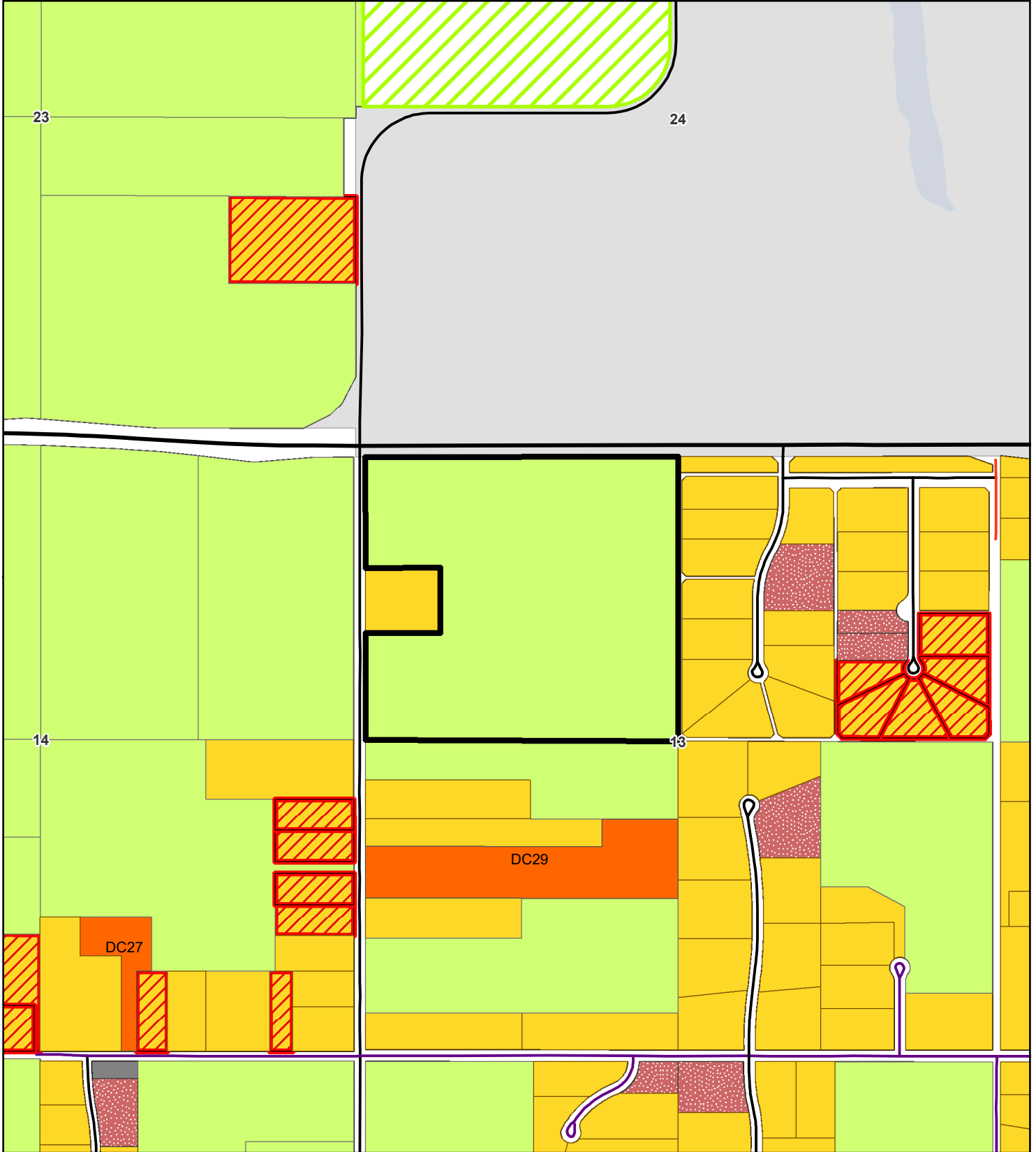




LAND USE MAP



Legend

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

Date Printed: 2024-08-21

1:13,531

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



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

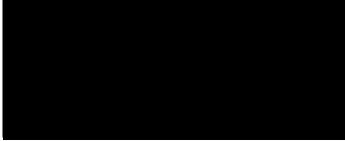
Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

July 29, 2024



COPY

Dear Sir/Madam:

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

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

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

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

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

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

Yours truly,
FOOTHILLS COUNTY

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

BD/as
Encl.

cc. Landowners- Garry & Joanne Warner

Alison Schori

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

Good afternoon,

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

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

Regards,

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



w. www.foothillscountyab.ca

Alison Schori

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

Good afternoon

Please see attached a copy of the Development Officer's Decision for 24D 116, originals to follow in the mail.
Please reply stating you have received this email and attachment.

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

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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



w. www.foothillscountyab.ca



Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

www.foothillscountyab.ca

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

THIS IS NOT A BUILDING PERMIT. Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building Bylaw. An application must be made for a Building Permit under the requirements of the Building Bylaw and a Permit must be secured before any work or construction on any building may commence or proceed.

