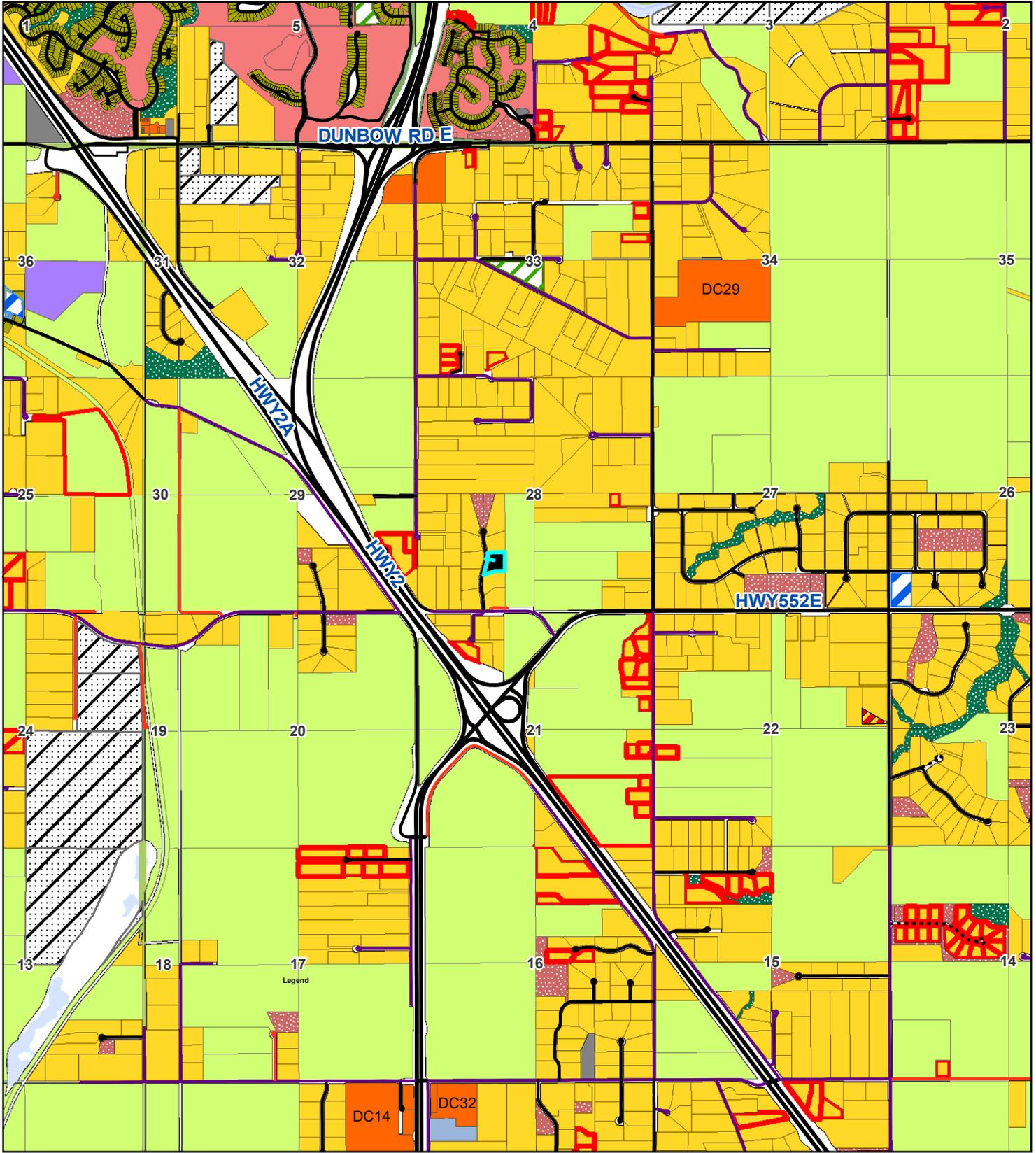




# Land Use Map



- |                                |   |
|--------------------------------|---|
| A- Agricultural                | DC - Direct Control                         |
| AA- Agricultural Sub A         | ER- Environmental Reserve                   |
| BP- Business Park              | OS- Open Space                              |
| CMC- Community Commercial      | INR- Natural Resource Extraction            |
| CR- Country Residential        | MR- Municipal Reserve                       |
| CRA- Country Residential Sub A | REC- Recreation                             |
|                                | PUL- Public Utility                         |
|                                | RC- Residential Community District          |
|                                | RCA- Residential Community Sub-district "A" |

Date Printed: 4/9/2025

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and AltaLIS.  
© Foothills County 2025



# Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

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

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

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

FOR OFFICE USE ONLY	
Fee Submitted: <u>500.00</u>	Application No: <u>250010</u>
Receipt No.: <u>430829</u>	Tax Roll No: <u>2129282650</u>
Date Received: _____	Date Deemed Complete: <u>Jan 13, 2025</u>

### PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Branden Hunting

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

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

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

Legal Land Description: Plan 9910867, Block B, Lot 3, LSD \_\_\_\_\_, Quarter SW, Section 28, Township 21, Range 29, West of the 4 Meridian.

Registered Owner of Land: Branden Hunting

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.

NA

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**PART 3 SITE INFORMATION**

Area Of Lot: (In Acres Or Hectares) 4.22 Acres

Size Of Proposed Building: NA Height: \_\_\_\_\_

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

Utilities Presently On Site: Yes

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

Utilities Proposed: NA

Other Land Involved In Application: \_\_\_\_\_

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.):

Site Plan,

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimated Date of Commencement: NA Estimated Date of Completion: NA

I, Brandon Hunting

hereby certify that I am:

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

Date: Dec 21 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.

Dec 21 2024 \_\_\_\_\_

Date Signature of Owner or Authorized Agent

**FOR OFFICE USE ONLY**

1. Land use district: CR
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: March 12/25 Date Application Accepted: Jan 13/25

This Development Permit Application is:

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

Notice of Decision Advertised: March 12/25

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.**

## Additional Info about business

1. A Site Plan is included
2. I do custom concrete construction. I work at the job location and work for 5 months from May to October. No work is done in the winter
3. All work is done off site, I only store materials and equipment on my property
4. I store a few smaller things in my home garage and shed. I don't have any buildings for the business
5. There are no proposed buildings
6. I have 1 part time employee that is employed from May to October
7. No goods are being produced on site
8. I park my truck and trailer in the field, that is also where I load and unload materials
9. I have one 1 ton dually with a 14' dump trailer. Customers never come to my home and my employee very rarely ever comes by
10. There are no deliveries to my property
11. In the summer I usually work 6 days a week about 8am – 6pm. But all work is carried out on the job location, not at my property
12. I don't need any water for my business activities
13. No work is done on site so garbage is very minimal and gets tossed in with my personal garbage. My wife works at Waste Management and takes the garbage in once or twice a week.  
  
