the existing system, that have been adequately sized to accommodate the additional waste, and the location is suitable, and meets the current Safety Codes.
- b. Where sewage disposal is connected to an approved piped communal collection system, a letter providing conformation from the sewage disposal operator that the system has adequate capacity for the additional sewage and authorization to connect.

#### Permit Considerations

10.25.29 In considering a Development Permit application for a Secondary Suite, the Development Authority may consider factors such as:

- a. Any significant adverse impacts on the adjacent properties and dwellings (for example: drainage, fire protection, access, etc.).
- b. Adequate water and wastewater services to sustain the current and proposed additional use on the site.
- c. The architectural character of the Secondary Suite, including:
  - i. In the case of a Secondary Suite, principal, the use of design strategies that minimize structural changes to the exterior of the principal dwelling, so that it maintains the appearance of a single dwelling; and
  - ii. In the case of a Secondary Suite, Detached, the suite, should be constructed and finished in a manner that is visually compatible with the principal dwelling on the same lot and in keeping with the visual character of the area (consideration given to size/scale, location, and/or color/finish).
  - iii. The availability of an indoor storage area located on the property for use of the residents of the Secondary Suite to minimize visual impact to neighboring properties.

- d. Site design features, including:
  - i. The need for landscaping or screening to provide privacy between the Secondary Suite and adjacent properties and dwellings.
  - ii. The need for adequate space to accommodate parking and loading for use by residents of the Secondary Suite.
- e. Such other considerations as the Development Authority may deem to be relevant.

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

## 10.26 **BACKYARD HENS**

- 10.26.1 No Development Permit is required for the keeping of backyard hens in accordance with Section 10.27 of this bylaw. Section 4.2.1 outlines where no Development Permit is required under this bylaw.
- 10.26.2 Backyard hens are only permitted as an accessory use to a principal dwelling on site and hen owners must reside on the property upon which the hens will be kept.
- 10.26.3 A maximum of six (6) backyard hens shall be permitted on a parcel under 3 acres in size, outside of Hamlet boundaries in accordance with provisions under this section.
- 10.26.4 Roosters are prohibited on parcels under 3 acres in size and are not included within the backyard hen provisions under Section 10.27.
- 10.26.5 Backyard hens shall not be permitted to run at large and shall be maintained in an appropriate coop and/or enclosure.
- 10.26.6 Coops and enclosures for backyard hens shall be located in the rear yard and shall meet all other provisions under the land use bylaw including but not limited to lot coverage, building allowances based on parcel size, maximum height requirements, and minimum yard setbacks.
- 10.26.7 Location of the hen coop should be in a place that will be mindful and considerate of your neighbors.
- 10.26.8 Manure must be removed, discarded, and/or properly composted to prevent nuisance to neighboring properties.
- 10.26.9 Landowners shall take reasonable measures to ensure that coops are maintained in good repair and sanitary condition, and free from vermin and noxious or offensive smells, carcasses, or excessive manure or waste.
- 10.26.10 Hens shall not be slaughtered or disposed of on site.
- 10.26.11 Backyard hen owners shall comply with Alberta Animal Health Act and any other applicable standards adopted by the Province of Alberta.
- 10.26.12 Owners must obtain Premises Identification (PID) under the Premises Identification Regulation in the Alberta Animal Health Act.
- 10.26.13 Hen owners are encouraged to obtain some level of training on small flock ownership or study the Guide for small flock owners published by the Alberta Government and operate in accordance with the most current guidelines. *Link: 2015-raising-chickens-alberta-06-2015.pdf.*

## 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 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 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;