FOR OFFICE USE ONLY

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

PART 1 APPLICANT/AGENT INFORMATION

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

PART 2 PROPOSED DEVELOPMENT

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

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

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

Details of the sign are attached

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) N/A

Size Of Proposed Building: _____ Height: _____

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

Utilities Presently On Site: N/A

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

Utilities Proposed: None

Other Land Involved In Applicat on: None

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

PART 4 DEVELOPMENT

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

Details of the sign and location are attached.

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

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

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

Date: April 23, 2024

RIGHT OF ENTRY

I, being the owner or person in possession of the above described land and any building thereon, hereby consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

April 23, 2024
 Date


 Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

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

- 4. Other information: _____

PART 5 DECISION

Date of Decision: _____ Date Application Accepted: _____

This Development Permit Application is:

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

Notice of Decision Advertised: _____

Date of Issuance of Development Permit: _____

Development Officer

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

FOOTHILLS COUNTY
- ALBERTA -

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

SCALE - 1 : 2000

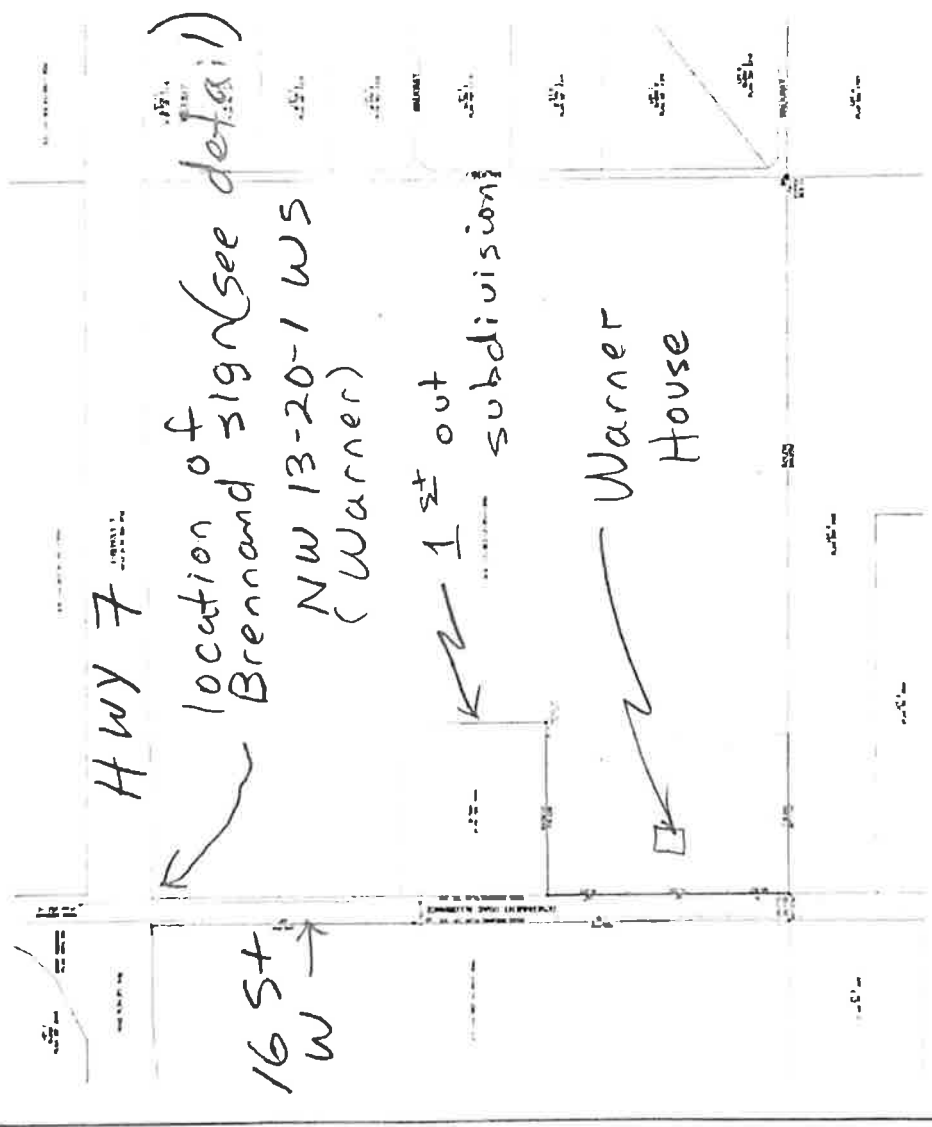
LEGEND

1. ALL RIGHTS RESERVED
2. THIS PLAN IS VALID FOR THE PURPOSES OF THE
3. ALBERTA LAND TITLE ACT AND THE
4. ALBERTA SURVEY ACT AND THE
5. ALBERTA LAND SURVEY ACT AND THE
6. ALBERTA LAND SURVEY ACT AND THE
7. ALBERTA LAND SURVEY ACT AND THE
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REGISTERED PROFESSIONAL LAND SURVEYOR
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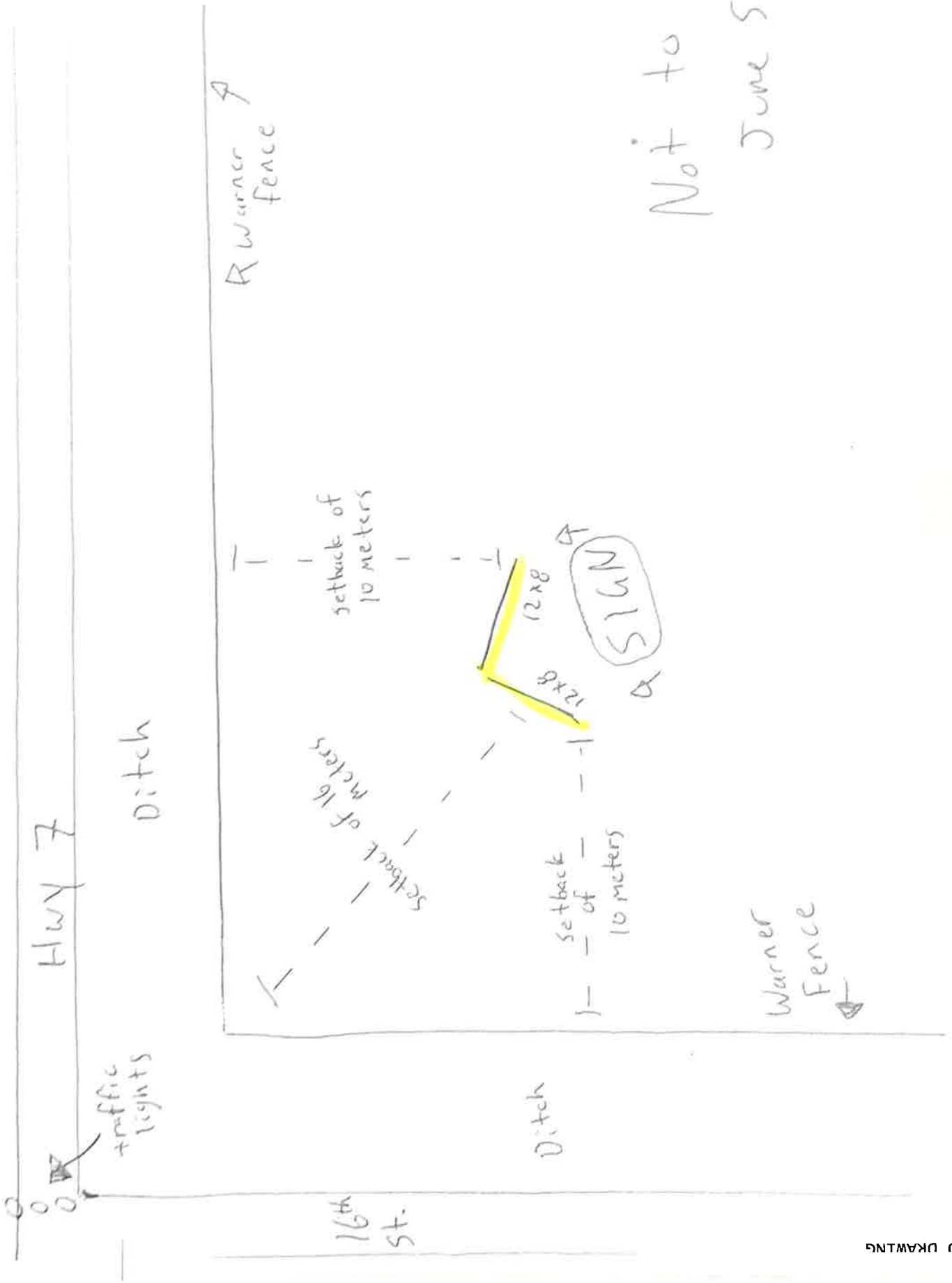