I store lumber, rebar, gravel and some dirt outside in the field. Lumber and rebar piles are less than 2ft tall and there is usually 1 pile of gravel and 1 pile of dirt that are about 5yds each, give or take.  
  
I plan to put up some 4-6ft spruce trees spaced 5m apart to provide some screening for the field that I store materials in
14. I don't make excess noise, dust or water needing drainage
15. Not Applicable
16. No grading will be done to the property
17. I am the land owner

## Stacey Kotlar

---

**From:** [REDACTED]  
**Sent:** Friday, January 10, 2025 1:58 PM  
**To:** Stacey Kotlar  
**Subject:** RE: Development Permit Application  
**Attachments:** Pic2.jpg; Pic3.jpg; Pic4.jpg; Pic1.jpg; Letter of Authorization.pdf

Hey Stacey,

1. Ok, no problem. I have attached that file.
2. I do mainly sidewalks, patios and driveways, always at the job location. I prep the ground work by digging out dirt and putting in gravel, rebar and formwork. Then I order a concrete truck to come to the location and pour the concrete. All work is done at the location of the project.
3. At my property I store materials to prep for concrete, which include lumber for formwork, rebar, gravel and some equipment such as a skid steer, mini skid steer and a dump trailer. I usually get gravel delivered to the work site but sometimes have a little extra that I bring home to use if I have a smaller job to do that doesn't require getting a dump truck load.
- ✦ Sometimes I excavate a job and the dump closes before I am finished or I have a very small load of dirt, so I will dump it at my place to be taken to the dump at a later time. The lumber formwork gets reused.
4. I have some tools like a pressure washer and power trowel that I keep in my garage during the summer when I am working. In the winter I move them to the bigger shed so I can park my vehicles in the garage. The 2 smaller sheds don't have any business things in them. I also keep many small tools and supplies in my garage.
5. No companies are delivering things out here. I pickup my own materials.
6. Gravel rebar and lumber are to be used in the jobs I do. The dirt is not for onsite work. I do use it around the property to fix up areas but generally it is only there temporarily until I take it to the dump.
7. Yes, that area is lumber and rebar and the piles are usually only 1' tall.
8. The gravel parking pad is an area I graveled for me to park my personal vehicles. It has nothing to do with the business and I don't have visitors regarding business. I do park my skid steer there in the winter as I use it to clear the snow from my driveway
9. I wasn't planning on planting anything to the north because there is some trees there already and the neighbor also has some trees on their property. I have attached a couple pictures of the area looking to the north.

The attached pics show the following,

Pic 1 is from the street looking towards my property

Pic 2 is facing North from the middle of my field. It shows the gravel pile, neighbors house and the existing trees

Pic 3 is standing at the parking pad facing north. It shows the storage piles, gravel and neighbors house

Pic 4 is facing the storage piles from the middle of the field

Hopefully this all makes sense. Let me know if you need anything else from me.

Thanks  
Brandon Humting

---

**From:** Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>  
**Sent:** Thursday, January 9, 2025 10:14 AM  
**To:** [REDACTED]  
**Subject:** FW: Development Permit Application

Good morning Brandon,

I have been assigned as the file manager for your Development Permit application.

Thank you for the information that you have already submitted. I have some clarifying questions to help me fully understand the scope of the permit. Please excuse my ignorance to your business/line of work.

1. All Development Permits require the signature of all parties on title. I can see that Shelly is also on title for this property. Could you please have her sign the Authorization attached. That one signature will allow you to act on her behalf.
2. I'm sorry that I don't know much about concrete construction. Please help me have a better understanding of what you do. Do you make the concrete on site, or at home before you go to the work site? What kind of work are you doing, driveways and patios?
3. You store materials to create the concrete or just the tools to work the concrete? What are the piles of dirt, gravel for? How much material are you going through in a season of May to Oct?
4. You mention storage of smaller things in your garage and shed. Could you be a bit more specific about what is being stored. Also there are three sheds, which is being used for the business (though I appreciate not wholly being used for business).
5. You state that there are no deliveries to the property. How does the dirt, gravel, lumber and rebar arrive on the property? How often is new materials arriving on the property?
6. The materials on the property, dirt, gravel, rebar, lumber. Is this new material to be used? Or is this demoed material? Or both?
7. Storage Area 22 x 4. What is being stored here? Is this the lumbar and rebar? Anything else?
8. Gravel parking pad 9x9. What is parking there?
9. Screening is a big thing with Home Based Businesses. Especially given that your piles of work materials are right on the public road. I have attached the Screening Bylaw to share what our expectations are. If you could take a look and create a plan for how you can screen your business activity from the residential area that surrounds you. I see that you have proposed spruce trees 5m apart long the front of the property. Is there any plans for the north property line?
10. The last item I have attached is the Community Standards Bylaw Brochure. I attach this as this permit is a result of enforcement.

As this application requires more information, I am deeming this application incomplete. The Municipal Government act requires that I deem a file complete or incomplete within 20 days of its submission. We will work together to move this forward.

**RE: SW 28-21-29 W4M; Plan 9910867, Block B, Lot 3 (the property)**  
**NOTICE OF INCOMPLETE APPLICATION – Development Permit Application**  
**Home Based Business Type III**

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Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete. This letter is being sent to serve as notice of acknowledgement that the application as noted above is considered **incomplete** as of **January 9, 2025**.

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

1. **Answers to the above 10 questions/clarifications**

The above listed information must be submitted to the undersigned by end of day on **January 23<sup>rd</sup>, 2025**. Failure to submit the information listed above will result in the application as noted above being deemed **refused as incomplete** and will lead to further enforcement pursuant to the Warning Letter issued to the property on January 12, 2024. Further enforcement action will be taken as required including but not limited to issuance of a stop order, fines, and seeking a court injunction.

If you require more time to gather the above listed information, please contact the undersigned.

You are encouraged to contact me with any questions that you may have.

