







SECTION 13 RESIDENTIAL DISTRICTS

13.1 COUNTRY RESIDENTIAL DISTRICT

CR

13.1.1 PURPOSE AND INTENT

To provide for acreage development consistent with the policies outlined in the Municipal Development Plan.

13.1.2 SUB-DISTRICT

- 13.1.2.1 Parcels may include the following sub-district in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district.
- 13.1.2.2 Sub-district "A" is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district "A".

13.1.3 GENERAL REQUIREMENTS:

- 13.1.3.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 13.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
Accessory buildings not requiring a development permit Accessory uses Agricultural (general) Dwelling, single family Home Based Business Type I Home office Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Temporary storage of no more than 1 unoccupied recreation vehicles (within Hamlet boundary) Temporary storage of up to 5 unoccupied recreation vehicles (outside a Hamlet boundary) Public works Secondary Suite, Principal Utility services, minor	Accessory buildings requiring a development permit Agricultural intensive – on lots 3 acres or more in size Agricultural specialty Antenna structures, private Arenas, private Bed and Breakfast Family Day Home Dugout (for general ag use) Dwelling, moved on Dwelling, temporary Home based business Type II Home based business Type III Intensive vegetation operation Kennels, private Lot grading Man-made water bodies, private Secondary Suites, Detached Signs requiring a Development Permit

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
	Solar Power System, Private requiring a Development Permit Temporary storage of no more than 2 unoccupied recreation vehicles (within Hamlet boundary)

13.1.6 LAND USE REQUIREMENTS

- 13.1.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 13.1.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of country residential uses within the District, the following applies to applications for subdivision:
- a. Parcel Density:
 - i. Maximum one lot per 2.02 ha (5 acres) of existing land contained under the same title to a maximum of 32 lots per quarter section.
 - b. Minimum Parcel Size:
 - i. The area in title at the time of passage of this Bylaw; or
 - ii. A parcel of land no less than 0.81 ha (2.0 acres).
 - c. Maximum Parcel size:
 - i. 8.49 ha (20.99 ac); or
 - ii. The area in title at the time of passage of this Bylaw.
- 13.1.6.3 Required Developable Area:
- a. In accordance with Section 9.8 of this Bylaw.
- 13.1.6.4 Utility Servicing Criteria
- a. Individual wells and individual wastewater disposal systems;
 - b. Communal water and communal wastewater disposal systems; or
 - c. A combination of a. and b. as determined by Bylaw amending this section.

13.1.7 DEVELOPMENT REQUIREMENTS

- 13.1.7.1 Maximum Lot Coverage
- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than forty (40) percent of the lot area.
- 13.1.7.2 Maximum Dwelling Unit Density
- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite in accordance with Section 10.25, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10.
 - b. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.

Foothills County Land Use Bylaw |

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:

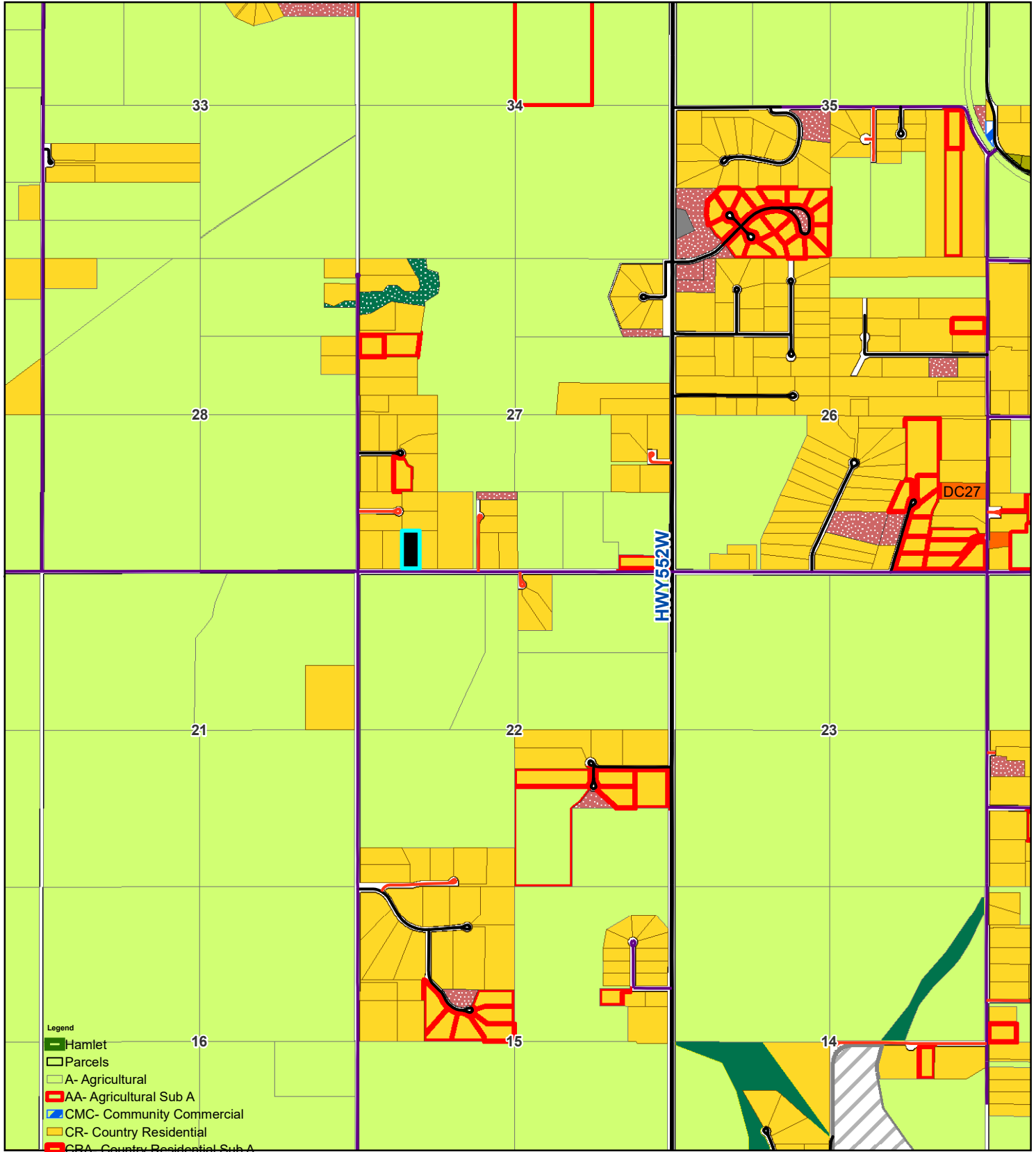
- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory buildings and arenas:
 - i. 10.67m (35 ft)
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);