HWY 7

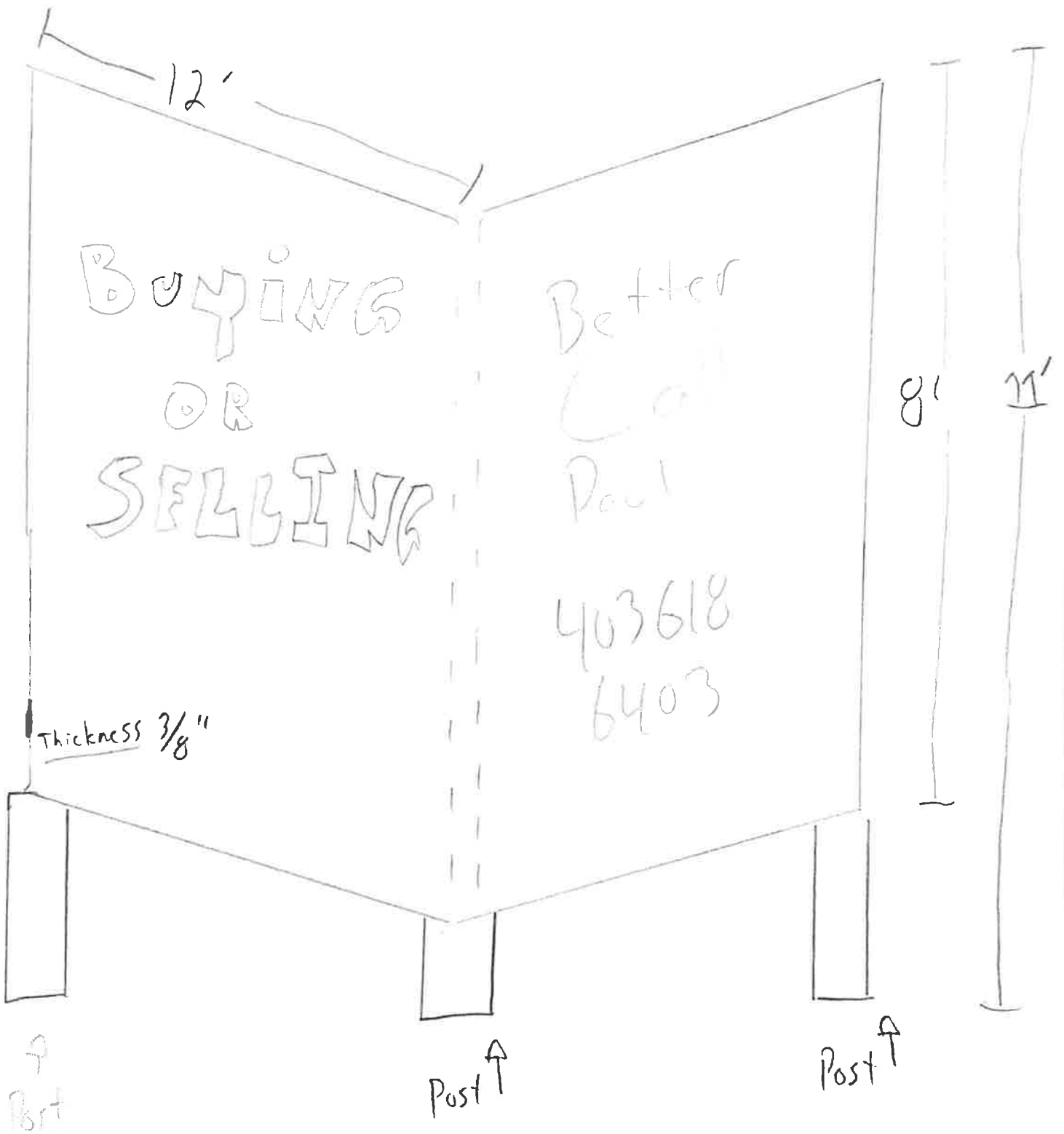
16 St W

1st out subdivision

Warner House



Not to Scale
 June 5, 2024



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

Brittany Domenjoz

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

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

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

Begin forwarded message:

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

Brittany, our answers are in capitilized for your reference.

----- Forwarded

Good Afternoon Paul,

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

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

The outstanding information required to complete the application includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The application form notes that there is no residence on the parcel however the site plan shows a residence. Please review the submission to ensure that the documents are consistent and correct.

THERE IS ONE RESIDENT ON THE QUARTER SECTION, WHICH WAS A FIRST OUT PARCEL OF DIFFERENT OWNERSHIP. THE RESIDENTS LOCATION IS NOTED ON PAGES 3-5 OF THE ORIGINAL APPLICATION

7. Setbacks for the sign need to be included on the site plan. Are there any Road Acquisition Agreements or Service Road agreements registered on title that may impact the location of the sign?

WE PLAN TO MOVE THE SIGN TO BE NO CLOSER THAN 10 M ONCE CONDITIONS DRY TO GET A PICKER ON SITE. WE ARE NOT AWARE OF ANY ROAD AGREEMENTS WITHIN THE NW 13, HOWEVER, ATCO HAVE A BURIED GAS LINE IN PROXIMITY BUT, AS OUR SIGN IS NOT BELOW GROUND, AND EASILY MOVED, THERE IS NO IMPACT ON ANY SERVICE AGREEMENTS

8. Both sections of the Abandoned Well Site form have been completed. Please cross out whichever section is not correct and attached the required map.

THE FORM HAS BEEN REVISED TO ONLY REFER TO THE TOP PORTION AND IS ATTACHED.

9. The credit card authorization form does not provide an amount. The application fee is \$625. Please either provide a revised form with the amount or provide authorization for me to write in the amount for processing. YOU HAVE OUR AUTHORIZATION TO WRITE IN THE 625 FEE.

