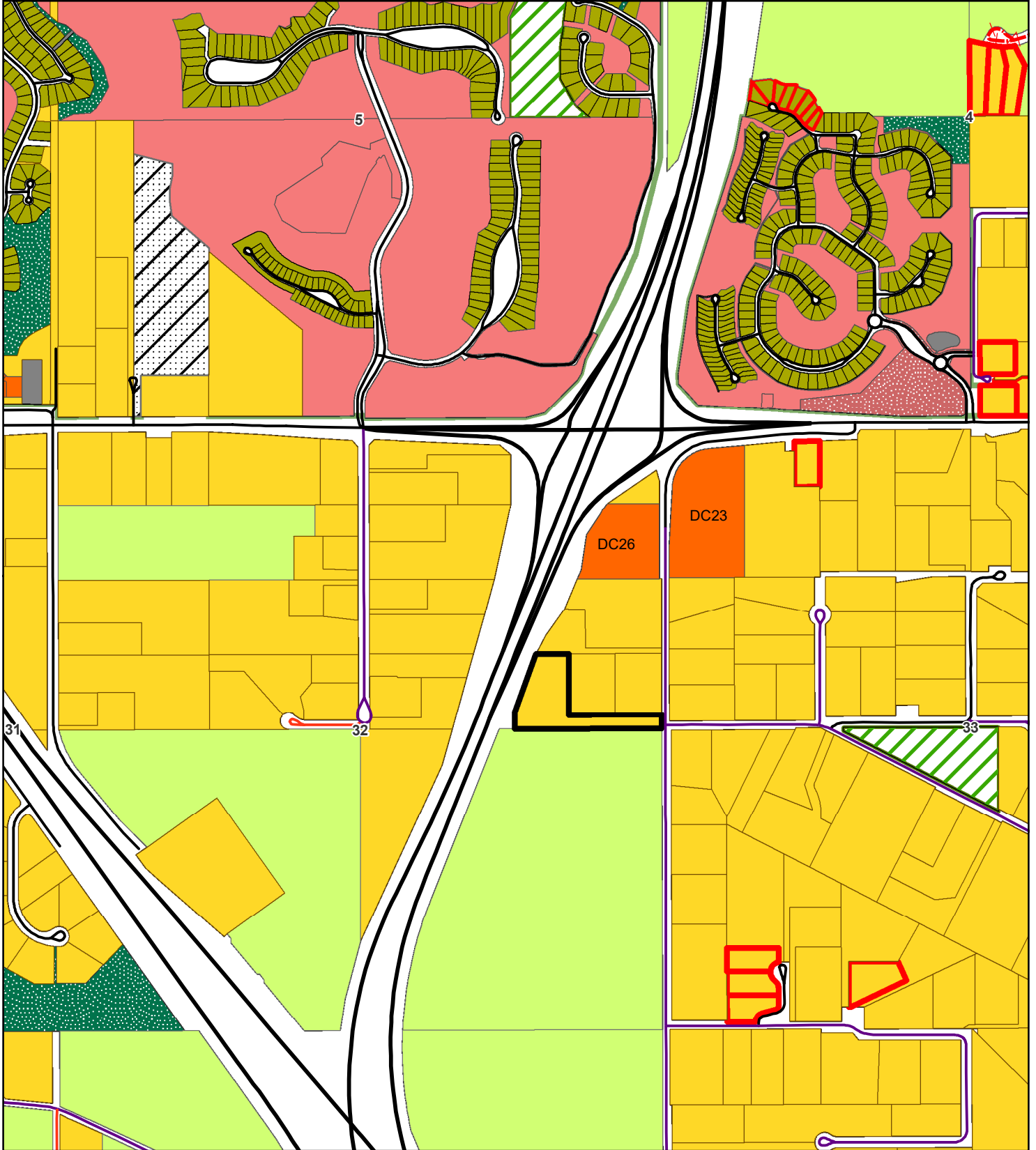




# LAND USE MAP



- 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

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Data Sources Include Municipal Records and AtlasLIS.  
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# 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: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: [REDACTED]

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: [REDACTED]

Email: [REDACTED] Telephone: [REDACTED]