Sincerely,  
Foothills County

**Stacey Kotlar**  
Planning & Development Officer  
Foothills County  
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7  
t: (403) 603-6207 f: (403) 652-7880  
[www.foothillscountyab.ca](http://www.foothillscountyab.ca)



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



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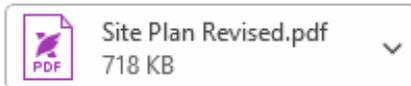
## RE: Development Permit Application



[Redacted Name]

To  Stacey Kotlar

 Follow up. Start by Monday, January 27, 2025. Due by Monday, January 27, 2025.  
You replied to this message on 1/27/2025 4:15 PM.



Hey Stacey,

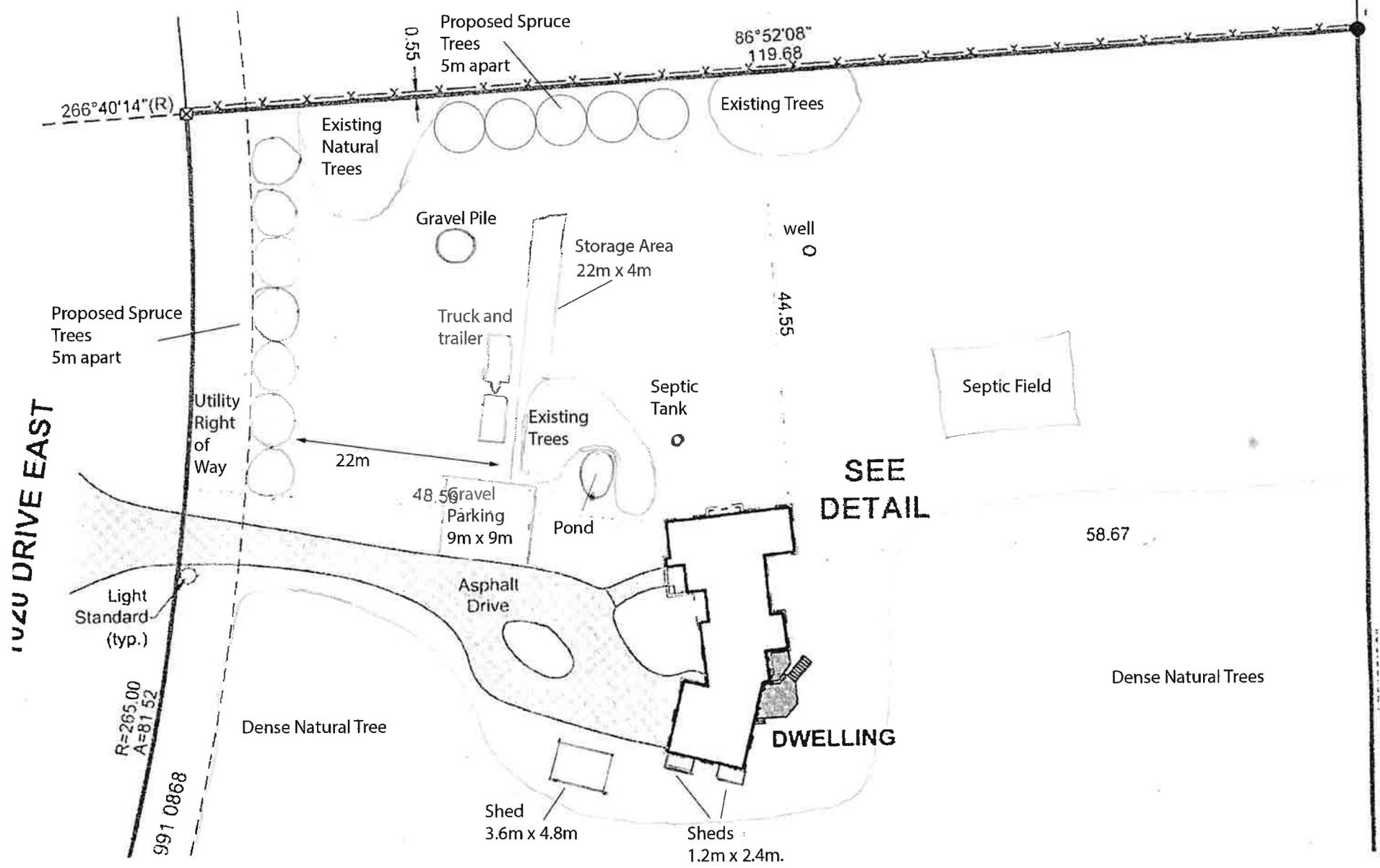
Ok I won't stockpile dirt and I will add some trees on the north of the property.  
I have attached a revised site plan that shows the additional proposed trees.

So what is the next step in this process?