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

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

Thank you,

Brittany Domenjoz,

Planning & Development Officer / Business Licence Officer

P. (403) 603 6242

Please note that I am not in the office on Fridays

**BUYING OR
SELLING?**



PAUL EITHMANN

**BETTER
CALL
Paul**



403-618-6403

**BUYING OR
SELLING?**



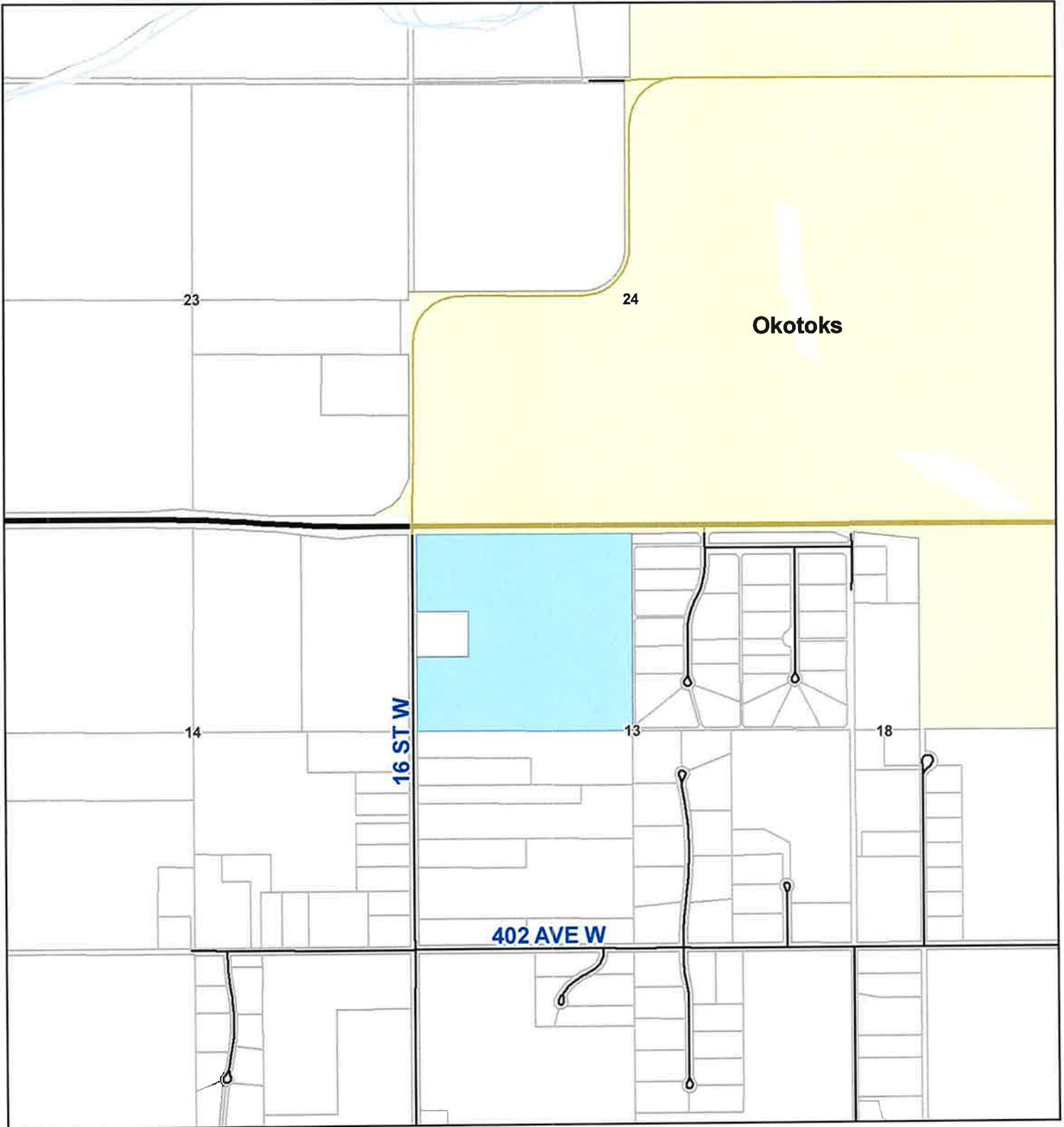
**BETTER
CALL
Paul**






403-618-6403



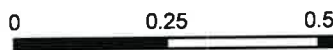
Location Map NW 13-20-01 W5M



Legend

-  Roads
-  Highway
-  Parcels
-  Subject Parcel
-  Town

Date: 2024-06-10



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Data Sources include Municipal Records and AltaLIS: 



Ortho NW 13-20-01 W5M



0813144
BLK 1
LOT 2

Okotoks



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2024-06-10

0



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



LAND TITLE CERTIFICATE

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

LEGAL DESCRIPTION

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

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

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 901 299 075 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
001 111 570	29/04/2000	SUBDIVISION PLAN		

OWNERS

GARRY R WARNER

AND

JOANNE E WARNER

BOTH OF:



AS JOINT TENANTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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

TOTAL INSTRUMENTS: 001

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

ORDER NUMBER: 50744956

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

Alison Schori

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

Good morning ,

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

This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of June 5, 2024

Please note, this is not an approval of your permit, but indicates that your application has been accepted by the County and will now proceed to the next stages of the development permit process.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Brittany.Domenjoz** at Brittany.Domenjoz@foothillscountyab.ca .