13.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)



Land Use Map



- Legend
- Hamlet
 - Parcels
 - A- Agricultural
 - AA- Agricultural Sub A
 - CMC- Community Commercial
 - CR- Country Residential
 - CRA- Country Residential Sub A
 - DC - Direct Control
 - ER- Environmental Reserve
 - EP- Environmental Protection
 - MR- Municipal Reserve
 - PUL- Public Utility
 - RC- Residential Community District
 - SD- Service District

Date Printed: 4/9/2025

1:27,273

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Data Sources Include Municipal Records and AltaLIS.
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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: \$500 Application No: 25D 013
 Receipt No.: 431833 Tax Roll No: 2101272650
 Date Received: Jan 21/25 Date Deemed Complete: Jan 21/25

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: ELIZABETH GAMBLE
 Email: ACCOUNTING@BENCOWELDINGLTD.COM
 Applicant's Mailing Address: [REDACTED]
 Telephone: [REDACTED]
 Legal Land Description: Plan 0312338, Block 6, Lot 3, LSD SW,
 Quarter SW, Section 27, Township 21, Range 1, West of the S Meridian.
 Registered Owner of Land: ELIZABETH AND MATTHEW GAMBLE
 Registered Owner Mailing Address: [REDACTED]
 Email: ACCOUNTING@BENCOWELDINGLTD.COM Telephone: [REDACTED]
 Interest of Applicant if not owner of site: _____

PART 2 PROPOSED DEVELOPMENT

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

THE PROPOSED DEVELOPMENT WILL BE A WELDING SHOP
IN THE EXISTING BUILDING LOCATED NEAR THE FRONT
OF THE PROPERTY. THIS INCLUDES AN EXISTING FENCED
AREA TO PARK PICKUP TRUCKS THAT WILL NOT BE USED
FOR ON SITE WORK, BUT OFF-SITE CONTRACT WORK. THESE
WILL NOT BE RUN ON SITE. A FORK-LIFT WILL BE RUN
ON SITE TO MOVE MATERIALS INTO THE SHOP WHEN DELIVERED.
THE SHOP WILL BE USED FOR WELDING ONLY. THIS WILL BE
DONE WITH A SELF CONTAINED FUME EXTRACTION SYSTEM THAT
OPERATES AT ABOUT 64 DB. NO FUMES WILL LEAVE THE BUILDING
AND NOISE WILL BE KEPT TO A MINIMUM. NO MORE THAN
2 PEOPLE WILL BE EMPLOYED AT ANY GIVEN TIME. THIS DOES
NOT INCLUDE RESIDENTS OF THE PROPERTY. CURRENTLY, →

THERE ARE NO PEOPLE EMPLOYED WITH THE COMPANY. THE BUSINESS IS PRIMARILY RUN FROM THE SHOP ON THE PARCEL. THE SHOP WILL BE THE ONLY BUILDING USED FOR THE BUSINESS. THE ADJACENT FENCED AREA WILL BE USED FOR VEHICLES AND STORAGE. THIS IS INDICATED ON THE SITE PLAN DRAWING. NO GOODS OR PRODUCTS ARE BEING MANUFACTURED FOR SALE. DELIVERIES MAY BE MADE TO THE SITE. THIS WILL OCCUR 1-5 TIMES PER WEEK. THESE WILL BE MADE THROUGH THE MAIN ENTRANCE DIRECTLY TO THE SHOP LOCATED ON THE SOUTHEAST CORNER OF THE PROPERTY. OPERATIONS RUN MONDAY TO FRIDAY FROM 8AM TO 4PM. WATER USE WILL BE FOR ONE TOILET, A HANDWASHING SINK AND AN OFFICE SINK. ONE GARBAGE BIN WILL BE STORED ON THE NORTHWEST CORNER OF THE SHOP. THIS WILL BE SHELTERED BY THE SHOP, HOUSE + FENCED AREA. WELDING GAS AND SMALL PROPANE CANISTERS WILL BE SAFELY CAGED IN THE SHOP AREA. ALL APPLICABLE SAFETY PRECAUTIONS AND WHMIS GUIDELINES WILL BE STRICTLY ENFORCED AND FOLLOWED. NO SIGNAGE ASSOCIATED WITH THE BUSINESS WILL BE DISPLAYED ON THE PROPERTY.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 4.42 ACRES

Size Of Proposed Building: EXISTING 60x45 FT Height: 25 FT AT HIGHEST POINT

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

Utilities Presently On Site: GAS/ELECTRIC/WATER

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

Utilities Proposed: GAS/ELECTRIC → EXISTING PERMITS APPLY

Other Land Involved In Application: N/A

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 ATTACHED IN EMAIL

Estimated Date of Commencement: _____ Estimated Date of Completion: MARCH 1/2025

I, ELIZABETH GAMBLE / MATTHEW GAMBLE

hereby certify that I am:

☒ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

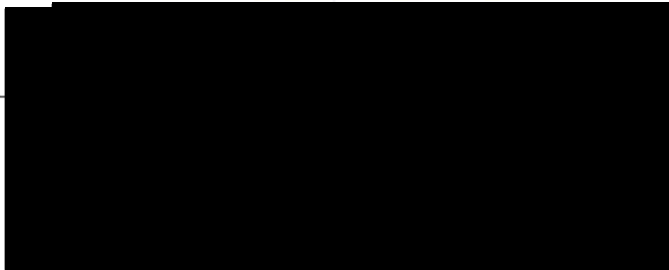
Date: JANUARY 6/2025

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.

JANUARY 6/2025

Date



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 21/25

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.

Stacey Kotlar

From: accounting@bencoweldingltd.com
Sent: Thursday, January 16, 2025 9:22 AM
To: Stacey Kotlar
Cc: 'Matt Gamble - Benco Welding'
Subject: RE: Development Permit Application - Benco Welding/Gamble
Attachments: 20250115_101013.jpg; 20250115_101054.jpg; 20250115_101108.jpg; 20250115_101143.jpg; 20250115_101448.jpg; county credit app_v.2.pdf; mezz drawing.pdf

Good morning Stacey,

Glad to hear you will be working with us on our application. Please see attached revised credit card authorization form. In answer to your questions:

1. We are a welding business. We will be doing fabrication on welding projects in the shop on our property, as well as doing welding on various sites such as municipalities, factories, and other large buildings with boilers. We travel to these sites and do work at them with our welding trucks. These welding trucks will be stored at our property, in an orderly manner, inside a fenced, gated area. When they are needed for offsite work, they will travel there and then be stored again when that work is done. The trucks do not run on the property for the purposes of work. They are only used for off site work.
We have been in business since the 1980s and have leased various buildings to run our business in. Recently, we have downsized and want to run on a smaller scale, from home. Our work has included construction and repairs on hospitals, water infrastructure repairs in Okotoks, Calgary and all across western Canada. Our goal is to serve our local community and contribute to the efficient running of infrastructure around Alberta.
2. Business visits
 - a. Customers may visit the property to drop off materials for the fabrication projects mentioned above. This does not happen often. The average would be about once per month.
 - b. Yes, the most employees we would have at any given time would be two non-resident employees.
 - c. The employees may take a vehicle in the morning, and drop it off at the end of the day, or arrive to work at the shop in the morning, stay all day and leave at the end of their work day.
 - d. We expect to receive 1-5 deliveries per week, as stated on the original application. These are usually by pickup truck or cube vans. About once per month, we would have a garbage truck come to collect garbage.
3. Storage of business materials
 - a. Pipe to be used for fabrication (welding) projects will be stored in the fenced area, neatly on a rack. Welding gas and small propane canisters will be stored in a cage just outside the door of the shop, sheltered from sight of neighbours. This storage procedure is in accordance with WHMIS guidelines. All other materials will be stored inside the shop. Please see photo of the pipe rack attached.
 - b. Some weld gas canisters will be stored outside in a locked cage, as well as some inside the shop. These would all be stored neatly and safely. Never outside the cages. Pipe would be no more than the rack can hold, and never on the ground or outside the fenced area. Please see attached picture of the rack.
 - c. There are 4 pick up trucks and one trailer, as well as the aforementioned fork lift. The fork lift will be stored in the shop most of the time, and may be stored just outside the door if there is a project going on in the shop where room is needed.
4. Accessory building (shop)
 - a. Yes, we are aware of the various building and safety codes. All necessary inspections have been performed with exception of the ones applying to the still open permits. The county has accepted and

approved all building permits. It was noted on these permits that a shop was being built for the purposes of work being done. It is an insulated steel structure that has been engineered and designed. The inside walls are clad with steel and are designed to be fire safe.

- b. The county permit offices should have all drawings. These were submitted at the time of building applications. There is still work being done on the construction of the inside of the shop. This includes running electrical and building the office and bathroom. Please see attached drawings for the inside of the structure.
5. Outdoor storage area
 - a. You are most welcome. Our goal is to be respectful of our neighbours, while running a business in part to serve our community, as well as earn an income for our family.
 - b. Please see attached photos. Please note, there are some building materials pictured outside the bay doors. These are being used for construction on the inside of the shop which is not yet finished. All applicable permits for this construction are still open with the county.
 - c. The fence is 8 feet high, made of wood, solid with no spacing. We have had problems with theft in the past and are looking to make everything secure. The gate is locked and cannot be opened without a key. Large trees have been planted all along the fence to provide landscaping in order for the property to look nice for neighbours. Please see attached photos.
 - d. The fence is over 50 feet away from the property line at the closest point.
 - e. The surface of the fenced area is gravel.
6. Outside the storage area and accessory building (shop)
 - a. Any deliveries will be made to the bay doors of the building, located on the west side of the building. The pickup trucks and trailers stored on the north side of the building will be accessed through a gate located on the southeast end of the storage area. The gate is closed while trucks are stored, out of sight of the road and neighbours. These would all be visible to you on the drawings provided to you on the original application for development permit. Please let me know if this is not clear on those drawings, and I can clarify.

Thank you very much. I hope this clearly answers your questions. Please let me know if you require any further information.



Elizabeth Gamble (C.E.T.) – Accounting

(mobile) [REDACTED]

(email) accounting@bencoweldingltd.com

(web) <https://www.bencoweldingltd.com/>

From: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>

Sent: January 14, 2025 3:11 PM

To: accounting@bencoweldingltd.com

Subject: FW: Development Permit Application - Benco Welding/Gamble

Good afternoon Elizabeth,

I have been assigned as the file manager for this application. Thank you for your thorough application documents. I have a couple of clarifications if I could.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LOT 3
BLOCK 5
PLAN 011 3069

LOT 4
BLOCK 5
PLAN 011 3069

LOT 3
BLOCK 6
PLAN 031 2338

LOT 2

LOT 4

SUBJECT PROPERTY:

LOT 3, BLOCK 6, PLAN 031 2338

42062 274 AVENUE WEST, FOOTHILLS COUNTY, ALBERTA

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice and registered easements and right-of-ways affecting the extent of the title of the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or right-of-ways affecting the extent of the Property.

PURPOSE OF REPORT:

This report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc). Copying is permitted only for the benefit of those parties.

Where applicable, registered easements and utility right-of-ways affecting the extent of the Property have been shown on the plan.

Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this report reflects the status of this property as of the date of the survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTES:

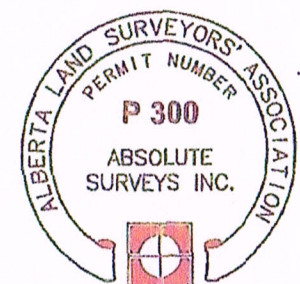
- Title information is based on a title search dated August 4, 2020, C. of T. No. 031 448 039.
- The survey was performed on August 5, 2020.
- Ties to the property lines are at right angles or radial to the curve and are from the exterior walls unless otherwise shown.
- Fences are within 0.20 metres of the property line unless otherwise noted.
- Eaves are dimensioned to the line of fascia.
- All measurements are in metres.
- Property is subject to the following instruments:

- 3356JR - Restrictive Covenant
- 811 065 233 - Utility R/W

Dated at Okotoks, Alberta,
August 10, 2020.

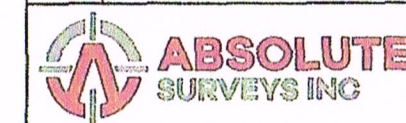
M. Kent Croucher
M. Kent Croucher, A.L.S.

This document is not valid unless it bears a signature (in blue ink) and an Absolute Surveys Inc. permit stamp (in red ink).