Thanks  
Brandon

# LAND SURVEYOR'S REAL PROPERTY REPORT

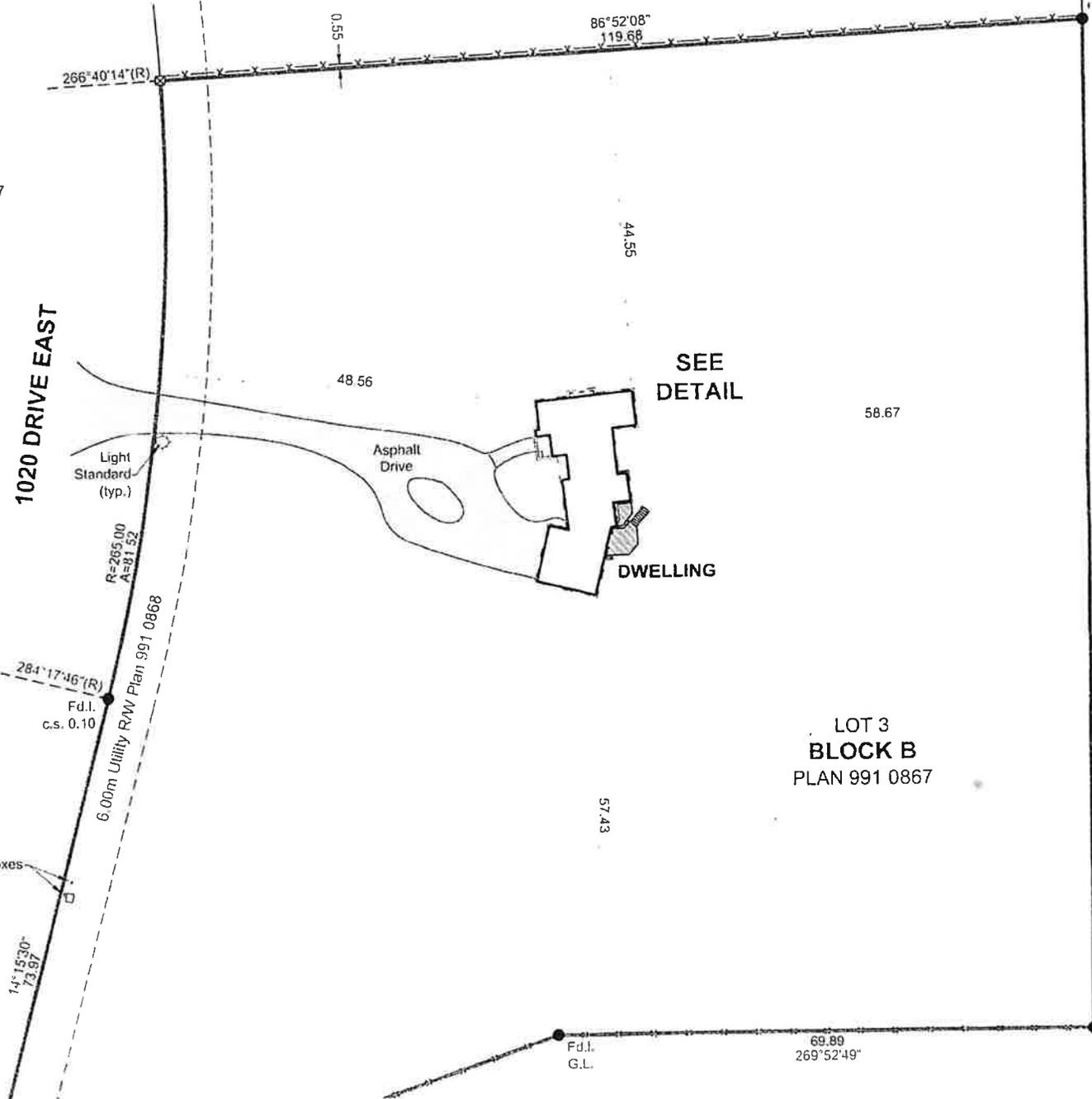
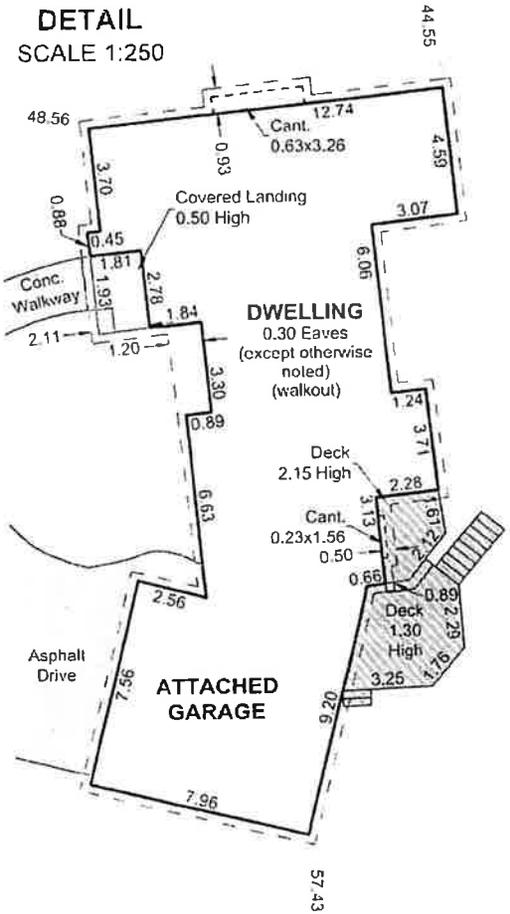
LOT 4



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LOT 4

**DETAIL**  
SCALE 1:250



SEE  
DETAIL

LOT 3  
**BLOCK B**  
PLAN 991 0867





# Transportation and Economic Corridors Notice of Referral Decision

## Municipal Development in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	25D 010 - Humting	<b>Highway(s):</b>	2A, 552
<b>Legal Land Location:</b>	QS-SW SEC-28 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>	February 20, 2025	<b>AT Reference #:</b>	RPATH0048312
<b>Description of Development:</b>	Home Based Business, Type III		

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. The proposed development is exempted from the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation. This exemption is subject to the provisions of Sections 11-23 and Sections 55-59 of the Highways Development and Protection Act (Chapter H-8.5, RSA, 2004) and amendments thereto, and Sections 8-15, Sections 24-25, and Sections 35-36 of the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. Transportation and Economic Corridors accepts no responsibility for the noise or other impacts of highway traffic upon any development or occupants thereof. Noise impacts and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation and/or visual screening are the sole responsibility of the landowner.
3. This exemption, and associated terms and conditions, apply to the development referenced herein at the location shown, and any new or additional development activity must obtain approval from Transportation and Economic Corridors.
4. The landowner shall indemnify and hold harmless the Minister and his 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, operation, or alteration of the work described.
5. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.
6. The landowner (or a designated representative) is responsible for obtaining any other necessary municipal, provincial, or federal approvals.

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



Issued by **Trevor Richelhof, Development & Planning Tech**, on **February 20, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

## Stacey Kotlar

---

**From:** FC\_Planning  
**Sent:** Thursday, January 23, 2025 1:08 PM  
**To:** Stacey Kotlar  
**Subject:** FW: RESPONSE 25-0294 RE: Circulation for Development Permit 25D 010, Please reply by February 24, 2025

---

**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** January 23, 2025 1:05 PM  
**To:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Subject:** RESPONSE 25-0294 RE: Circulation for Development Permit 25D 010, Please reply by February 24, 2025

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Vicki Porter**  
Sr. Admin Coordinator, Engineering Ops  
Gas Transmission  
ATCO Pipelines and Liquids GBU

Email: [vicki.porter@atco.com](mailto:vicki.porter@atco.com)

---

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** Thursday, January 23, 2025 12:28 PM  
**To:** South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>  
**Cc:** Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>  
**Subject:** Circulation for Development Permit 25D 010, Please reply by February 24, 2025

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Good afternoon,

Find attached our circulation for development permit 25D 010. Please review and respond **prior to February 24, 2025**.

## Stacey Kotlar

---

**From:** Lahnert, Jessica <Jessica.Lahnert@atco.com>  
**Sent:** Tuesday, January 28, 2025 12:57 PM  
**To:** Stacey Kotlar  
**Subject:** RE: Circulation for Development Permit 25D 010, Please reply by February 24, 2025

Hi Stacey,

ATCO Gas has no objection to the proposed development.

Thanks,

**Jessica Lahnert** (she/her)  
Administrative Coordinator, Land  
Natural Gas

**P. 403-245-7443**

---

**From:** FC\_Planning <Planning@Foothillscountyab.ca>  
**Sent:** Thursday, January 23, 2025 12:28 PM  
**To:** South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>  
**Cc:** Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>  
**Subject:** Circulation for Development Permit 25D 010, Please reply by February 24, 2025

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Good afternoon,

Find attached our circulation for development permit 25D 010. Please review and respond **prior to February 24, 2025**.

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

Regards,

**Foothills County  
Planning & Development**

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

## Alison Schori

---

**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** January 23, 2025 1:05 PM  
**To:** FC\_Planning  
**Subject:** RESPONSE 25-0294 RE: Circulation for Development Permit 25D 010, Please reply by February 24, 2025

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Vicki Porter**  
Sr. Admin Coordinator, Engineering Ops  
Gas Transmission  
ATCO Pipelines and Liquids GBU

Email: [vicki.porter@atco.com](mailto:vicki.porter@atco.com)

---

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**To:** South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>  
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Should you have any questions or comments, please direct them to **Stacey Kotlar** at [Stacey.Kotlar@foothillscountyab.ca](mailto:Stacey.Kotlar@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



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LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0027 889 617                                      9910867;B;3                                      221 067 562

LEGAL DESCRIPTION  
PLAN 9910867  
BLOCK B  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 1.709 HECTARES (4.22 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;29;21;28;SW

MUNICIPALITY: Foothills County

REFERENCE NUMBER: 991 074 467 +9

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 067 562	31/03/2022	TRANSFER OF LAND	\$1,055,000	\$1,055,000

---

OWNERS

BRANDON HUMTING

AND

SHELLY HUMTING

BOTH OF:



AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
195IP	17/09/1962	RESTRICTIVE COVENANT "RE-ENTERED APR 13/23 BY 231109258"

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 221 067 562

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

991 067 646 12/03/1999 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.  
31.  
BOX 5605  
HIGH RIVER  
ALBERTA T1V1M7  
AGENT - JUDITH ANNE GORDON

991 074 469 19/03/1999 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.  
AS TO PORTION OR PLAN:9910868

991 222 059 04/08/1999 RESTRICTIVE COVENANT

221 067 563 31/03/2022 MORTGAGE  
MORTGAGEE - THE BANK OF NOVA SCOTIA.  
10 WRIGHT BLVD,RETAIL SERVICE CENTER  
STRATFORD  
ONTARIO N4Z1H3  
ORIGINAL PRINCIPAL AMOUNT: \$800,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 16 DAY OF  
JANUARY, 2025 AT 08:08 A.M.

ORDER NUMBER: 52613985

CUSTOMER FILE NUMBER: AS\_Planning



\*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).

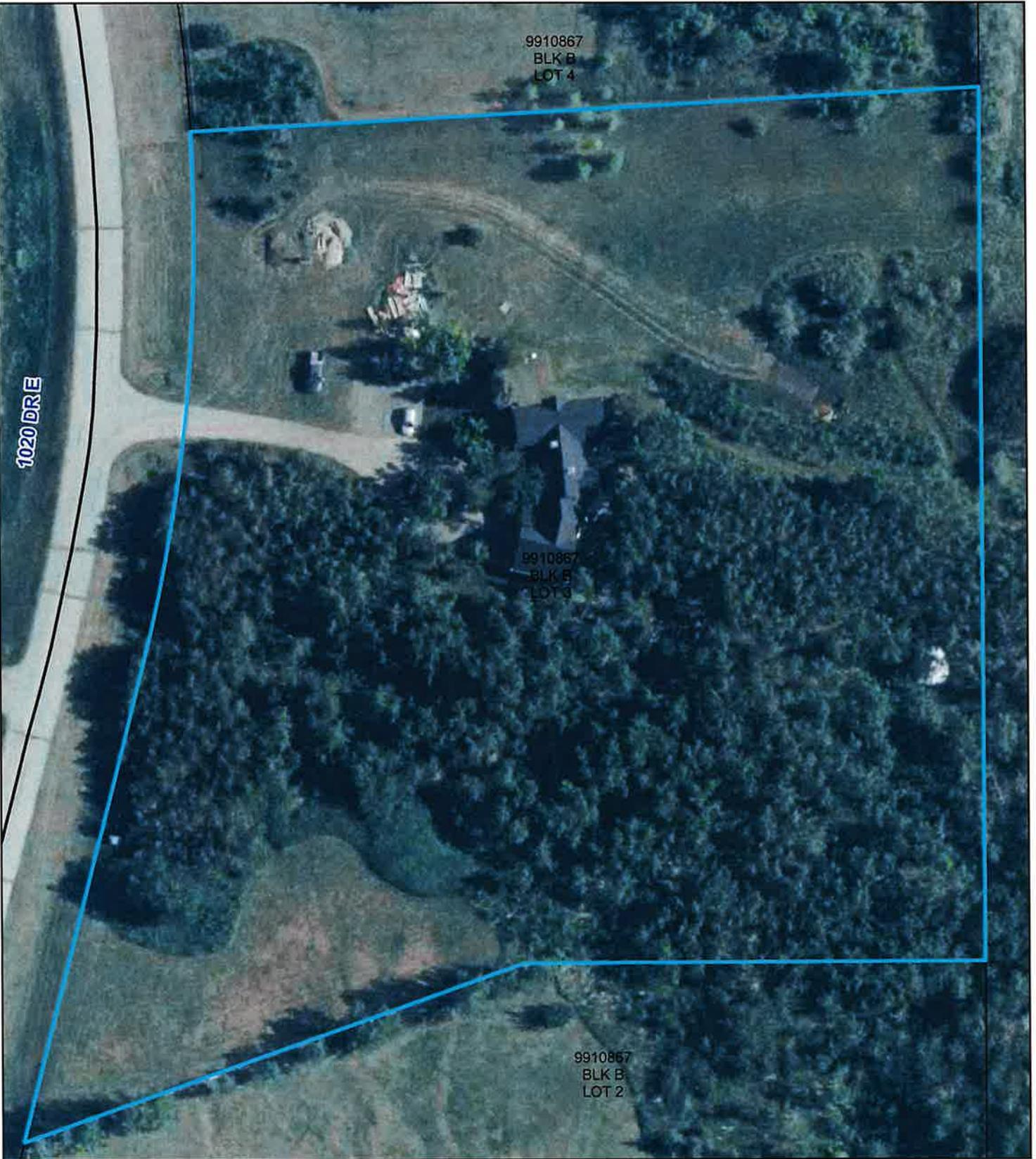


9910867  
BLK B  
LOT 4

9910867  
BLK B  
LOT 3

9910867  
BLK B  
LOT 2

1020 DRE



- Legend
- Townships
  - Parcels

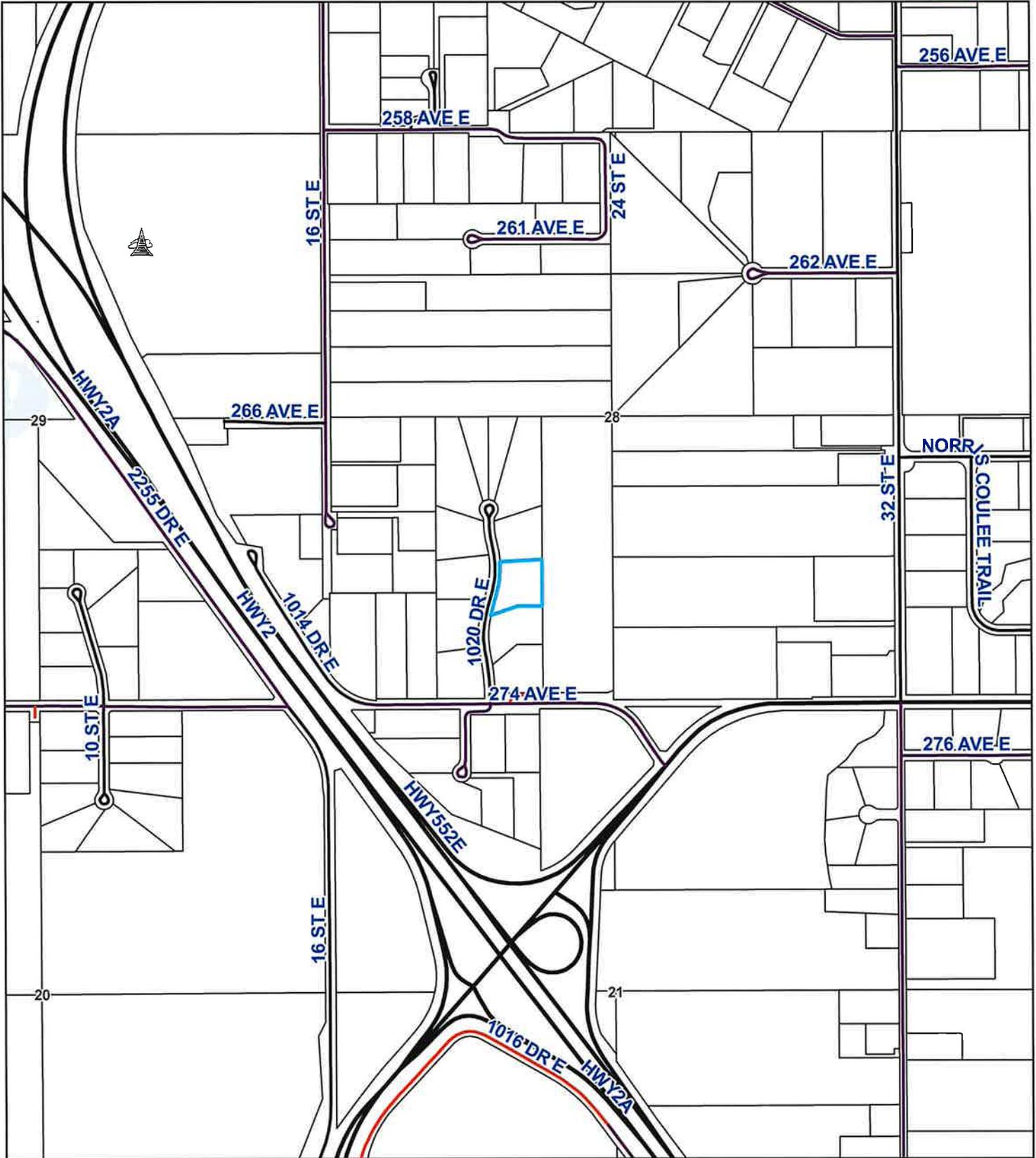
Date Printed: 2025-01-16

1:800

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Data Sources Include Municipal Records and AltaLIS.  
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# SW 28-21-29 W4; Plan 9910867, Block B, Lot 3



Legend  
Townships  
Parcels

Date Printed: 2025-01-16

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## Alison Schori

---

**From:** FC\_Planning <Planning@foothillscountyab.ca>  
**Sent:** January 16, 2025 8:29 AM  
**To:** [REDACTED]  
**Cc:** Stacey Kotlar  
**Subject:** Notice of Complete Application – Development Permit 25D 010

Good morning,

**Re: Notice of Complete Application – Development Permit 25D 010**  
**Ptn: SW 28-21-29 W4M; Plan 9910867, Block B, Lot 3**  
**Home Based Business, Type III**

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 January 13, 2025

**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 **Stacey Kotlar** at [Stacey.Kotlar@foothillscountyab.ca](mailto:Stacey.Kotlar@foothillscountyab.ca).

Regards,

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

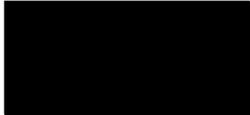
[FC\\_Planning@foothillscountyab.ca](mailto:FC_Planning@foothillscountyab.ca)  
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7  
P. (403) 652-2341 | F. (403) 652-7880



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

I, Brandon Huntley being the registered  
 Owner(s) or agent acting on behalf of the registered owner(s)  
 of 3; B; 9910867 SW 28; 21, 29 W4  
 (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 21 day of December, 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: 12/6/2024

Date Date (if applicable)

**Legend**

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

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

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:  
WGS84 Web Mercator Auxiliary Sphere



## 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

**Foothills County Land Use Bylaw |**

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.

## Foothills County Land Use Bylaw |

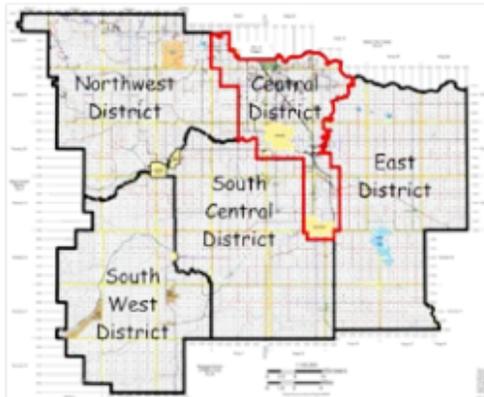
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- 13.1.7.3 Minimum Yard Setbacks Requirements
  - a. Front Yard Setbacks:
    - i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
    - ii. 64m (209.97 ft.) from the centreline 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.)

**Table 10.12 C: Home Based Business Type III**

<b>Home Based Business – Type III</b>	
Development Permit required	Yes, Development Permit is required
Employees	Maximum six (6) non-resident employees working on the site; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business visits	Maximum twelve (12) business visits to the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business Vehicles on Site	Maximum twelve (12) business vehicles on the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Storage of Business Material	<p>Outdoor storage of business related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands.</p> <p>Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening;</p>
Nuisances	Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Approving Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum 1 parking stall per non-resident employee on the property, plus a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking or as determined by the Development Authority as a condition of Development Permit.
Signage	Sign no larger than 0.55 sq. m. (5.92 ft.) in area. 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.
Business license	Yes, annual Foothills County Business license required.

## 2.5 The Central District



The Central District is located in the central portion of the MD. It is bordered on the north by the City of Calgary and extends south along Highway 2 gradually narrowing until it ends just south of High River. This district surrounds the towns of High River and Okotoks and contains the Hamlets of Heritage Pointe, DeWinton and Aldersyde.

The Central District has seen the most significant development of all the five districts; it has substantial country residential development, contains five golf courses and is home to Spruce Meadows, a world class equestrian facility. It also contains the Highway

2A Industrial corridor between High River and Okotoks that will be the focus for industrial development in the MD.

### Growth Management Strategy

Today the Central District is serviced by one of the busiest highways in Canada. Highway 2 is part of a major international transportation corridor that runs from Mexico to Alaska. The location of this major highway coupled with the rapid expansion of Calgary and Okotoks has created tremendous growth pressure in this district.

Residents from this district who responded to the growth management survey appreciated the ability to live in the country with the conveniences of the city close at hand. Most recognized the inevitability of growth in this area and 60% felt that this district of the MD is able to accommodate the most growth. However, they still expressed a desire to maintain rural character and protect natural areas.

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## 3 MANAGING GROWTH IN THE MD AS A WHOLE

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Probably the most important aspect of the GMS is the recognition that when it comes to development, not all lands in the MD should be treated the same. We have acknowledged the importance of directing development to the areas where it makes the most sense and away from the critical areas where development would be too costly either in terms of financial cost to provide required services, economic costs in loss of productive agricultural lands or environmental costs in loss of critical headwaters or wildlife habitat.

It is important to note that the GMS is not intended to hamper development. On the contrary, by identifying areas where growth is most appropriate and talking about the types of growth that the MD wishes to support, the GMS will assist developers by providing direction and guidance. For landowners who are not located in areas where growth is to be directed, the MD intends to explore conservation and stewardship tools such as the transfer of development credits that will enable landowners to benefit from maintaining land in an undeveloped state or keeping it in agricultural production.

## **4.5 Managing Growth in the Central District**

The Central District is the District of the MD that has seen the most growth and development. It is adjacent to the City of Calgary and follows the Highway 2 corridor down to the Town of High River. This area has an extensive transportation network and has the greatest potential for future infrastructure as part of regional or sub-regional systems. There has been, and continues to be significant development and fragmentation of lands in this district, but it still maintains a rural character; and there are still some important wetland areas and significant wildlife populations to be found here. This area has significant recreational development and contains the Highway 2A Industrial Corridor which will be the focus of the MD's industrial and commercial development.

Following are some strategies for managing growth in the Central District:

- Identifying the Central District as the district that will accommodate the majority of the MD's future growth and development;
- Prioritize the Central District for development of a District Plan;
- Undertake more detailed servicing and infrastructure planning as part of the Central District Plan;
- Identify future growth areas with municipal neighbours;
- Identify appropriate areas of the Central District for intensification of development;
- Identify areas of the central district that are more environmentally sensitive and may require protection.

### **Growth Management Vision for the Central District:**

**The Central District of the MD has been the growth engine for the MD** and this trend is expected to continue into the future. While significant development and intensification of development is expected in this area, it will need to be undertaken bearing in mind the aspirations of our municipal neighbours and with due consideration to riparian and wetland areas. Opportunities for joint initiatives will play a key role in providing effective, efficient and affordable services for this area.

**TABLE 5.1 SCREENING LEVELS BY ACTIVITY OR FACILITY CATEGORY**

Category		Location		
		Highway 2A General Area*	Highway 2A Enhanced Area*	Outside Highway 2A Corridor
1	Outdoor Storage Areas	Partial	Partial	Full
2	Vehicle Storage Areas	Partial	Partial	Full
3	Stockpile Areas	Buffer	Partial	Partial
4	Exterior Work Areas	None	Buffer	Partial
5	Garbage, Recycling, Composting or Waste Areas	Partial	Full	Full
6	Loading Areas	None	Buffer	Partial
7	Mechanical & Electrical Equipment	None	Full	Full
8	Sales Lots	None	None	Buffer
9	Parking Lots	None	Buffer	Partial

## 4.1 FULL SCREENING

Full screening is used to provide a complete visual barrier of a selected area, using fences, walls, berms, tightly spaced evergreen plant material or some combination of these methods. Full screening may also be provided by locating the activity behind a building or structure.

Full screening may be considered appropriate when the intent is to fully block the view from the adjacent roads or lands. Garbage storage areas and electrical or mechanical equipment locations are examples of areas that may benefit from full screening. There may be circumstances where full screening is used in conjunction with partial or buffer forms of screening on a site.



**Closely spaced evergreen trees are one method of providing full screening**

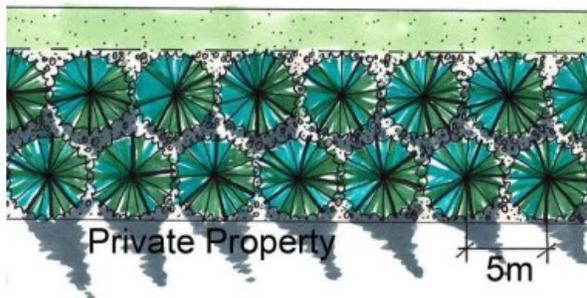
**TABLE 6.1 – SCREENING METHODS**

Landscap- ing	Full Screening	Densely planted rows or groupings of evergreen trees of sufficient height and length to completely obscure the activity or facility that requires screening.	Attractive, and works on flat or rolling terrain and can work with existing vegetation.	Relatively large initial expense. Maintenance and water requirements.
------------------	-------------------	--	---	---

## 6.1 SCREENING METHODS - SPECIFICATIONS

### LANDSCAPING:

- 24. Minimum size for coniferous trees is 1 meter height, 600mm root ball diameter
- 30. Landscaping shall be regularly maintained by the property owner and dead materials shall be replaced annually.



#### Landscaping Screen – Full Screen

*Note: Full screening using landscaping alone is very difficult in most areas of Foothills County. Full screening using a combination of landscaping with fencing or earth berms is suggested as more attainable.*



COPY

**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)

March 12, 2025

Brandon Humting  
[REDACTED]

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 25D 010  
Ptn: SW 28-21-29 W4M; Plan 9910867, Block B, Lot 3  
Home Based Business, Type III**

---

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 April 3, 2025**. 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

Stacey Kotlar  
Development Officer

[stacey.kotlar@foothillscountyab.ca](mailto:stacey.kotlar@foothillscountyab.ca)

(403) 603-6207

SK/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)

March 12, 2025

«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 #:** 25D 010  
**Legal Description:** SW 28-21-29 W4M; Plan 9910867, Block B, Lot 3  
**Approval Description:** Home Based Business, Type III  
**Applicant/Owner:** Brandon Humting (Owner)  
**Location:** Located adjacent to and east of 1020 Dr E, 225 m north of 1014 Drive E, 700m north of the interchange of Highway 2 and Highway 552, and 1 km west of 32 St E.

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 April 3, 2025**. Notices of Appeal received after the 21-day notification period will be invalid.

The form required for the Notice of Development Appeal is available on the Foothills County website. To access the form, please visit the following link: <https://www.foothillscountyab.ca/resources/notice-development-appeal>. For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at 403-652-2341 or via email at [Planning@FoothillsCountyAB.ca](mailto:Planning@FoothillsCountyAB.ca).

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 'Notice of Development Appeal' form found on our website and return the completed form with payment of the required appeal fee to the Subdivision and Development Appeal Board Clerk 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 'NOTICE OF DEVELOPMENT APPEAL' FORM**

Yours truly,  
FOOTHILLS COUNTY

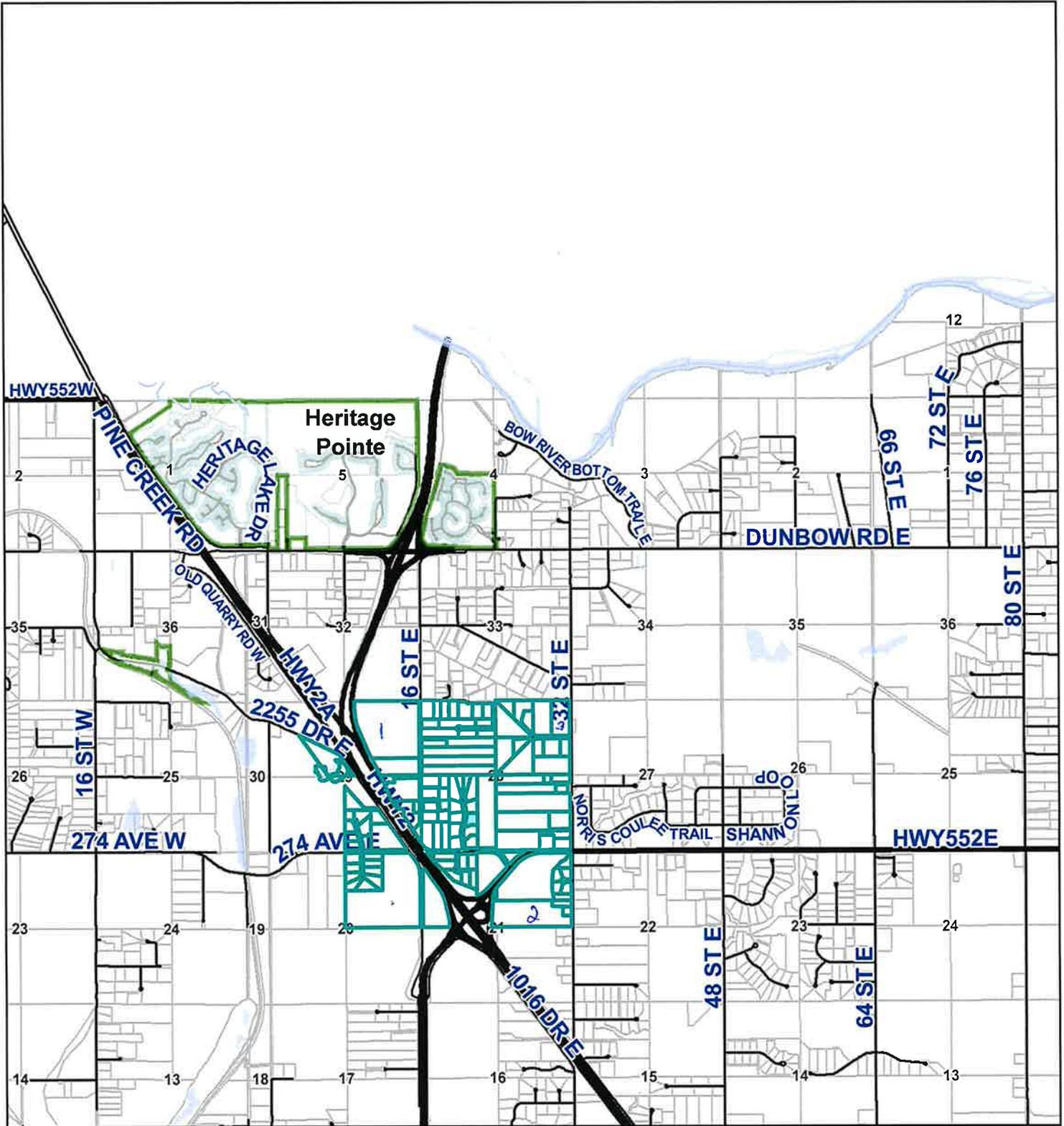
Original Signed By... 

Stacey Kotlar  
Development Officer  
[stacey.kotlar@foothillscountyab.ca](mailto:stacey.kotlar@foothillscountyab.ca)  
(403) 603-6207

SK/as  
Encl. – Development Authority Decision



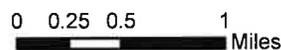
# Half Mile SW 28-21-29 W4M



### Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

Date: 2025-03-06



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