Regards,

Foothills County
Planning & Development

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



w. www.foothillscountyab.ca

If no wells are listed on-site:

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

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

 Owner/Agent

DATED: this 23 day of April, 2024.

OR

If wells are listed on-site:

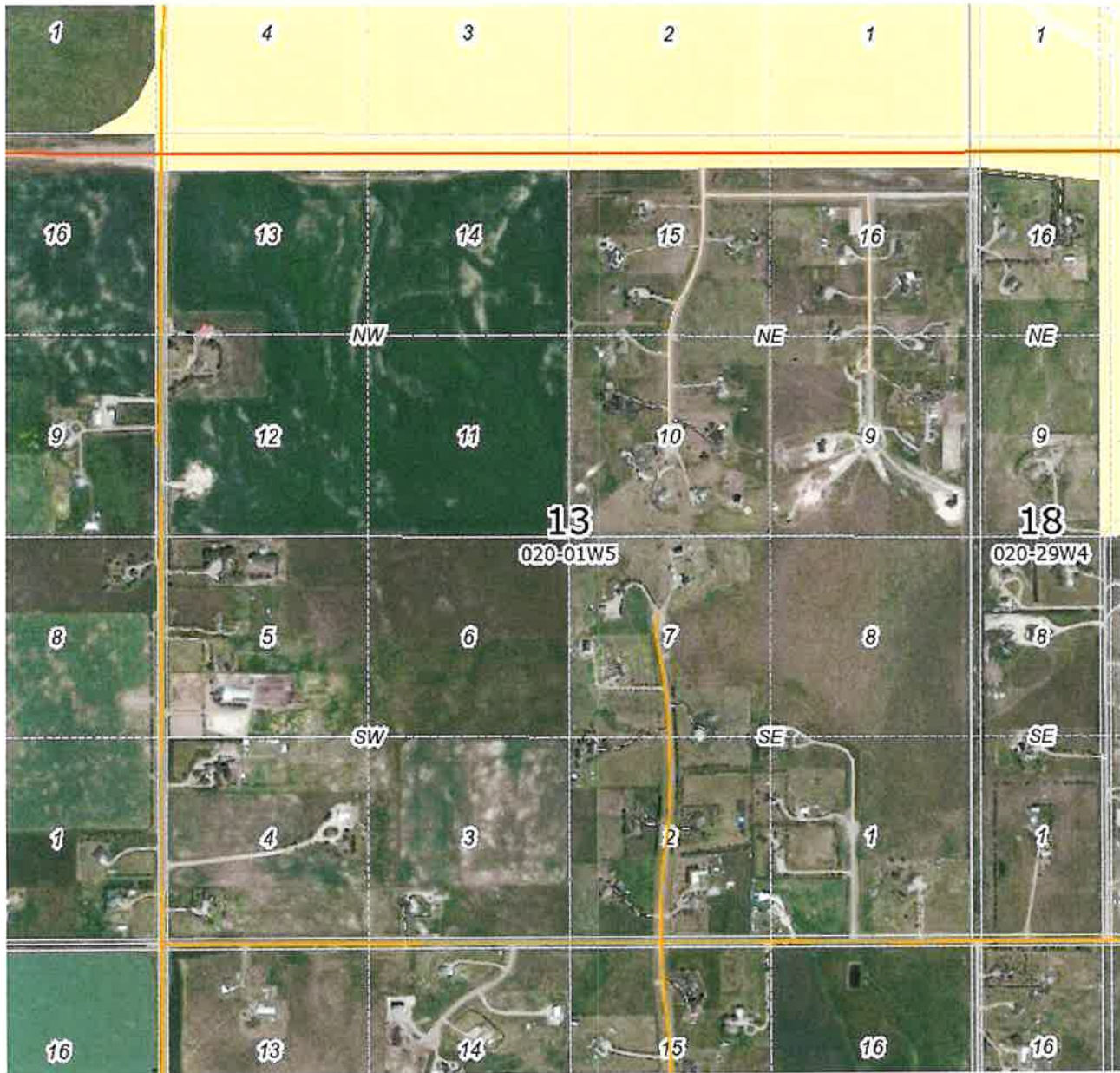
I, ~~Fred Breanand~~ being the registered
 Owner(s) or agents acting on behalf of the registered owner(s)
 of ~~NW section 13 township 20 range 1 W5~~
 (Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, written confirmation that I have contacted the licensee for each well and that the exact location of each well has been confirmed, a sketch of the proposed development incorporating the necessary setback area for each well, and a statement confirming that abandoned wells will be temporarily marked with on-site identification to prevent contact during construction, if the development will result in construction activity within the setback area.

