



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: MARCH 12, 2025

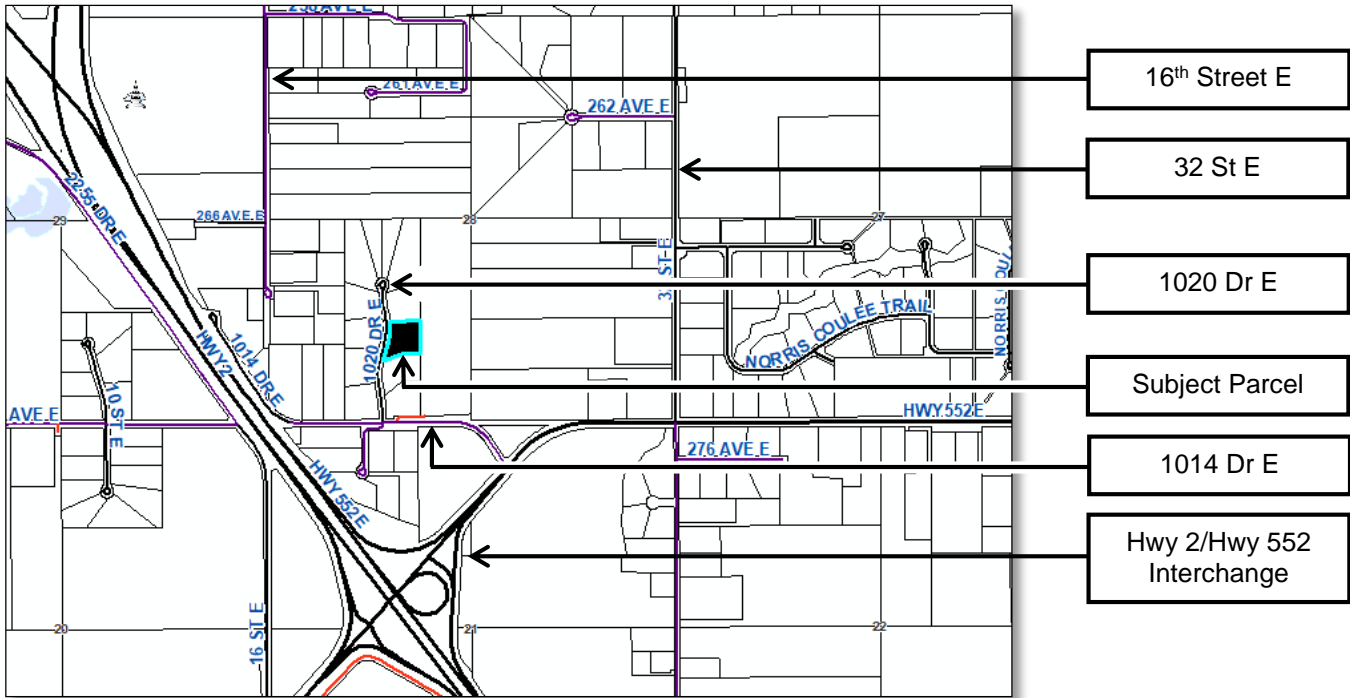
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT APPLICATION FILE NUMBER: 25D 010  
LANDOWNER(S): BRANDON HUMTING  
PROPOSAL DESCRIPTION: HOME BASED BUSINESS, TYPE III  
LEGAL DESCRIPTION: SW 28-21-29 W4M; PTN. PLAN 9910867, BLOCK B, LOT 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 4.22 acre Country Residential District parcel, located adjacent to and east of 1020 Dr E, 225 m north of 1014 Dr E, 700 m north of the interchange of Highway 2 and Highway 552, and 1 km west of 32 St E.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

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

The application identifies:

- Custom concrete work is described as sidewalks, patios and driveways on location. The site is prepared and concrete delivered to the job site. The subject parcel will see work to prepare for onsite work, and work following a job such as preparing wood forms to be reused for future jobs;
- Seasonal work from May to October;
- All work is done off-site with the subject parcel being used for preparation and storage;
- No customers will be on site;
- No deliveries are anticipated;
- 1 part time employee from May to October is anticipated;
- Storage of business related equipment and materials such as 1 ton truck, 14' dump trailer, lumber, rebar and small quantities of gravel and dirt, as per the accepted storage locations identified on the site plan;
- Additional small tools to be stored in the home garage and adjacent shed;
- Typical hours of operation are identified as: 6 days a week, 8am-6pm.

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 28-21-29 W4M; Ptn. Plan 9910867, Block B, 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 28-21-29 W4M; Ptn. Plan 9910867, Block B, Lot 3 for:

- a) Humting Custom Concrete, a custom sidewalk, patio, driveway installation company operating under the criteria for a Home Based Business, Type III; in accordance with the submitted and accepted Development Permit application and the conditions and requirements included herein;
- b) Hours of operation are identified as: 6 days a week, 8am-6pm;
- c) Maximum 1 non-resident employee;
- d) No more than 6 business visits per day;
- e) Storage of business related equipment, materials and vehicles as per the accepted storage locations identified on the site plan;

**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 applicant is required to maintain an annual business license with Foothills County;
3. Screening for the outdoor storage areas is to be completed as per the submitted landscaping and screening plan to the satisfaction of the Development Authority;
4. If landscaping is used for screening, the applicants are to ensure that the vegetation is maintained in order to support visual screening from adjacent lands and roadways. Should proposed and-or existing vegetation on the subject property be removed or reduced in a way that no longer conceals the storage locations from adjacent lands and roadways, the landowner must replace with similar or greater material(s) in order to ensure that the same or great visual screening is maintained;
5. The applicant is not permitted to stockpile dirt;
6. 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;
7. 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 is to comply with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times;
2. The applicant is responsible to maintain an annual business license;
3. All on site business operations shall be wholly contained within the boundaries of the legally titled lot. Internal access roads for business related traffic, sufficient parking, and turnaround space shall be provided within the boundaries of the titled parcel. Laneways and loading areas must be kept free of all debris, materials and/or equipment, and it is the landowner's responsibility to ensure that access for fire department apparatus is provided for at all times;
4. Containers for garbage and recycling materials that are located outdoors shall be weatherproof and animal-proof and must be visibly screened from adjacent lands.  
Waste materials shall be disposed of at an approved waste disposal or recycling site and are not to be returned to this property for secondary processing and/or distribution.  
Secondary containment for fluids shall be implemented wherever appropriate;
5. 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;

## NOTES:

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