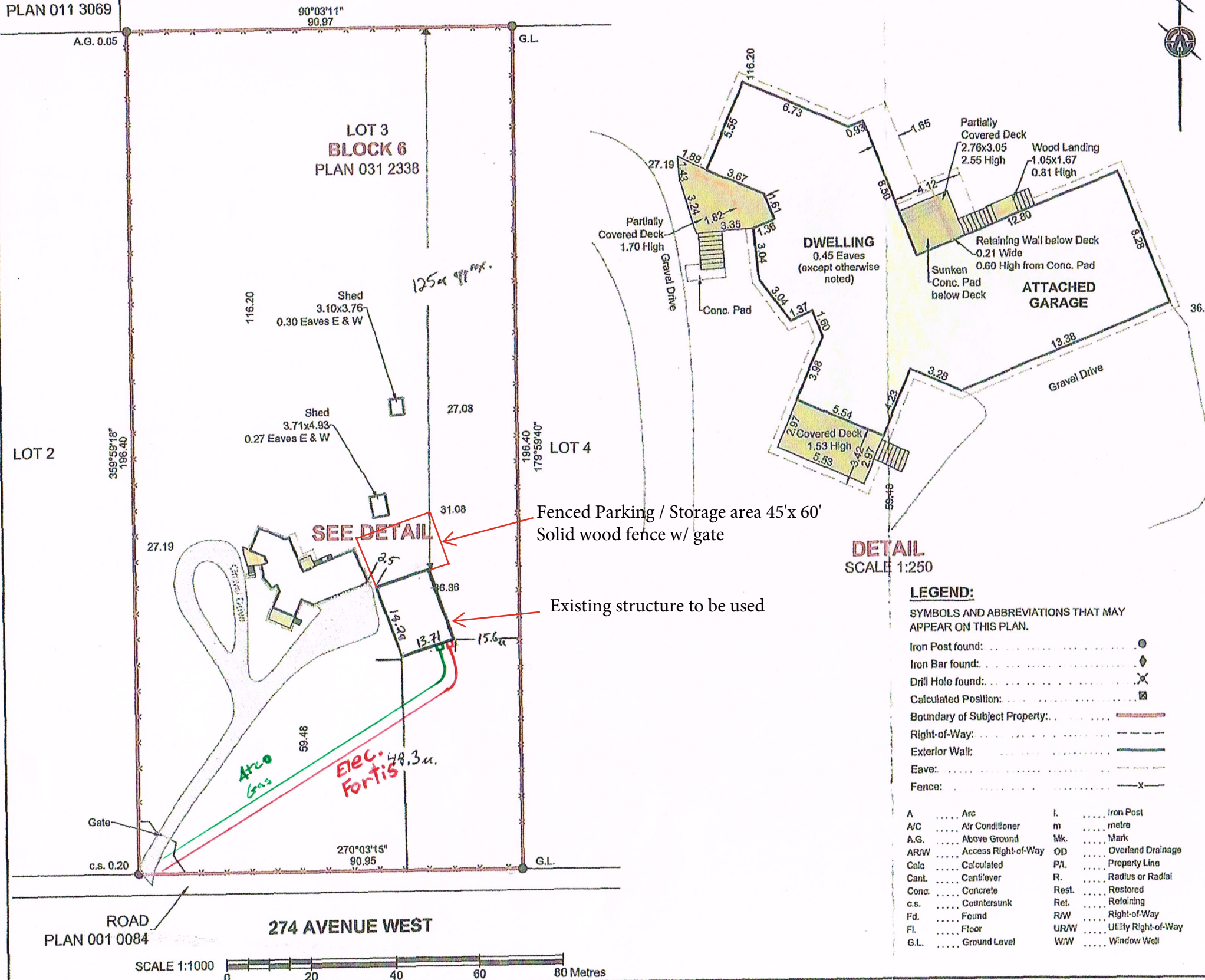


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REV.	ISSUED	DATE	INITIALS
0	Issued	Aug. 10, 2020	MS/MD/KC
1	COMMENT		
CAD File:		20-0286RPR	
Job No.:		20-0286	



69 Elma Street West
Okotoks, Alberta T1S 1J8
Office: 587-757-0634



DETAIL SCALE 1:250

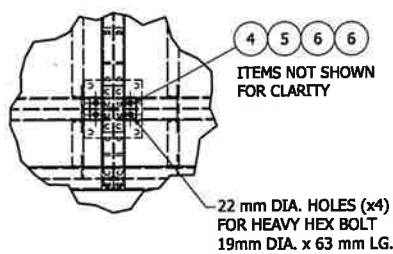
LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY
APPEAR ON THIS PLAN.

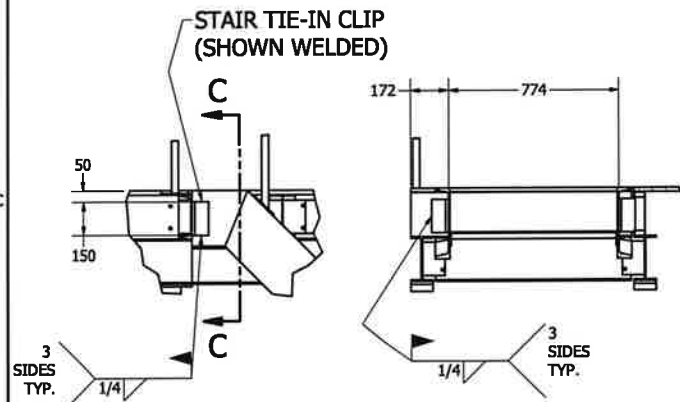
Iron Post found:	●
Iron Bar found:	◆
Drill Hole found:	×
Calculated Position:	⊠
Boundary of Subject Property:	—
Right-of-Way:	—
Exterior Wall:	—
Eave:	—
Fence:	—

A	Arc	I	Iron Post
A/C	Air Conditioner	m	metre
A.G.	Above Ground	Mk.	Mark
AR/W	Access Right-of-Way	OD	Overland Drainage
Calc.	Calculated	P/L	Property Line
Canl.	Can/lever	R.	Radius or Radial
Conc.	Concrete	Rest.	Restored
c.s.	Countersunk	Ret.	Retaining
Fd.	Found	R/W	Right-of-Way
Fl.	Floor	UR/W	Utility Right-of-Way
G.L.	Ground Level	W/W	Window Well

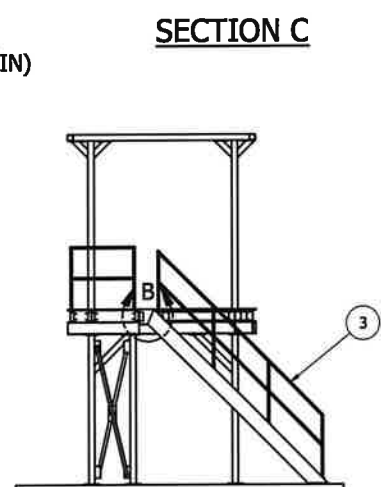
PARTS LIST				
ITEM	QTY	ASSEMBLY NUMBER	DESCRIPTION	MATERIAL
1	ONE	N-BWS-OAA-2000-00	LOWER LEVEL SUB-ASSEMBLY PLATFORM	
2	ONE	N-BWS-OAA-3000-00	UPPER LEVEL SUB-ASSEMBLY FRAME	
3	ONE	N-BWS-OAA-4000-00	STAIR AND HANDRAIL ASSEMBLY	
4	24		HEAVY HEX BOLT - 19 mm DIA, 10 UNC x 63 mm LG.	Stainless St.
5	24		HEAVY HEX NUT - 19 mm DIA, 10 UNC	Stainless St.
6	48		STRUCTURAL WASHER - 19 mm DIA.	Stainless St.



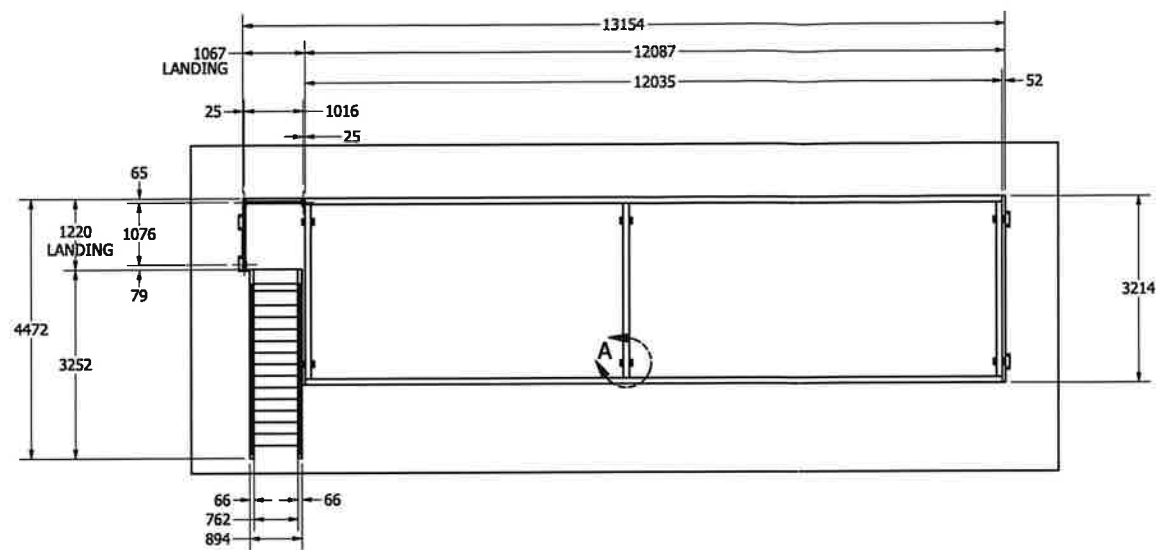
DETAIL A
(UPPER FRAME TO LOWER FRAME)
(6 LOCATIONS)



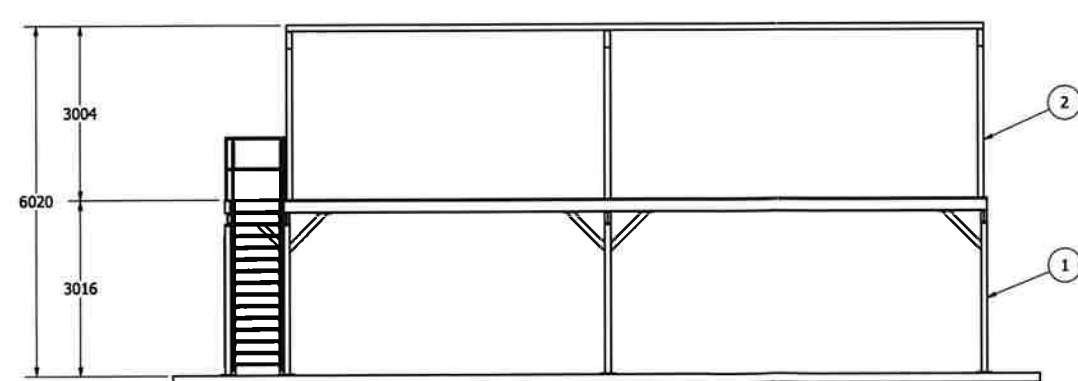
DETAIL B
(STAIR ASS'Y. TIE-IN)



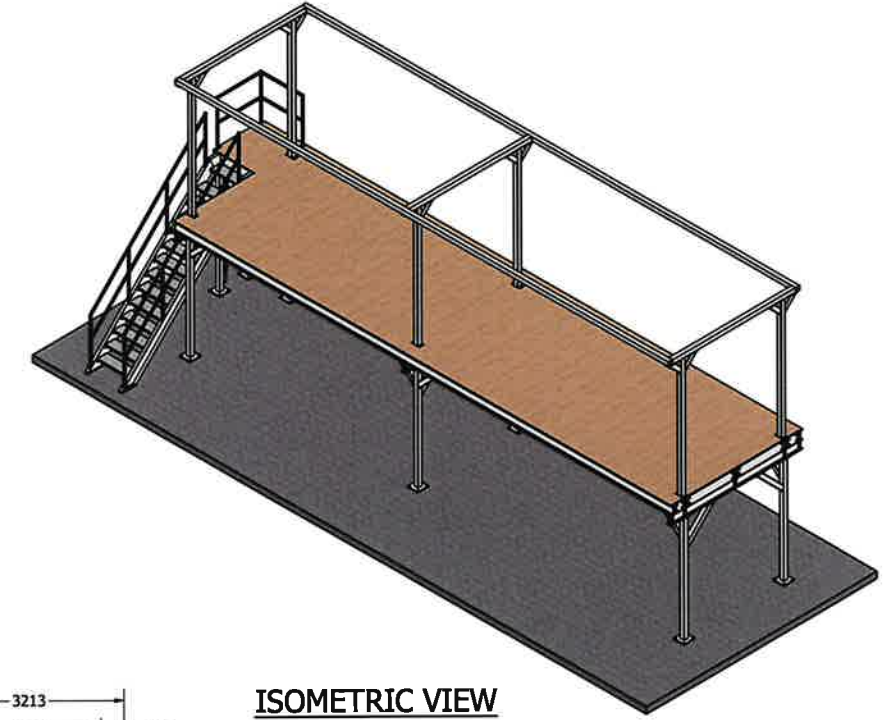
END VIEW
(WITH STAIRS)



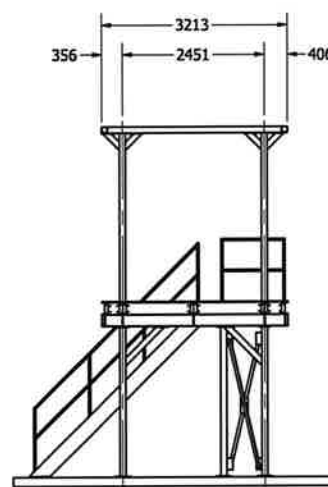
PLAN VIEW



FRONT ELEVATION



ISOMETRIC VIEW

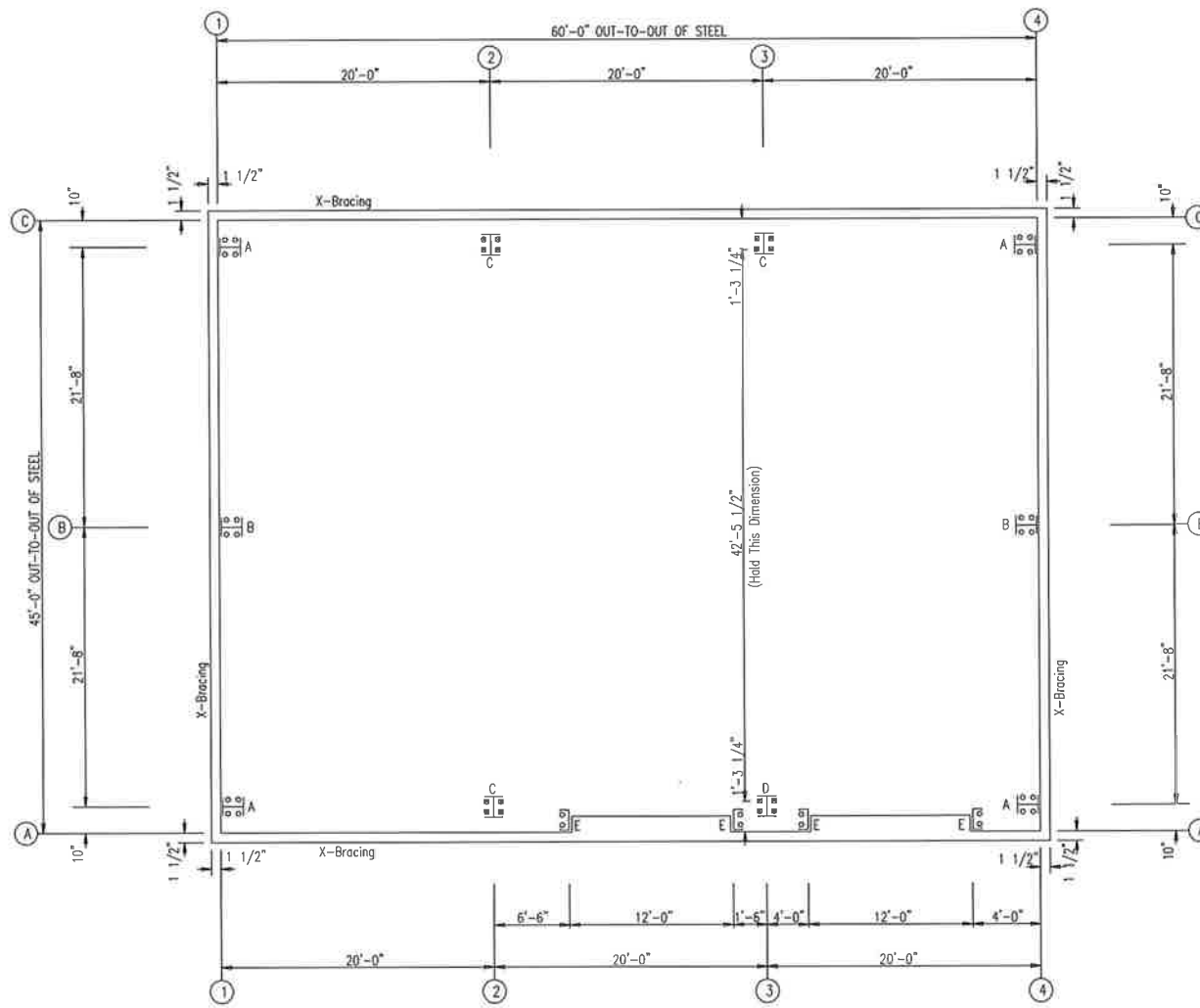


END VIEW

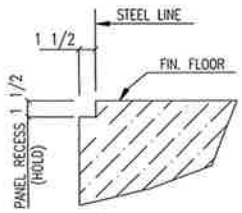
- GENERAL NOTES:**
- 1). BOLTING FOR EACH MAJOR SUB ASSEMBLY WILL BE SHOWN ON CORRESPONDING SUB-ASSEMBLY DRAWING.
 - 2). OVERALL ASSEMBLY BOLTING WILL BE SHOWN ON THE SUB ASSEMBLY DRAWINGS.
 - 3). FINISHES COATINGS: T.B.A.
 - HANDRAIL COATING: T.B.A.
 - MEZZANINE STRUCTURE: T.B.A.
 - 4). FLOOR PANELS WILL BE SHOWN ON CORRESPONDING SUB ASSEMBLY DRAWING, XXX-XXXX-XX.
 - 5). ALL DIMENSIONS IN mm's

DRAWN B. Tomal	2024-11-29	D3 TECHNOLOGIES INC.	
CHECKED		TITLE	
QA		STRUCTURAL MEZZANINE (INDOOR)	
MFG		OVERALL ASSEMBLY FOR	
APPROVED		BENCO WELDING FABRICATION FACILITY	
SIZE D		DWG NO N-BWS-OAA-1000-00	REV 0
SCALE 1 / 63		SHEET 1 OF 1	

- Dia= 5/8"
- ⊗ Dia= 3/4"



ANCHOR BOLT PLAN



CONCRETE NOTCH DETAIL

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN	<p>TORO STEEL BUILDINGS INC 1405 DENISON STREET MARKHAM, ON L3R-5V2</p>					
0	3/11/22	FOR ERECTOR INSTALLATION	AXH	JHU	CM						
PROJECT: MATT GAMBLE						OWNER: MATT GAMBLE					
CUSTOMER: MATT GAMBLE											
LOCATION: DE WINTON, AB TOL OYO CA											
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE				
	3/11/22	N.T.S.	1	A	18-B-47240	F1	0				



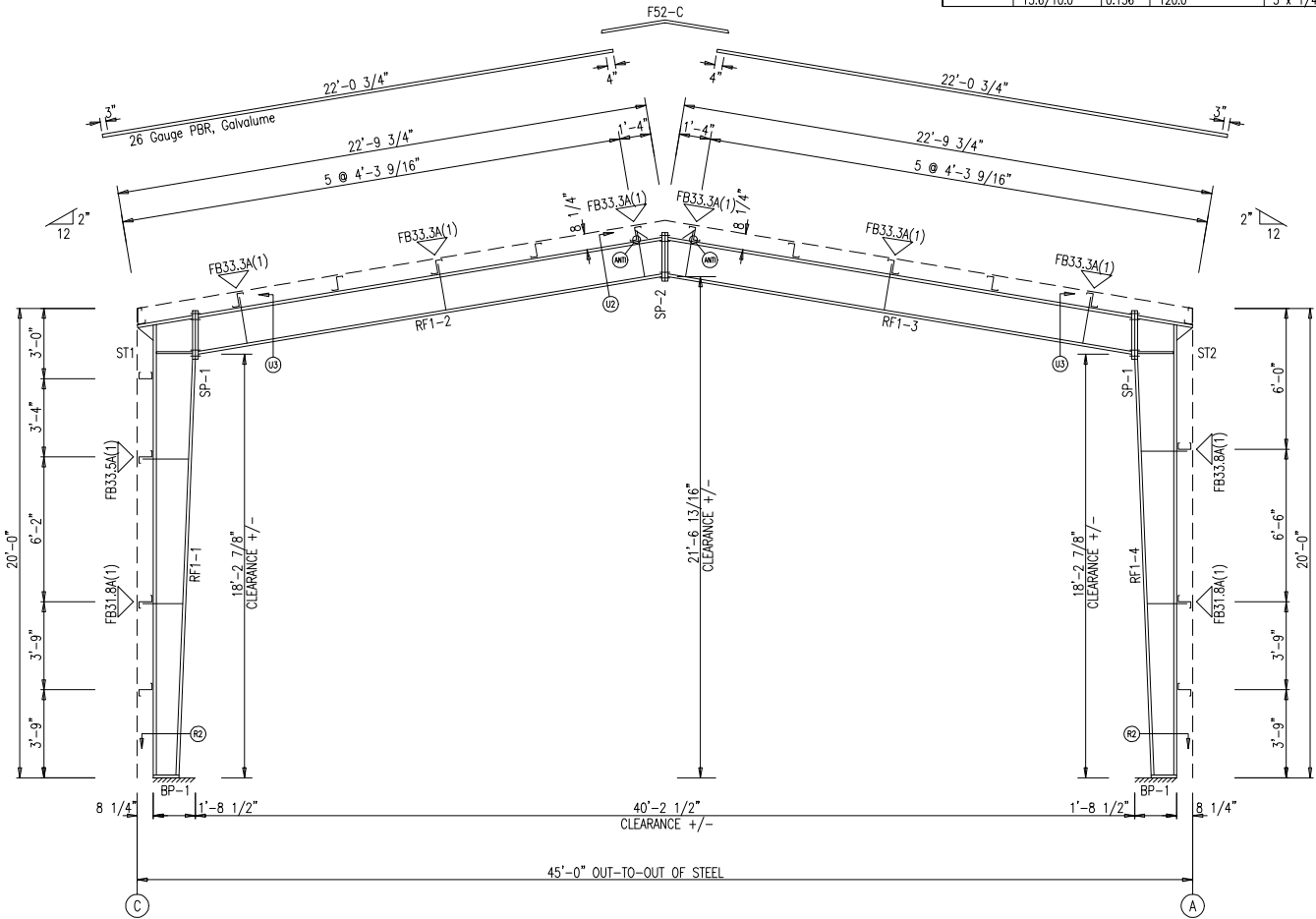
SPUCE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	0		A325	3/4"	2'-1/4"	6"	5/8"
SP-2	4	4	0		A325	3/4"	2'-0"	6"	1/2"

STIFFENER TABLE				
Mark	Stiff	Stiff	Plate Size	Length
Mark	Mark	Width	Thick	Length
RF1-1	ST1	2 1/2	5/16	20"
RF1-4	ST2	2 1/2	5/16	20"

BASE PLATE TABLE				
Col	Mark	Width	Thick	Length
BP-1		6"	5/8"	10 1/2"

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 A - L2X2X14G

MEMBER TABLE					
Mark	Web Depth	Web Plate	Outside Flange		Inside Flange
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length
RF1-1	10.0/15.6	0.156	120.0	5 x 1/4" x 232.1	5 x 1/4" x 215.2
	15.6/20.0	0.185	115.5	5 x 1/4" x 28.9	
RF1-2	17.0/17.0	0.185	113.9	5 x 1/4" x 219.0	
	17.0/17.0	0.156	132.0	5 x 1/4" x 24.0	5 x 1/4" x 219.0
RF1-3	17.0/17.0	0.156	130.8	5 x 1/4" x 24.0	5 x 1/4" x 24.0
	17.0/17.0	0.185	115.1	5 x 1/4" x 219.0	5 x 1/4" x 219.0
RF1-4	20.0/15.6	0.185	115.5	5 x 1/4" x 28.9	
	15.6/10.0	0.156	120.0	5 x 1/4" x 232.1	5 x 1/4" x 215.2



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:
 1. FULLY TIGHT - BOLT TIGHTENING-BOLTED JOINTS WITH A325 1 BOLTS GREATER THAN 1/2" DIAMETER ARE SPECIFIED AS PRETENSIONED JOINTS IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, DECEMBER 31, 2009. PRE-TENSIONING CAN BE ACCOMPLISHED BY USING THE TURN-OF-NUT METHOD OF TIGHTENING, CALIBRATED WRENCH, TWIST OFF TYPE TENSION CONTROL BOLTS OR DIRECT TENSION INDICATOR AS ACCEPTABLE TO THE INSPECTING AGENCY AND BUILDING OFFICIAL. INSTALLATION INSPECTION REQUIREMENTS FOR PRE-TENSIONED JOINTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.2) USING TURN-OF-NUT METHOD IS SUGGESTED. THE CONNECTIONS ON THIS PROJECT ARE NOT SLIP CRITICAL.
 2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/11/22	FOR ERECTOR INSTALLATION	AXH	JWJ	CM

TORO STEEL BUILDINGS INC
 1405 DENISON STREET
 MARKHAM, ON L3R-5V2

PROJECT: MATT GAMBLE		OWNER: MATT GAMBLE	
CUSTOMER: MATT GAMBLE			
LOCATION: DE WINTON, AB		TOL OXO CA	
CAD	DATE	SCALE	PHASE
	3/11/22	N.T.S.	1
BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
A	18-B-47240	E7	0

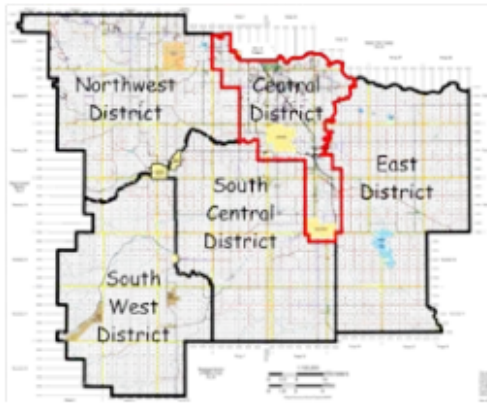
Drawing Marked 03-2022 signed.



Table 10.12 C: Home Based Business Type III

Home Based Business – Type III	
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.

3 MANAGING GROWTH IN THE MD AS A WHOLE

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

Screening Method	Screening Level	Description	Pros	Cons
Fence or Wall	Full Screening	<p>Solid constructed fence or wall of sufficient height and length to obscure the activity or facility that requires screening. Acceptable Materials Include: Concrete Block, Concrete Panels, Brick, Wood, Aluminum, PVC, Stucco</p> <p>Note: Chain-link fencing with vinyl inserts is not considered appropriate outside of the General Area of the Highway 2A Corridor.</p>	Attractive and generally low maintenance requirements.	<p>Relatively large initial expense.</p> <p>May be difficult to build on rolling or densely vegetated land.</p>



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

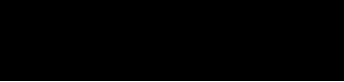
Fax: 403-652-7880

www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

March 12, 2025

Matthew & Elizabeth Gamble



Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 25D 013
Ptn: SW 27-21-01 W5M; Plan 0312338, Block 6, 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.

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

(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.caplanning@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 013**Legal Description:** SW 27-21-01 W5M; Plan 0312338, Block 6, Lot 3**Approval Description:** Home Based Business, Type III**Applicant/Owner** Matthew & Elizabeth Gamble (Owner)**Location:** 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.

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.

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 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: 

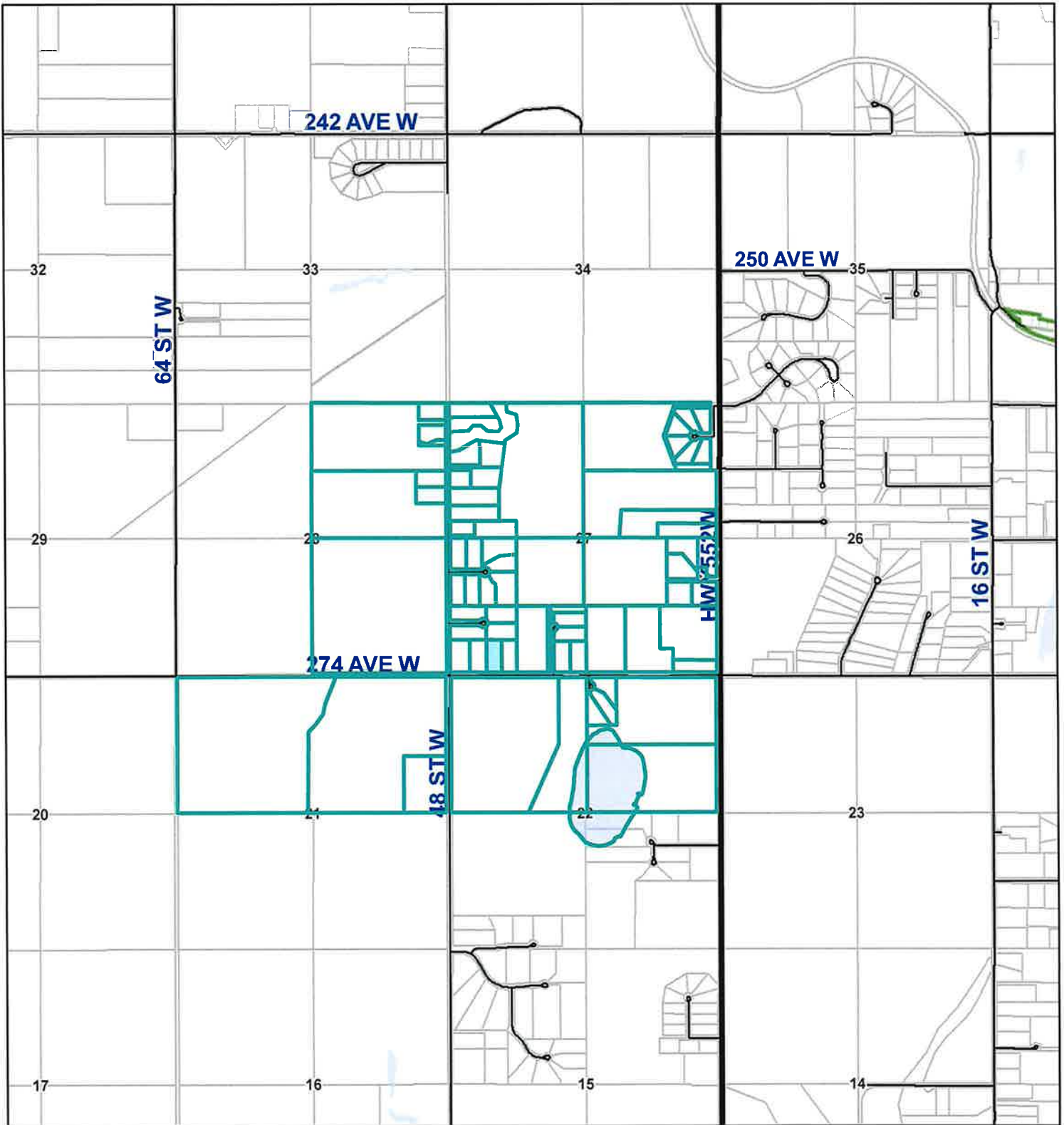
Stacey Kotlar
Development Officer
stacey.kotlar@foothillscountyab.ca
(403) 603-6207

SK/as

Encl. – Development Authority Decision



Half-Mile SW 27-21-1 W5M



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

Date: 2025-03-06

0 0.25 0.5 1 Miles

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