 Owner/Agent

DATED: this ~~23~~ day of ~~Apr~~, 2024.

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



Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 5/27/2024

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

Date Date (if applicable)

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

Scale: 18,055.95

0 20 Kilometers 0

Projection and Datum:
WGS84 Web Mercator Auxiliary Sphere





LETTER OF AUTHORIZATION

I (We), Garry & Joanne Warner being the owner (s)
registered on the title of Lot _____ Block _____ Plan _____
NW NE / SE / SW, Section 13, Township 20, Range 1, W 5 M
give Paul Brennand permission
to act on my (our) behalf for the purposes of the Development Permit application affecting
the above noted property as submitted to the Foothills County.

April 23, 2024
Date

Signature

April 23, 2024
Date

Signature

Date

Signature

for
file

DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

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

File Number: 24D 116

Date: June 12, 2024

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

Legal: N/A

Description: Ptn: NW 13-20-1 W5M

Parcel Size: 137.13 Acres

Proposal: Commercial Sign, Existing

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

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

30 DAY CIRCULATION

Contact: Brittany Domenjoz Brittany.Domenjoz@foothillscountyab.ca

Application to be referred to:

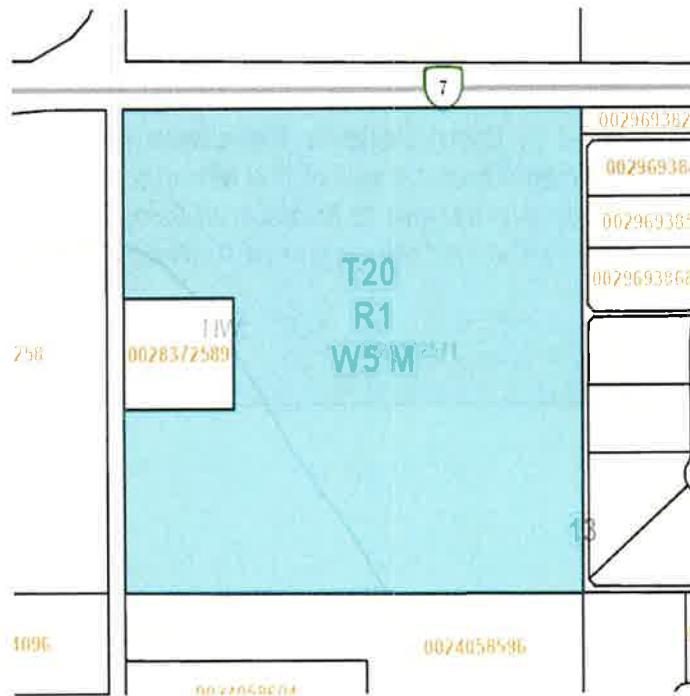
Division Councillor	_____	Economic Development	_____
Development Officer Site Insp.	_____	AB Comm. Development	_____
Alberta Health Services	_____	AB Energy Regulator	_____
Alberta Transportation	X	AB Agriculture & Forestry	_____
AB Environment	_____	AB Agriculture, Sustainable Resource	_____
Public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

Notes: _____

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

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



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

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

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

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

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

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



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

Brittany Domenjoz

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

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

Good morning,

The Town has no comments on this application.

Colton

Colton Nickel, M.Plan, RPP, MCIP

Planner
Community Growth and Investment
Town of Okotoks
P: 403.995.6310

Friendly, Charming. Unique. | visit okotoks.ca

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

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

Good Afternoon,

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

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at Brittany.Domenjoz@foothillscountyab.ca .

Regards,

**Foothills County
Planning & Development**

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



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT - CIRCULATION RESPONSE

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

PROPOSAL INFORMATION:

Development Permit

- Internal Road Proposed: _____
- Construction on Road Allowance Proposed: _____
- Approaches exist on: _____
 - Other: _____

Information pertaining to roads on side of the subject lands:

Servicing Comments or Review required:

- Other: _____
- Road Widening -

OTHER COMMENTS:

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

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

Thank you,

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

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

ADDITIONAL ROAD WIDENING REQUIRED:

No Caveat Survey Out

Amount _____ m Location of Widening Required: N E S W

Other: _____

No Caveat Survey Out

Amount _____ m Location of Widening Required: N E S W

Other: _____

See reverse side.....

