


**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 DEVELOPMENT PERMIT APPLICATION
 April 29, 2026**

APPLICATION INFORMATION		FILE NO. 26D 082
	DATE APPLICATION DEEMED COMPLETE: March 9, 2026	
	LEGAL DESCRIPTION: Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M	
	LANDOWNER: EdgeTech Solutions Enterprises Inc	
	APPLICANTS: EdgeTech Solutions Enterprises Inc./Keith Hache	
PROPOSAL: Development Permit application for a Direct Control District #22 (DC#22) property to allow for: <ul style="list-style-type: none"> a. Dwelling, Single Family with attached Garage b. Variance to Height c. Relaxations of Setbacks d. Temporary Accessory Buildings 		
DIVISION NO: 4	DEPUTY REEVE: Suzanne Oel	
FILE MANAGER: Kari Furnell		

EXECUTIVE SUMMARY:

Location of Subject Lands

The subject property is located within the Hamlet of Priddis, adjacent to the north side of Priddis Ridge Road and approximately 175m west of the intersection with Priddis Valley Road.

Prior Development Permit Approval:

On June 19, 2024, Council approved Development Permit 24D 070 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 35m from the north property line, two Sea-Cans and one temporary recreational vehicle to be used as an office during construction, to be located 10m from the north property line on the subject parcel. To date, the landowner has commenced some development of the subject property, which includes a French drain along the Eastern property line, approach upgrades, placement of the 2 temporary sea-cans and the recreational vehicle to used as an office during construction. The Development Permit 24D 070 decision is included under Appendix C of this report.

The purpose of this new development application is to amend the approved north property line setback for the proposed Dwelling, Single Family, reducing it from 35 metres to 30 metres, to facilitate placement of the dwelling more centrally within the flat portion of the subject property. All other considerations and conditions associated with Development Permit 24D 070 remain unchanged. This new application is intended to replace the previously approved permit in its entirety.

Alberta Transportation and Economic Corridors has no concerns regarding this new proposed reduced setback and has a Roadside Development Permit.

PURPOSE OF APPLICATION:

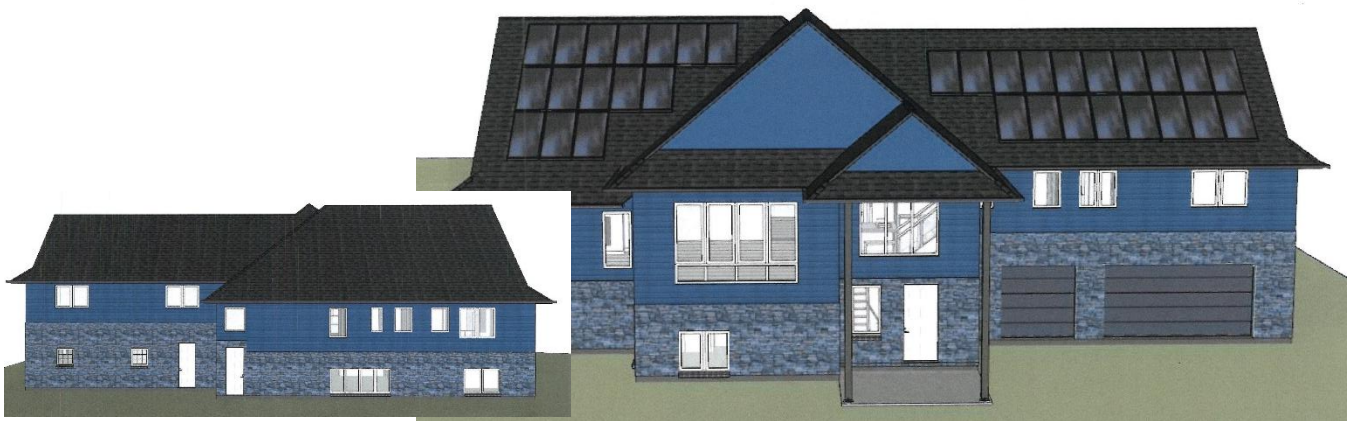
As Council is the Development Approving Authority for Direct Control District lands, they may decide on a Development Permit application, or may delegate the Authority, with directions that it considers appropriate.

Council may require a Public Meeting prior to deciding on any application within the Direct Control District.

Summary of Proposal

Approval of the following development and uses is being requested on the subject 1.83 acre Direct Control District #22 parcel:

1. Construction of a two story Dwelling, Single Family (+/-3,360 sq. ft.) with attached Garage (+/- 925 sq. ft.).



2. Variance to the Height of the proposed Dwelling, allowing for a maximum average height of 12m for this building.
This height variance is requested in order to allow for a 10:12 roof pitch and optimization of a potential future roof mounted solar panel array. The resulting height will exceed the 10m Height of Buildings under the Direct Control District.
3. Relaxation of Setbacks to allow for the proposed development to be located 30m from the north property line rather than a 40m setback from the Provincial Highway.
4. Two forty-foot Sea-Cans and one Recreational Vehicle temporarily located on the property (for a period of one year) in support of development of the lot.
The Recreational Vehicle is to be used as a site office, with self-contained servicing that will be periodically emptied at a waste disposal facility.
The Sea-cans are to serve for storage of machinery and materials during construction.
5. Relaxation of Setbacks to allow for the proposed temporary development to be located 10m from the north property line rather than the minimum 40m setback from the Provincial Highway.

SITE CONSIDERATIONS:

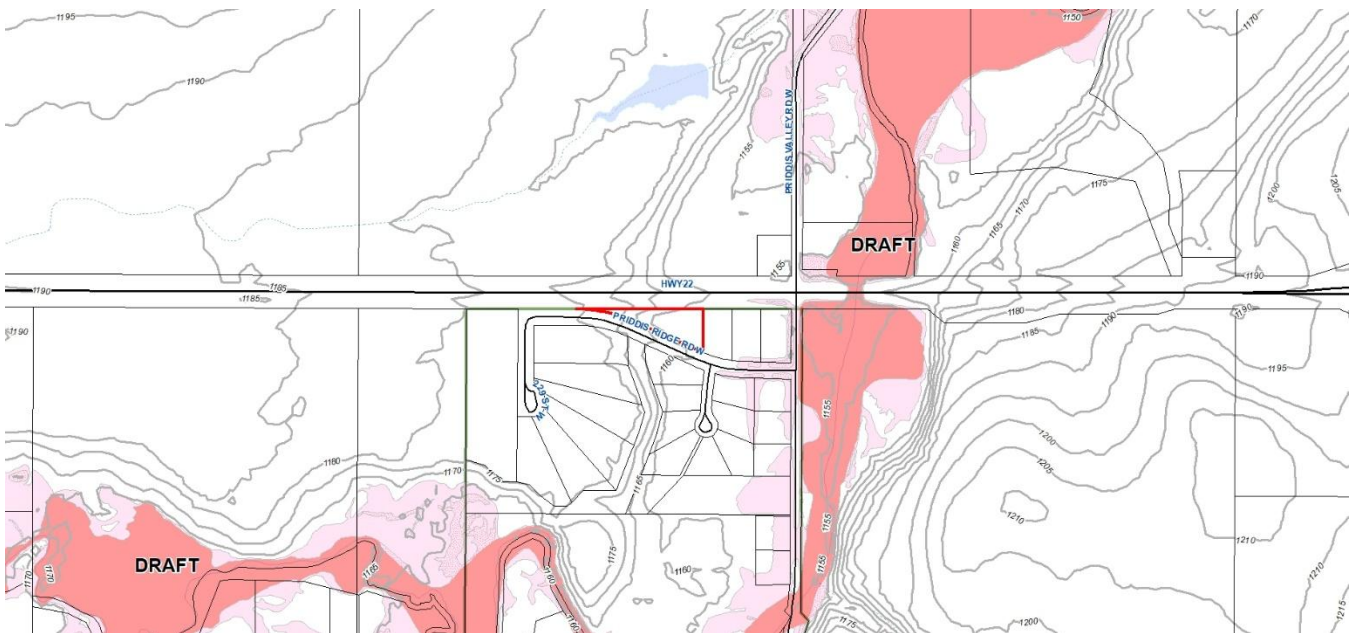
Access:

Construction of the shared approach with the eastern property has begun and will comply with County standards.



Physiography and Interests:

The property is outside of any influence respecting Provincial Flood Fringe mapping and the Priddis Flood Hazard study.



Building Envelopes:

Building envelopes for Phase 2 of the Priddis Meadows Area Structure Plan were established by AMEC Infrastructure Ltd. on June 24, 2004 to allow for slope setbacks from the berm created to separate the dwellings from the Highway to the north. The development proposed in this application (as in the previously approved Development Permit 24D070) is identified within the previously approved building envelope.

POLICY CONSIDERATIONS:

Priddis Meadows Area Structure Plan

The subject parcel is identified within the Plan Area of the Priddis Meadows Area Structure Plan, which was adopted in 2004.

Section 4.2 c) of this ASP identifies that the Direct Control lots are located in an area that is suitable for residential and commercial purposes due to their proximity to Highway 22 and the “surrounding” road network. The lots can be accessed readily from any direction without traffic increases in the residential areas.

The actual building designs and lot layouts will be dealt with in detail at the Development Permit stage. The architecture and exterior finishing will be subject to building restrictions that compliment the building restrictions imposed on the residences within the Plan Area.

Land Use Bylaw 60/2014

Dwellings

10.10.3 A Development Permit is required for all dwellings within Direct Control Districts, on lands zoned Sub-district “A” under ALL land use zonings, and within lands under the Flood Hazard protection Overlay.

Direct Control District #22 (DC#22)

Dwelling, Single Family is listed as a Permitted Use in DC#22, and the Temporary Sea-cans and Office Trailer (Accessory Buildings and Uses) would be considered Discretionary Uses in DC#22.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>The following report is recommended:</p> <ul style="list-style-type: none"> • Lot Grading/Overland Drainage Plan <p>Additional Comments:</p> <ul style="list-style-type: none"> • As the original building envelopes were done by an engineering company and the proposed development is identified to be located within that area, a Geotechnical Report is not required; • The approach is to be developed to meet, at minimum, Foothills County Standard for a common approach.
Safety Codes Officer	Building and Fire Code requirements, including for temporary structures, will need to be complied with.
EXTERNAL	
Alberta Transportation (ATEC)	<ul style="list-style-type: none"> • Roadside Permit No. 2026-0070453 has been issued to relax the northern highway setback by 10m to allow a house and septic system to be located on the property. • Roadside Permit No. 2026-0070451 has been issued to allow a minimum <u>10 meter</u> setback from the highway property line for the proposed temporary development (travel trailer, two sea-cans).
Meota Gas Co-op Association Ltd.	No concerns
PUBLIC	<i>Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.</i>

SUMMARY

Request for approval of Development Permit application 26D 082 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 30m from the north property line; and two sea-cans and one recreational vehicle, temporary during construction, to be located 10m from the north property line on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M. This application is meant to replace in full Development Permit 24D 070.

OPTIONS FOR COUNCIL’S CONSIDERATION:

OPTION #1 – APPROVAL

Should Council choose to approve Development Permit 26D 082, the following motion has been provided for consideration:

Moved that Development Permit application 26D 082 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 30m from the north property line; and two sea-cans and one recreational vehicle, temporary during construction, to be located 10m from the north property line on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M be approved subject to the following conditions and requirements.

APPROVAL DESCRIPTION

This approval allows for the following development on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M:

1. One Dwelling, Single Family with attached Garage having an average height of no greater than 12m and located no closer than 30m from the north property line.
2. One Recreational Vehicle to be used temporarily during construction as a site office and located no closer than 10m from the north property line.
3. Two 40 ft. Sea-cans having a footprint of no greater than 320 sq. ft. each to be used temporarily during construction and located no closer than 10m from the north property line.

in accordance with the plans and reports accepted by the County, and any recommendations provided by designated professionals, subject to the following conditions:

CONDITIONS OF APPROVAL FOR COUNCIL'S CONSIDERATION

Council as the Development Authority may choose to add, remove or revise any of the below recommended conditions.

PRE-RELEASE CONDITIONS

Pre-release Conditions must be fulfilled before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicants, failure to complete these pre-release conditions on or before September 29, 2026, will see this approval be deemed null and void.

Development shall not proceed until such time as the County has issued a signed Development Permit:

1. The Applicant shall submit a Lot Grading/Overland Drainage Plan to the satisfaction of the Public Works department;
2. A refundable security deposit in the amount of \$2,500 to ensure the removal of the temporary development. This security will be refunded at such time that occupancy of the Recreational Vehicle as a site office ceases and the Sea-cans are wholly removed from the property.

CONDITIONS OF APPROVAL

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals;

2. All necessary building and safety code (plumbing, gas, septic and electrical) permits and inspections shall be obtained from the County. This includes but is not limited to, meeting requirements for the use of shipping containers for temporary storage;
3. Prior to the County acknowledging completion of the development, the applicant shall submit a review from the applicable designated Professional(s), confirming that all improvements are consistent with the Plans and Reports, and any recommendations / revisions, as have been accepted by the County;
4. The applicant shall obtain and post a 9-1-1 address;
5. The approach must be developed and inspected, to the satisfaction of the Public Works department;
6. Temporary facilities (Recreational Vehicle Site Office and Sea-cans) must be removed from the parcel upon within 30 days of occupancy of the Dwelling, Single Family;
7. Jobsite signage related to construction, lot development and marketing is to be removed within 60 days of completion of the development approved herein;
8. It is the landowner's responsibility to provide notification to the File Manager upon completion of the development;
9. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

ADVISORY REQUIREMENTS

The following requirements are provided by Foothills County to inform applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. This development permit 26D 082 wholly replaces development permit 24D 070;
2. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;
3. Development on the property shall at all times comply with the requirements of the applicable Building, Safety, and Fire Codes;
4. No portion of the resulting Dwelling, Single Family and/or Accessory Building shall be used in association with any business, or used as a secondary living unit or tourist home without first obtaining all necessary approvals from the Foothills County;
5. Excepting the location of the resulting Dwelling, Single Family with attached Garage, as approved and acknowledged under this permit; and a variance to the location of temporary structures, development is to adhere to municipal setback requirements from the boundaries of the legally titled property. No further variance for yard setbacks has been considered under this approval;
6. Lot drainage shall be maintained as per the final accepted and verified Plans;
7. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
8. The landowner indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner(s) and/or occupant(s) arising from development on this property;

9. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

Notes:

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

OPTION #2: POSTPONE A DECISION ON THE APPLICATION

Council may choose to postpone determination on Development Permit application 26D 082 for one Dwelling, Single Family with attached Garage having an average height of no greater than 12m and located no nearer than 30m from the north property line; one Recreational Vehicle to be used temporarily during construction as a site office and located no nearer than 10m from the north property line; two 40 ft. Sea-cans having a footprint of no greater than 320 sq. ft. each to be used temporarily during construction and located no nearer than 10m from the north property line; if Council requires additional information from the Applicant prior to rendering a decision.

Council may wish to consider the following motion for Option #2:

Moved that Council postpone making a decision on Development Permit application 26D 082 until such time as the applicant has provided [the requested information] for Council's consideration.

At their discretion, Council may also request that a Public Meeting be held respecting this application for Development Permit.

APPENDICES

APPENDIX A: MAP SET:

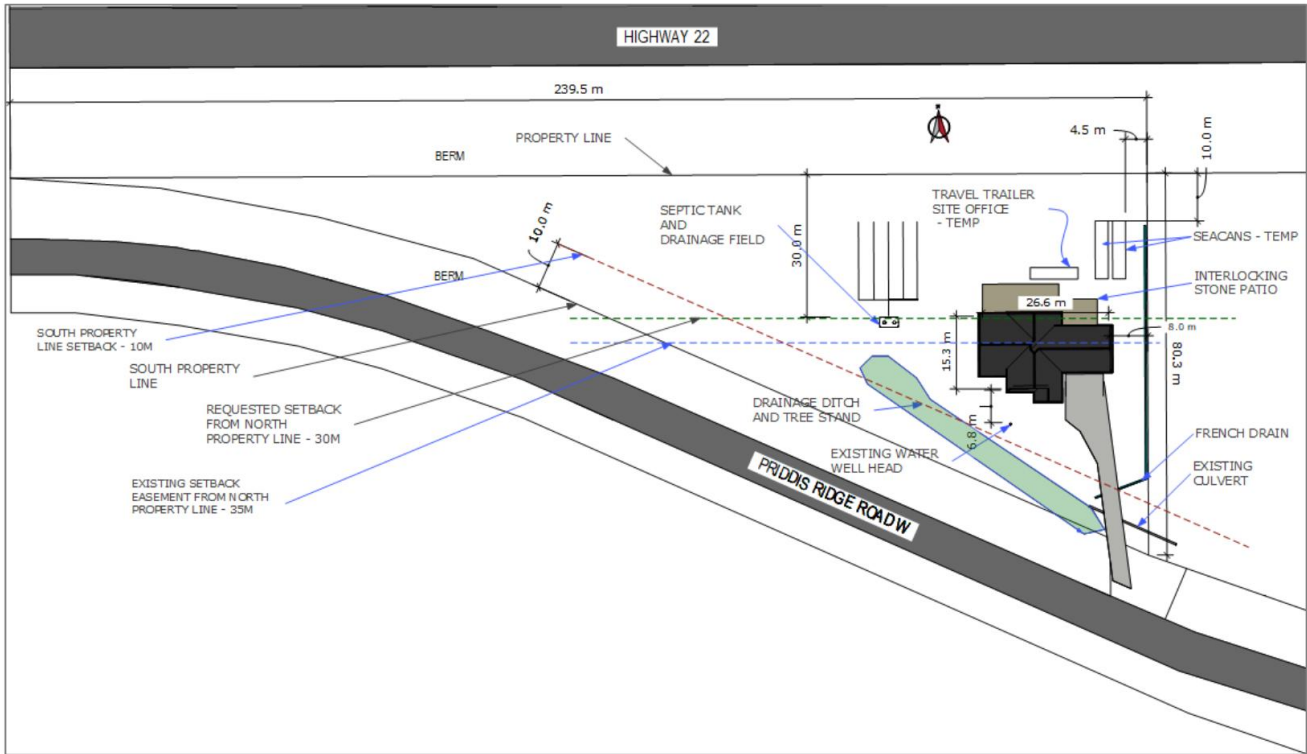
LOCATION MAPS

SITE PLAN

APPENDIX B: DIRECT CONTROL DISTRICT #22

APPENDIX C: DEVELOPMENT PERMIT 24D 070 DECISION

SITE PLAN



DIRECT CONTROL DISTRICT #22

Foothills County Land Use Bylaw |

18.22 DIRECT CONTROL DISTRICT #22 (DC 22)

DC#22

18.22.1 PURPOSE AND INTENT

The purpose and intent of this district is to allow for a wide range of commercial uses consistent with the Priddis Meadows Area Structure Plan and Direct Control by Council over the development on the following lands (Priddis Meadows Direct Control Lots):

Plan O214370, Block 1, Lot 1 (5.65 acres more or less)
To be subdivided into 4 Direct Control Lots pursuant to the Priddis Meadows Area Structure Plan.

18.22.2 PERMITTED USES

- Accessory Buildings
- Home Office
- Single Family Dwellings
- Signs not requiring a Development Permit
- Solar Power System, Private (Not requiring a Development Permit)

18.22.3 DISCRETIONARY USES

- Accessory Buildings and Uses
- Home Based Business Type I
- Home Based Business Type II
- Home Based Business Type III
- Bed and Breakfast
- Convenience/Grocery Store
- Restaurants
- Appliance Service and Repair
- Business Offices
- Retail/Wholesale Outlets
- Veterinary Clinic
- Health Services
- Community Services
- Lot Grading
- Public/Quasi Public
- Public Works
- Secondary Suite, Detached
- Secondary Suite, Principal
- Signs requiring a Development Permit
- Solar Power System, Private (Requiring a Development Permit)

18.22.4 REQUIREMENTS

18.22.4.1 Standards of the development shall be at the discretion of Council.

18.22.5 MINIMUM REQUIREMENTS

18.22.5.1 Area of Lot:

- a. One acre; or
- b. Area allowed for by bylaw amending this section

18.22.5.2 Minimum Yard Setback Requirements:

- a. Front Yard Setback

Foothills County Land Use Bylaw |

- i. 10m (32.80 ft.) from Priddis Ridge Road – Property line
- ii. 15m (49.21 ft.) from Priddis Valley Road – Property line
- iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater; or
- iv. The distance to the ultimate extent of the right-of-way as determined by Alberta Transportation.
- b. Side Yard Setback
 - i. 1.5m (4.92 ft.) from Property line; or
 - ii. May be reduced to 0m (0ft.) at the discretion of Council.

18.22.6 MAXIMUM LIMITS

18.22.6.1 Number of Lots:

- a. Four (as provided for in the Priddis Meadows Area Structure Plan);

18.22.6.2 Height of Buildings:

- a. 10m (32.80 ft.); or
- b. If higher than 10m, at the discretion of Council.

18.22.6.3 Coverage of lot:

- a. 60%

18.22.7 PROCEDURE

18.22.7.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for development permit in respect of lands referred to in Section 18.22.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.22.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.22.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.

18.22.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.22.1.

APPENDIX C

DEVELOPMENT PERMIT 24D 070 DECISION

D.1 Hache - NE 22-22-03 W5M - Development Permit 24D 070

Resolution 529

Moved by: Councillor Oel

That Council approve the application for Development Permit 24D 070 for a Dwelling, Single Family with attached Garage having a maximum average height of no greater than 12m, to be located 35m from the north property line; and two Sea-Cans and one recreational vehicle, temporary during construction, to be located 10m from the north property line on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M subject to the following conditions and requirements.

APPROVAL DESCRIPTION

This approval allows for the following development on Plan 1211902, Block 1, Lot 4; Ptn. NE 22-22-03 W5M:

1. One Dwelling, Single Family with attached Garage having an average height of no greater than 12m and located no nearer than 35m from the north property line.
2. One Recreational Vehicle to be used temporarily during construction as a site office and located no nearer than 10m from the north property line.
3. Two 40 ft. Sea-Cans having a footprint of no greater than 320 sq. ft each to be used temporarily during construction and located no nearer than 10m from the north property line.

In accordance with the plans and reports accepted by the County, and any recommendations provided by designated professionals, subject to the following conditions:

PRE-RELEASE CONDITIONS

Pre-release Conditions must be fulfilled before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicants, failure to complete these pre-release conditions on or before November 19, 2024, will see this approval be deemed null and void.

Development shall not proceed until such time as the County has issued a signed Development Permit:

1. The Applicant shall submit a Lot Grading/Overland Drainage Plan to the satisfaction of the Public Works department;
2. A Geotechnical Report for Slope Stability shall be provided, alternately illustration that the proposed development will be constructed a minimum distance of 30m from a slope of 15% may be provided, to the satisfaction of the public works department;
3. A refundable security deposit in the amount of \$2,500 to ensure removal of the temporary development is to be provided. This security will be refunded at such time that occupancy of the Recreational Vehicle as a site office ceases and the Sea-Cans are wholly removed from the property.

CONDITIONS OF APPROVAL

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals;
2. All necessary building and safety code (plumbing, gas, septic and electrical) permits and inspections shall be obtained from the County. This includes but is not limited to, meeting requirements for the use of shipping containers for temporary storage;
3. Prior to the County acknowledging completion of the development, the applicant shall submit a review from the applicable designated Professional(s), confirming that all improvements are consistent with the Plans and Reports, and any recommendations / revisions, as have been accepted by the County;

4. The applicant shall obtain and post a 9-1-1 address;
5. A separate development permit from Alberta Transportation and Economic Corridors must be obtained in order to allow for the proposed temporary development (travel trailer site office and two Sea-Cans) to be located 10m from the Highway property line;
6. The approach must be developed and inspected, to the satisfaction of the Public Works department;
7. Temporary facilities (Recreational Vehicle Site Office and Sea-Cans) must be removed from the parcel upon within 30 days of occupancy of the Dwelling, Single Family;
8. Jobsite signage related to construction, lot development and marketing is to be removed within 60 days of completion of the development approved herein;
9. It is the landowner's responsibility to provide notification to the File Manager upon completion of the development;
10. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the development approved on this permit.

ADVISORY REQUIREMENTS

The following requirements are provided by Foothills County to inform applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. Additions to, or revisions to the development and use approved herein may occur only upon obtaining appropriate independent approvals;
2. Development on the property shall at all times comply with the requirements of the applicable Building, Safety, and Fire Codes;

3. No portion of the resulting Dwelling, Single Family and/or Accessory Building shall be used in association with any business, or used as a secondary living unit or tourist home without first obtaining all necessary approvals from the Foothills County;
4. Excepting the location of the resulting Dwelling, Single Family with attached Garage, as approved and acknowledged under this permit; and a variance to the location of temporary structures, development is to adhere to municipal setback requirements from the boundaries of the legally titled property. No further variance for yard setbacks has been considered under this approval;
5. Lot drainage shall be maintained as per the final accepted and verified Plans;
6. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
7. The landowner indemnifies and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner(s) and/or occupant(s) arising from development on this property;
8. The issuance of a development permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

Notes:

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

CARRIED