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

### PART 2 PROPOSED DEVELOPMENT

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

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

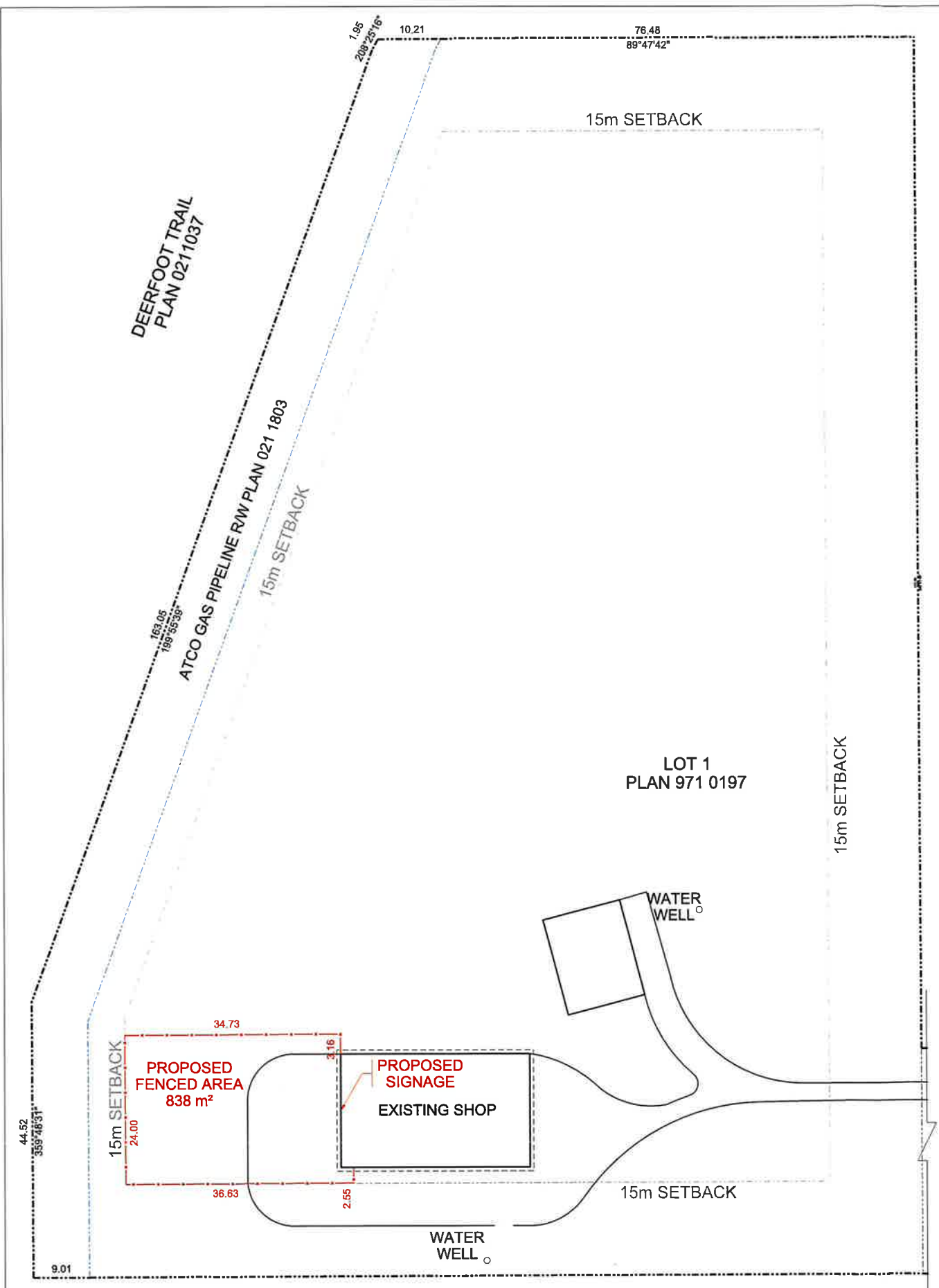
**From:** Miguel Parobec [REDACTED]  
**Sent:** Monday, April 15, 2024 2:28 PM  
**To:** Brittany Domenjoz <Brittany.Domenjoz@FoothillsCountyAB.ca>  
**Subject:** Re: Development Permit Application - NE 32-21-29 W4; Plan 9710197 Lot 1