Alison Schori

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

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

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

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

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

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

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

Ref:MSG21645810_wSvN BG2zYPB0rr8TY1S

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

Alison Schori

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

Good Afternoon,

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

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at Brittany.Domenjoz@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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



W. www.foothillscountyab.ca

Alison Schori

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

Good Afternoon,

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

Should you have any questions or comments, please direct them to **Brittany Domenjoz** at Brittany.Domenjoz@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7

P. (403) 652-2341 | F. (403) 652-7880



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Man-Made Water Bodies:

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

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

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

Signs:

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

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

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

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

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

Patio/Decks:

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

Public Utilities:

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

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

Temporary Uses:

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

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

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

9.24 SIGNAGE

Definitions for this Section:

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

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

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

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

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

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

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

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

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

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

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

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

General Provisions:

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

General Sign Regulations:

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

Signs requiring a Development Permit:

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

Prohibited Signs:

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

Signs – Offences:

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

9.25 SITE RECLAMATION

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

9.26 SPECIAL EVENTS

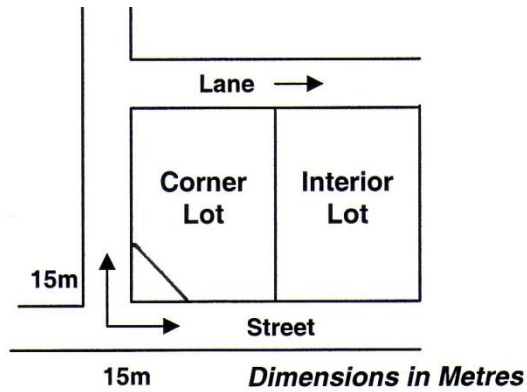
- 9.26.1 No person shall operate, maintain, hold, conduct, promote or advertise a Special Event in the County unless he or she has first obtained a Development Permit and special event permit from the County in respect of such activity.
- 9.26.2 Special Events must be in accordance with *Bylaw 11/97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

9.27 SPECIAL SETBACK REQUIREMENTS

General Provisions:

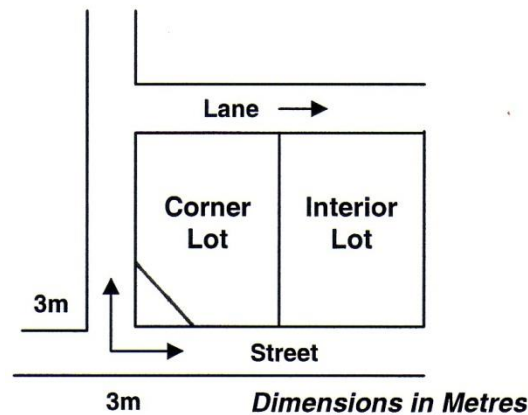
- 9.27.1 The minimum setback distances required for front, side, and rear yards do not apply to driveways, sidewalks, or steps with associated landings under 0.6m (2 ft.) above grade, wholly within the lot.
- 9.27.2 At grade (less than 0.60m (2ft) attached patios and decks may be constructed to within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

Figure 9.27.9 A



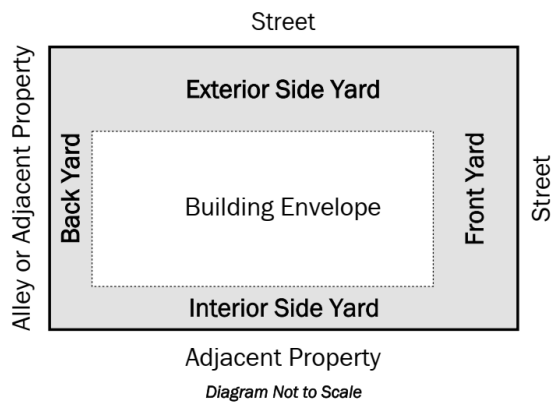
- b. within all other Residential and Commercial Districts not noted above, all Industrial Districts, Service, Districts, and Utility districts which lie within a triangle as illustrated on the sketch shown below:

Figure 9.27.9 B



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

Figure 9.27.10 A



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

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

Environmental Considerations:

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

Setbacks to Municipal Utilities and Services:

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

PART 6 LAND USE DISTRICTS

SECTION 12 AGRICULTURAL DISTRICTS

12.1 AGRICULTURAL DISTRICT

A

12.1.1 PURPOSE AND INTENT

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

12.1.2 SUB-DISTRICT

12.1.2.1 Parcels may include the following sub-districts in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district:

- a. Sub-district “A” is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district “A”.

12.1.3 GENERAL REQUIREMENTS:

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

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

Foothills County Land Use Bylaw |

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

12.1.6 LAND USE REQUIREMENTS

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

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

c. Maximum Parcel size:

- i. None.

12.1.6.3 Required Developable Area:

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

12.1.6.4 Utility Servicing Criteria

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

12.1.7 DEVELOPMENT REQUIREMENTS

12.1.7.1 Maximum Lot Coverage

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

12.1.7.2 Maximum Dwelling Unit Density

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

12.1.7.3 Minimum Yard Setback Requirements

a. Front Yard Setbacks:

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

b. Side Yard Setbacks:

- i. 15m (49.21 ft.) from the property line.

c. Rear Yard Setbacks:

- i. 15m (49.21 ft.) from the property line.

- d. In addition, if the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

12.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

12.1.7.5 Other Minimum Setback Requirements:

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

12.1.7.6 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory Buildings and Arenas:
 - i. 10.67m (35 ft.)
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);

12.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

12.1.8 EXCEPTIONS: