



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: MARCH 12, 2025

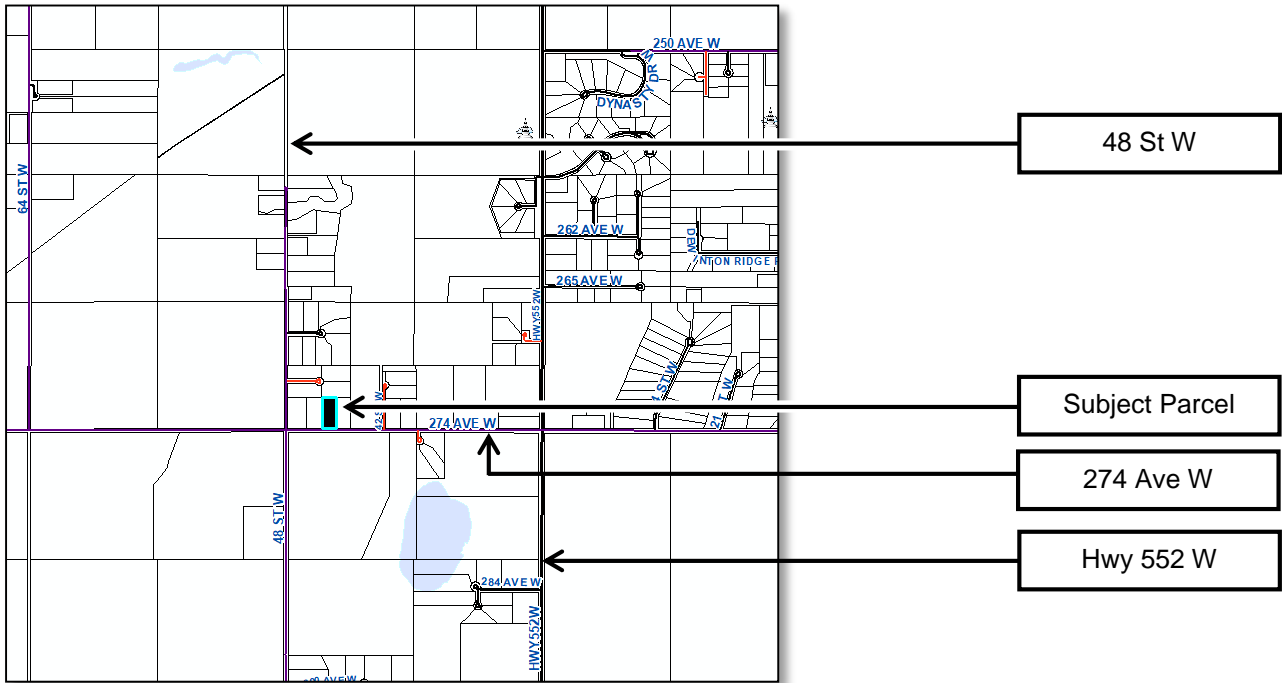
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT APPLICATION FILE NUMBER: 25D 013
LANDOWNER(S): MATTHEW & ELIZABETH GAMBLE
PROPOSAL DESCRIPTION: HOME BASED BUSINESS, TYPE III
LEGAL DESCRIPTION: SW 27-21-1 W5M; PTN. PLAN 0312338, BLOCK 6, LOT 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 4.42 acre Country Residential District parcel, located adjacent to and north of 274 Ave W, 220 m east of 48 St W, and 1.3 km west of Highway 552 W.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the operation of a welding business, operating under the criteria of a Home Based Business, Type III.

The application identifies:

- Welding operation to be located within the existing accessory building. Fabrication on welding projects on-site as well as off-site projects;
- Typical hours of operation are identified as: 8am to 4pm Monday to Friday;
- 2 non-resident employees;
- Deliveries of materials are anticipated as 1-5 time per week;
- Occasional customer business visits are anticipated, approximately 1 time per month;
- Onsite storage of business vehicles includes 4 welding pickup trucks and 1 trailer stored within the fenced area, as identified on the accepted site plan;
- Outdoor storage of materials such as: pipe and welding gas canisters will be stored within the fenced area, as identified on the accepted site plan;

Home Based Business, Type III is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Home Based Business, Type III, on the subject parcel being a portion of SW 27-21-1 W5M; Plan 0312338, Block 6, Lot 3 has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

This approval allows for the development and use of SW 27-21-1 W5M; Plan 0312338, Block 6, Lot 3 for:

- a. Benco Welding business operating under the criteria for a Home Based Business, Type III, in accordance with the submitted and accepted Development Permit Application;
- b. Hours of Operation are to be from 8 a.m. to 4 p.m. Monday to Friday;
- c. Maximum of 2 non-resident employees;
- d. No more than 6 business visits per day;
- e. 4 pickup trucks, 1 trailer and 1 fork lift stated as business vehicles;
- f. All outdoor storage to be kept within fenced area.

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing development used in conjunction with the business;
3. The applicant is required to maintain an annual business license with Foothills County;
4. All waste materials are to be handled and disposed of under guidelines provided by governing Provincial regulatory bodies, at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Garbage and waste must be stored in weatherproof and animal proof containers and must be fully screen from neighboring lands;
5. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

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

1. Development shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy as a single family dwelling;
2. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
3. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;

NOTES:

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