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

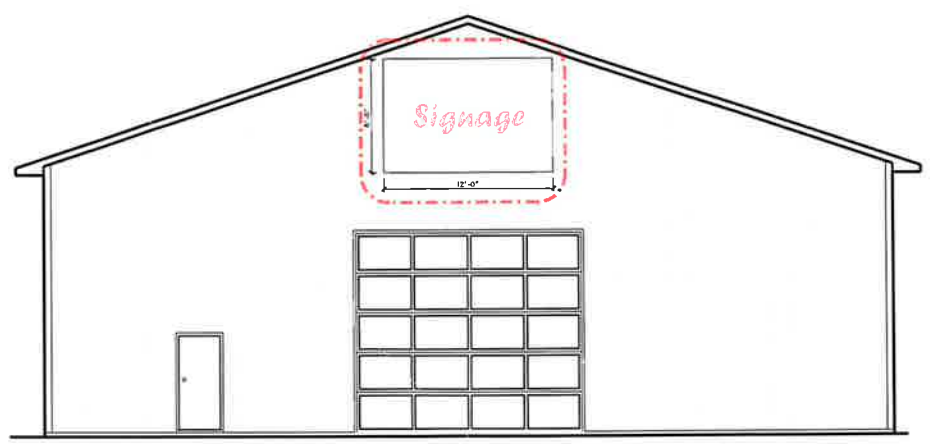
**The outstanding information required to complete the application includes:**

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.**

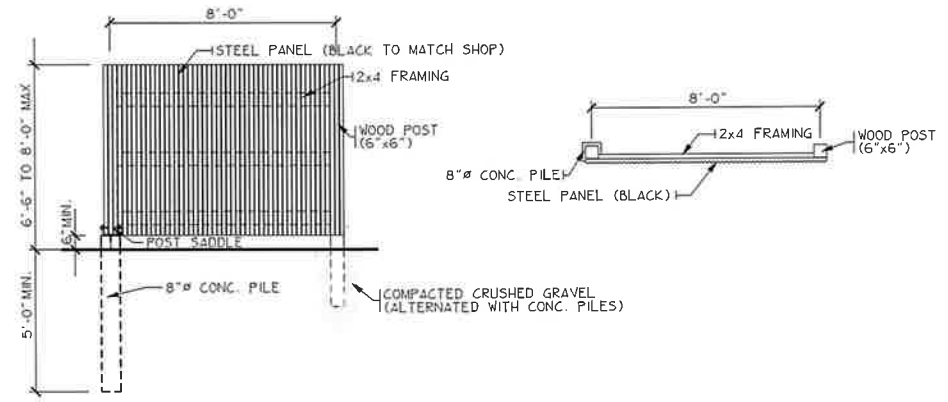




**SITE PLAN**  
SCALE: 1:500 (METRIC)



**WEST SHOP ELEVATION**  
SCALE: 1/8" = 1'-0"

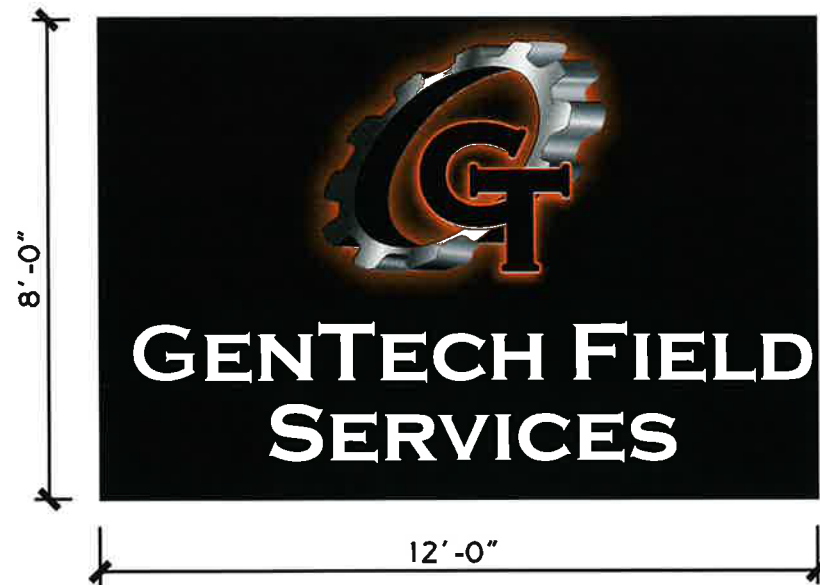


**FENCE DETAIL**  
SCALE: 1/4" = 1'-0"

<small>DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF CORNERSTONE GRAPHIC SYSTEMS INC. THE COPYRIGHT BEING RESERVED TO THEM.</small> <small>THERE IS TO BE NO UNAUTHORIZED REPRODUCTION OF THIS DRAWING AND WHEN MADE, MUST BEAR THE NAME OF CORNERSTONE GRAPHIC SYSTEMS INC.</small> <small>THIS DRAWING MUST NOT BE SCALED.</small> <small>THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE, AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO CORNERSTONE GRAPHIC SYSTEMS INC. FOR ADJUSTMENT.</small>	 a division of 	job name	date <small>(yyyymm-dd)</small>
		<b>Parobec</b>	<b>2024-05-16</b>
		Signage and Screening	scale
address	243121 16 Str E	AS NOTED	<div style="font-size: 2em; font-weight: bold; text-align: center;">1</div>
Dewinton, AB	job #	drawn	
	<b>24010</b>	SR/DR	<div style="font-size: 2em; font-weight: bold; text-align: center;">1</div>

# Specifications: Acrylic letters mounted sign cabinet

Front View

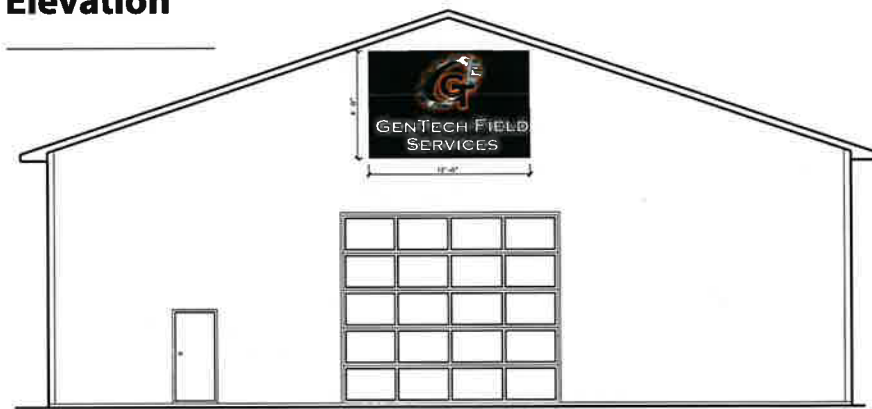


Side View



Attachment method to be determined, based on wall type.

Elevation



Total SQ. Footage : 96

**Logo shape and letters**

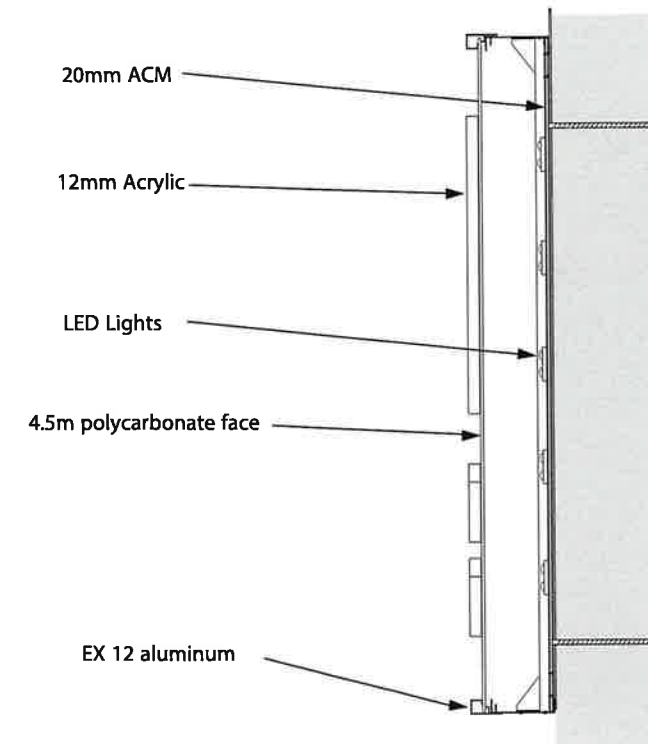
Internally lit Cabinet with Polycarbonate face and acrylic letters


**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:**

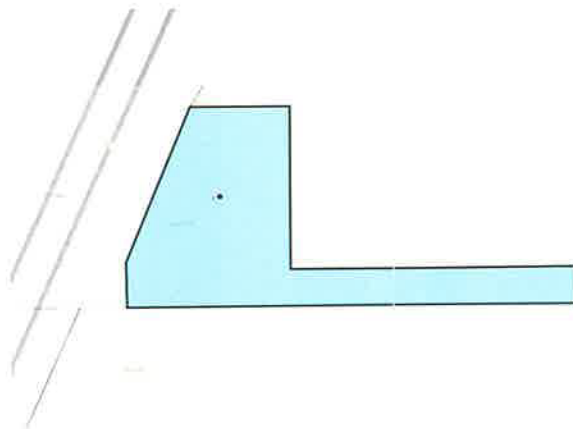
Mounted .75" acrylic, painted to match branding color.



 <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 [REDACTED]		
<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

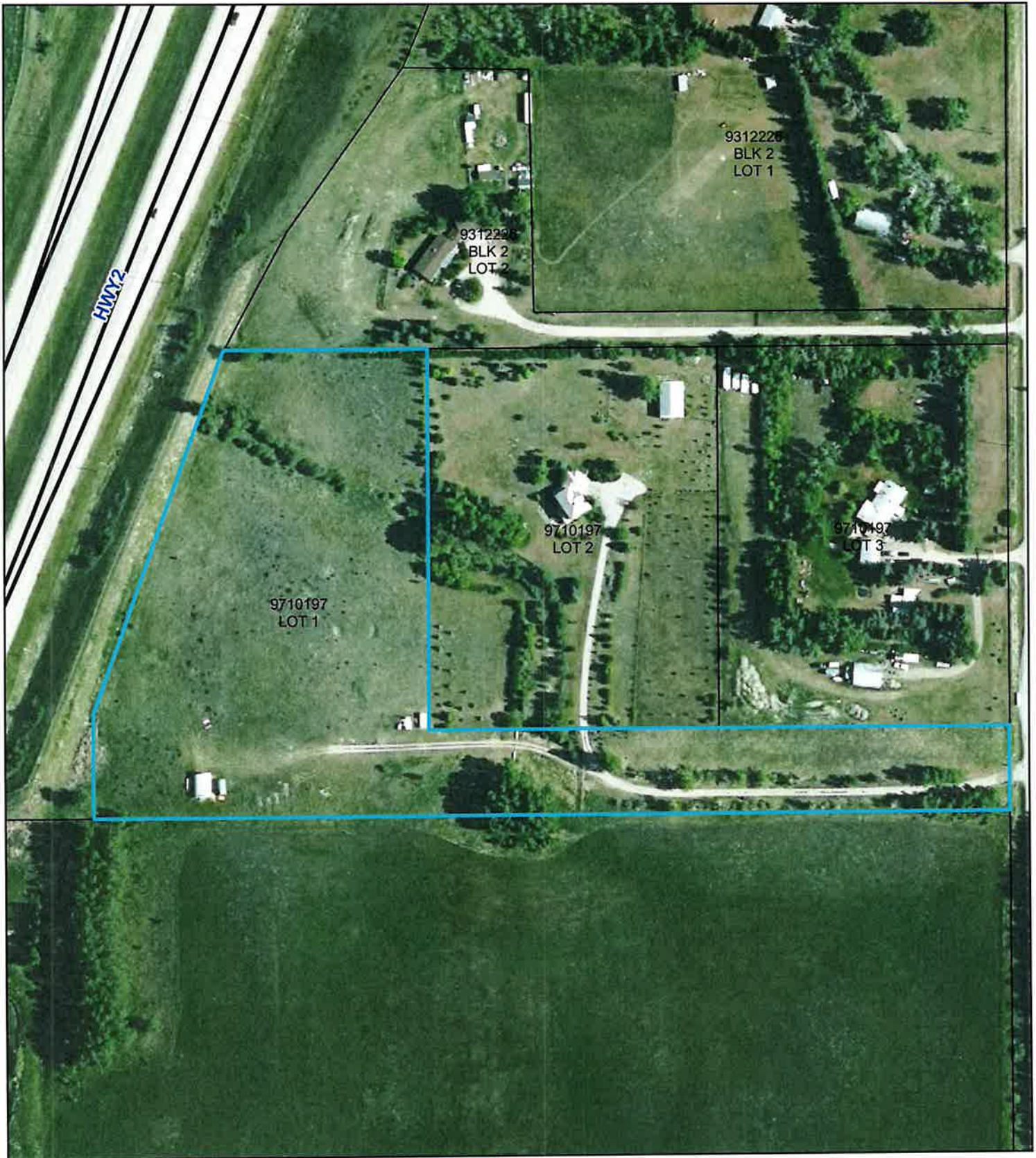
1:18,005

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# NE 32-21-29 W4M



- Legend
- Townships
  - Parcels

Date Printed: 2024-05-28

1:2,251

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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

---

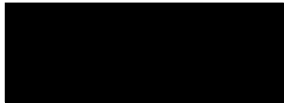
OWNERS

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.

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).

## 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)

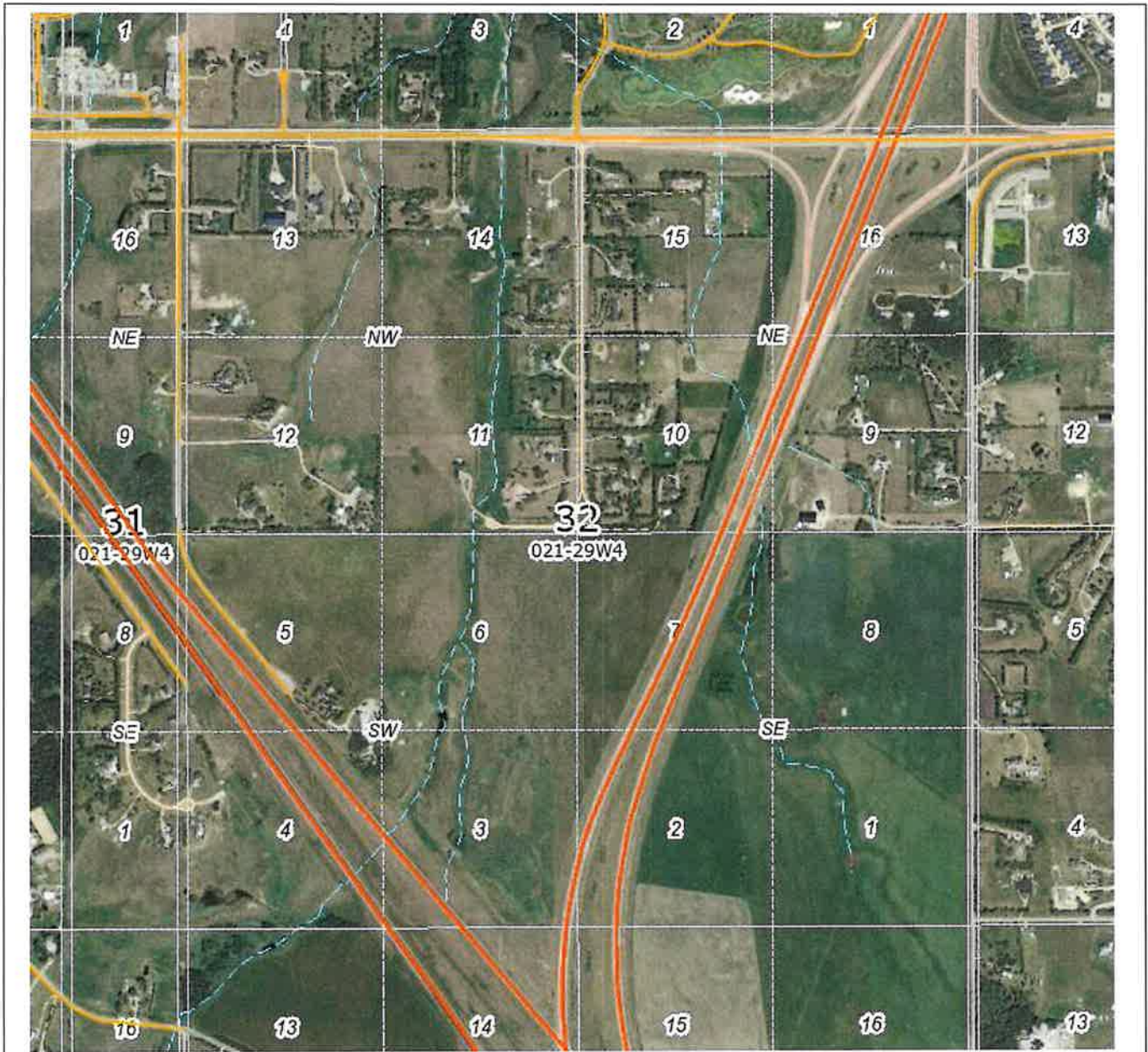
Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying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

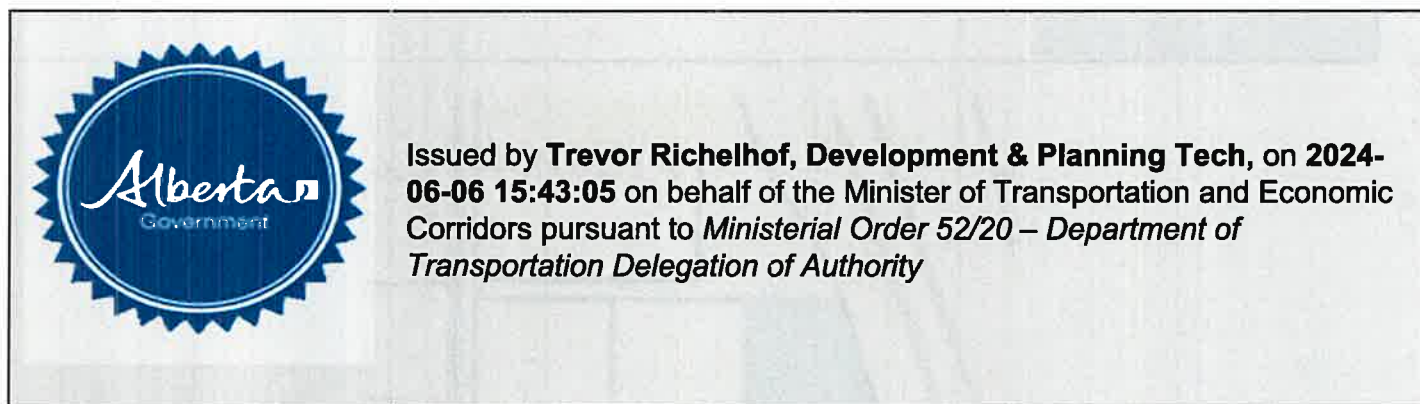
Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- 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

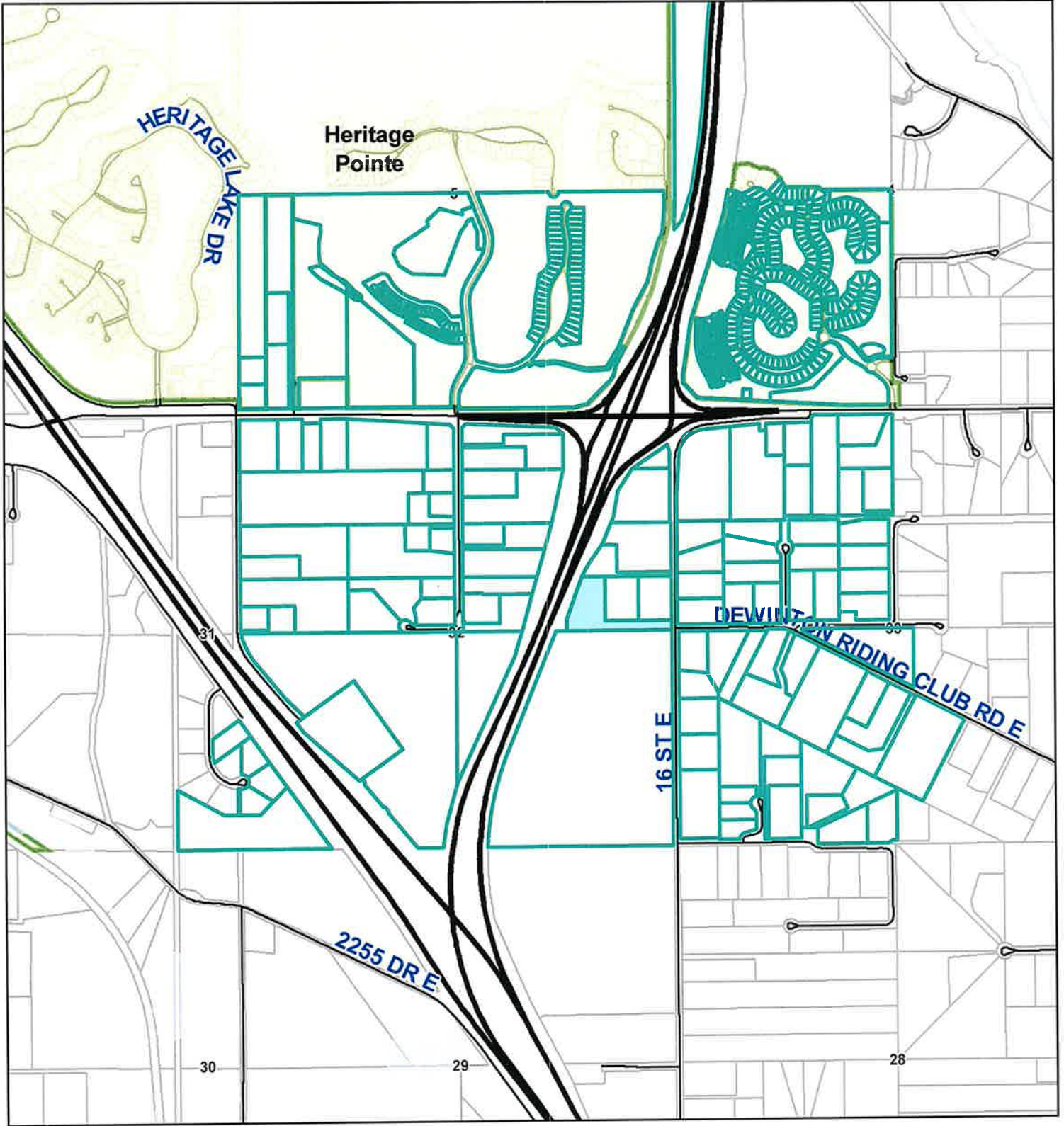
BD/as  
Encl.



Half Mile



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



**Legend**

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

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



# File No. 24D 104 Circulation List

July 25, 2024  
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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 Sharma	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

# File No. 24D 104 Circulation List

July 25, 2024  
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RollNo	MailName	Qtr-Sect-W-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. & Barmali 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



# File No. 24D 104 Circulation List

July 25, 2024  
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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

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<i>RollNo</i>	<i>MainName</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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RollNo	MailName	Qtr-Sc-Tw-Rg M	Plan-Blk-Lot	Hamlet/Subdivision	Size Unit	Zone
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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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 Cei	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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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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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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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 Nambiar	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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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 Fosstheim	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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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 Ginzler	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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<i>RollNo</i>	<i>MainName</i>	<i>Qr-Sr-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
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		Hamlet of Heritage Pointe	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

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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.

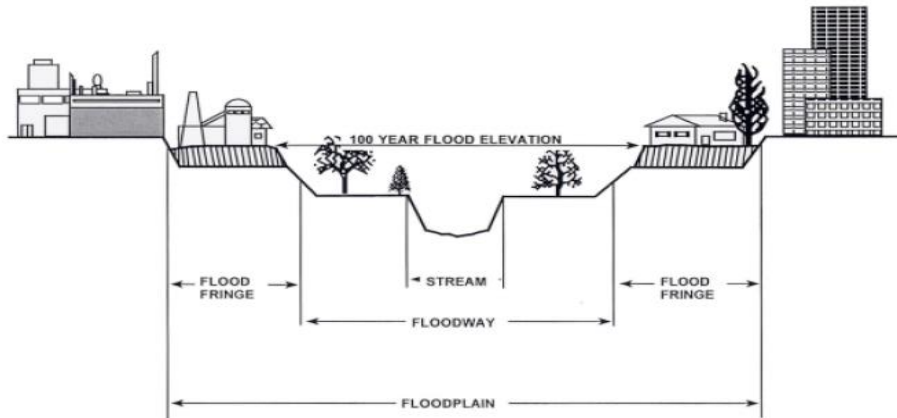
- e. Is compatible with surrounding areas in terms of land use (including the use, function, enjoyment, and value of adjacent lots), scale of development, and potential effects on the stability or rehabilitation of the area.
  - f. Is appropriate having regard for geotechnical considerations such as 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;