

THE FOOTHILLS COUNTY SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

Thursday, May 7, 2026, 1:00 p.m.
Foothills County Administration Office
309 Macleod Trail South – High River



Chair: Pat Stier

Board Members: Chuck Stormes, Dan MacDonald, Ted Mills, Rob Siewert

	Pages
1. Call Meeting to Order	
2. Adoption of Minutes from Last Meeting - April 14, 2026	2
3. HEARD AT 1:00 p.m. - Development Permit 26D 022	
Applicant: McDonald Luxury Homes	
Landowner/Appellant: SharLee Patterson	
DESCRIPTION: Appeal against the refusal of Development Permit 26D 022 for oversized attached garage and variance to cumulative size of accessory buildings.	
LEGAL: Plan 9710710, Block 3 NE 06-22-03 W5M	
3.1 Notice of Appeal	3
3.2 Development Authority's Decision	8
3.3 Development Permit 26D 022 File Documents	10
4. HEARD AT 2:00 p.m. - Development Permit 26D 018	
Applicant/ Landowner: Carmen Jadick	
Appellant: Rob Davidson	
DESCRIPTION: Appeal against the approval of Development Permit 26D 018 for Kennel, Private.	
LEGAL: Ptn. NE 20-20-03 W5M	
4.1 Notice of Appeal	57
4.2 Development Authority's Decision	61
4.3 Development Permit 26D 018 File Documents	63

The Subdivision and Development Appeal Board for Foothills County met at Foothills County Administration Building at 12:46 p.m. on April 14, 2026. Present were Chairman G. Beacom, Board members R. Siewert, B. Saltman, M. Reid and B. Robson and Subdivision and Development Appeal Board Clerk G. Stanley.

M. Reid moved that the minutes of the March 19, 2026, Subdivision and Development Appeal Board Hearing be approved as circulated.

STAPLE – SE 22-22-03 W5M – REFUSAL OF DEVELOPMENT PERMIT 25D 357 FOR A RELAXATION OF SETBACKS FOR EXISTING STRUCTURES AND SECONDARY SUITE, EXISTING

The hearing was opened at 1:00 p.m. In attendance were the Appellant/Landowner R. Staple, the Development Authority for Foothills County, S. Kotlar, and Subdivision and Development Appeal Board Clerk G. Stanley.

On February 25, 2026, the Development Authority for Foothills County refused Development Permit 25D 357 for a relaxation of setbacks for existing structures and secondary, suite, existing.

The hearing was closed at 1:34 p.m.

Having been satisfied that notice of this hearing was provided in accordance with the Municipal Government Act, R.S.A. 2000, Chapter M-26;

And upon having read the materials provided, and upon having heard the representations from the Appellant/Applicant/Landowner and the Development Authority for Foothills County with respect to the appeal filed by the Appellants in accordance with Section 685 of the Municipal Government Act against the refusal of Development Permit 25D 357 for a Relaxation of Setbacks for Existing Structures and Secondary Suite, Existing on Plan 9110575, Block 2, Lot 14; Ptn. SE 22-22-03 W5M (The "Property").

The Subdivision and Development Appeal Board for Foothills County (the "Board") has decided to:

DENY the appeal and UPHOLD the Development Authority's decision to refuse Development Permit 25D 357 for a Relaxation of Setbacks for Existing Structures and Secondary Suite, Existing on Plan 9110575, Block 2, Lot 14; Ptn. SE 22-22-03 W5M.

The application is thereby REFUSED.

ADJOURN

G. Beacom adjourned the meeting at 1:36 p.m.

CHAIRMAN

CLERK



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

309 Macleod Trail, Box 5606, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

APPELLANT INFORMATION (e.g. Landowner or Affected Party)
Name of Appellant(s) SharLee Patterson
Mailing Address [Redacted] Province [Redacted] Postal Code [Redacted]
Main Phone # [Redacted] Alternate Phone # [Redacted]
I consent to receive documents by email: [] Yes [] No
Email Address: [Redacted]
AGENT INFORMATION & CERTIFICATION (complete section if applicable)
Name of Organization: McDonald Luxury Homes
Contact Name: Don McDonald
Mailing Address [Redacted] Province [Redacted] Postal Code [Redacted]
Main Phone # [Redacted]
I consent to receive documents by email: [X] Yes [] No
Email Address: [Redacted]
I (We) Please see attached form authorization form hereby authorize
to act on my (our) behalf on matters pertaining to this appeal.
Signature of Appellant(s) Date Signature of Appellant(s) Date
SITE INFORMATION
Municipal Address (house and street number) [Redacted]
Legal Land Description: Plan 9710710 Block 3 Lot
Quarter-Section Township 22 Range 3 Meridian West of the 5

I AM APPEALING (check only one)
Development Authority Decision
[] Approval
[] Conditions of Approval
[X] Refusal
Development Permit #
Date of Decision: (Y/M/D) 26/03/16
Subdivision Authority Decision
[] Approval
[] Conditions of Approval
[] Refusal
Subdivision Application #
Date of Decision: (Y/M/D)
Decision of Enforcement Services
[] Stop Order
[] Compliance Order
Enforcement Order #
Date of Decision: (Y/M/D)

REASON FOR APPEAL (attach separate page(s) if required)
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.
Please see attached letter.

TURN OVER AND COMPLETE REVERSE SIDE



LETTER OF AUTHORIZATION

I (We), SharLee Patterson being the owner (s)
 registered on the title of Lot _____ Block 3 Plan 971 0710
 NW / (NE) SE / SW, Section 6, Township 22, Range 3, W 5 M
 give McDonald Luxury Homes / Don McDonald permission
 to act on my (our) behalf for the purposes of the Development Permit application affecting
 the above noted property as submitted to the Foothills County.

7/23/2025
 Date


 Signature BED1A460604C42B...

 Date

 Signature

 Date

 Signature

I SharLee Patterson wish to have my name redacted from the public file. I understand that by doing so, I will not receive any communication from the County with respect to this application for development permit.

7/23/2025

Date



BED1A400304C42B...

Signature

To Whom It May Concern,

We are writing to formally appeal the refusal of the Development Permit application submitted as a replacement for Development Permit 25D 25 I, concerning the subject property described as a portion of NE 06-22-03 W5M; Plan 9710710, Block 3.

We respectfully request that the Development Appeal Board reconsider the decision to refuse the application based on the following grounds:

First, the intent of the application is not to intensify use beyond reasonable residential expectations, but rather to consolidate and rationalize existing and proposed structures on the property. The proposed attached garage expansion and carport are intended to meet practical needs for vehicle storage and property maintenance, consistent with rural residential living on a parcel of this size.

Second, the variance requested is modest when considered in the context of the overall parcel size (approximately 12 acres). The property can accommodate the proposed structures without negatively impacting neighboring properties, sightlines, drainage, or environmental considerations. The scale of development remains compatible with the surrounding area and does not alter the residential character of the district (Section 5.6.1 of the Land Use Bylaw 60/2014).

Third, the cumulative overage identified in the refusal is largely attributable to the reclassification and inclusion of existing structures, as well as the previously unaccounted-for carport. We have proposed the removal of the greenhouse and associated mechanical equipment, demonstrating a good faith effort to mitigate total building area and comply as closely as possible with the Land Use Bylaw.

Fourth, there are no anticipated adverse impacts related to traffic, noise, or servicing. The structures are for personal use only and do not support any commercial or industrial activity. The proposed development will not place additional strain on municipal infrastructure or services.

Finally, we believe that applying the bylaw too strictly in this situation does not fully reflect the realities of the property or how it is being used. The variances we are requesting are reasonable and remain consistent with the overall intent of the bylaw, which is to allow for flexibility where it is appropriate.

In light of the above, we kindly request that the Development Appeal Board approve the proposed development, subject to any reasonable conditions deemed necessary.

Thank you for your time and consideration of this appeal.



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: March 16, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D 022

APPLICANT(S): MCDONALD LUXURY HOMES

PROPOSAL DESCRIPTION: OVERSIZED ATTACHED GARAGE & VARIANCE TO CUMULATIVE SIZE OF ACCESSORY BUILDINGS

LEGAL DESCRIPTION: PTN. NE 06-22-03 W5M; PLAN 9710710, BLOCK 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 12.01-acre Country Residential District parcel located approximately 125 meters to the south of Coalmine Road West, 2.1 kilometers north of Plummers Road West, and 7 kilometers west of 240 Street West.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

A development permit (25D 251) was approved on October 27, 2025, for an extension to the existing garage, resulting in a cumulative garage size of 223.3 sq. m. (2,403.6.2 sq. ft.). The approval was conditional upon the removal of the greenhouse and its associated AC unit. For the purposes of calculating the total allowable accessory building area, the shop and pool house were included. The decision accounted for both garage and accessory building cumulative sizes, and the oversized garage fully exhausted the remaining permitted accessory building area. However, a subsequent site inspection determined that a carport had been constructed beyond the scope of the approved development and in excess of the permitted accessory building area. Development permit 25D 251 is still active.

An application for Development Permit has been submitted in replacement of 25D 251, proposing to allow:

- An addition of 159.2 sq. m. to be constructed onto the existing 64.1 sq. m. garage that is attached to the principal residence on this property. The resulting cumulative total of attached garage space is proposed to be +/- 223.3 sq. m.; and
- The approval of the new 139.29 sq. m. carport and existing accessory buildings, comprised of a 139 sq. m. shop and 119.5 sq. m. pool house, with the removal of a 64.4 sq. m. greenhouse and AC unit. The resulting cumulative size for accessory buildings is proposed to be +/- 397.79 sq. m.

Section 4.2.7.1 of Land Use Bylaw 60/2014 allows on a property of this size a maximum of five (5) personal use Accessory Buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) in area without a Development Permit. In addition, a permanent dwelling is permitted up to two private garages (attached or detached) up to a maximum of 111.48 sq. m. (1,200 sq. ft.).

The cumulative area of the existing Accessory Buildings and proposed garage addition exceed what is permitted without a Development Permit under the Land Use Bylaw.

An application for Development Permit must be considered. Decisions on an application for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed Oversized Attached Garage and variance to the allowable cumulative square footage of Accessory Buildings on the subject parcel, being portion of NE 06-22-03 W5M; Plan 9710710, Block 3, has been considered by the Development Officer and is **REFUSED** subject to the following:

REFUSAL DESCRIPTION:

Section 4.2.1.9 of the Land Use Bylaw 60/2014 provides that permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on land use districts other than the Agricultural District.

Section 4.2.1.7 b. and Table 4.2.1.7A allows on a 12 acre Country Residential District parcel, as accessory to a permanent dwelling, up to five (5) personal use accessory buildings, where the total cumulative area of the accessory buildings does not exceed 380.9 sq. m. (4,100 sq. ft.).

In reviewing the request, it was noted that:

- a) the proposed garage space of 223.3 sq. m. (2,403.6.2 sq. ft.) would exceed the permitted area for a garage;
- b) the proposed accessory building space of 397.79 sq. m. (4,281.8 sq. ft.) would exceed the permitted cumulative area for accessory buildings; and
- c) the combined garage and accessory building area (621.09 sq. m. or 6,685.4 sq. ft.) – existing and proposed – would exceed the permitted combined area for garages and Accessory Buildings permitted on a lot of this size (492.38 sq. m.) by 128.71 sq. m.

As such, this application is considered a discretionary refusal and if appealed, will be given further consideration by the Development Appeal Board.



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 16, 2026

McDonald Luxury Homes
#9, 130 Commercial Drive
Calgary, AB T3Z 2A7

Dear Sir/Madam:

COPY

**Re: Development Permit Application 26D 022
Ptn: NE 6-22-3 W5M; Plan 9710710, Block 3
Oversized Attached Garage & Variance to Cumulative size of Accessory Buildings**

Your development permit application for the above-noted operation has been refused for the attached reasons.

Please be advised that you have the right to appeal this decision to the Development Appeal Board. If you were to appeal the above decision, the Development Appeal Board would base their decision on an appeal hearing which would be open to the applicant and to any landowners within at least one-half mile who have concerns about the proposed development.

You can submit your Appeal notices to the Secretary of the Development Appeal Board, at the above noted address. Notices of Appeal, including payment of the appeal fee, are to be received **no later than April 7, 2026**. There is a \$100.00 charge to file an appeal. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please complete the enclosed 'Notice of Development Appeal' form and mail, drop off, email to appeals@foothillscountyab.ca or fax to 403-652-7880. We will notify you when your appeal is received.

Should you have any further questions or concerns, please contact the undersigned at the above address and telephone number.

**NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ENCLOSED
'NOTICE OF DEVELOPMENT APPEAL' FORM**

Yours truly,
FOOTHILLS COUNTY


Pierre-David Karolyi
Development Officer
pierre-david.karolyi@foothillscountyab.ca
(403) 603-6310

PK/as
Encl. Development Authority Decision & Appeal form

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 16, 2026 3:35 PM
To: Info McDonaldLuxuryHomes
Cc: Pierre-David Karolyi
Subject: Development Officer's Decision- Development Permit 26D 022
Attachments: 26D 022 Letter(Refusal).pdf; Appeal Form 2026.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 26D 022, originals to follow in the mail.
Please reply stating you have received this email and attachment.

If you have any questions please contact **Pierre-David Karolyi** at Pierre-David.Karolyi@FoothillsCountyAB.ca
Foothills County
Planning & Development

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

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 16, 2026 3:35 PM
To: FC-Council
Cc: Pierre-David Karolyi
Subject: Development Officer's Decision- Development Permit 26D 022-Division 4
Attachments: 26D 022_OSG&AccessoryBuildingsRefusal.pdf

Good Afternoon,

Please find attached the Development Officer's Decision for Development Permit 26D 022. This circulation is being provided to you for information purposes only.

Regards,

**Foothills County
Planning & Development**

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

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 16, 2026 3:35 PM
To: FC Assessment
Cc: Pierre-David Karolyi
Subject: Development Officer's Decision- Development Permit 26D 022, Roll No.2203067540
Attachments: 26D 022_OSG&AccessoryBuildingsRefusal.pdf

Good Afternoon,

Please find attached the Development Officer's Decision for Development Permit 26D 022. The roll number for this parcel is 2203067540.

Should you have any questions, please do not hesitate to contact **Pierre-David Karolyi** at [Pierre-David.Karolyi@FoothillsCountyAB.ca](mailto:David.Karolyi@FoothillsCountyAB.ca)

Regards,

**Foothills County
Planning & Development**

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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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: <u>\$500</u>	Application No: <u>26D 022</u>
Receipt No.: <u>454584</u>	Tax Roll No: <u>2203067540</u>
Date Received: <u>Jan 5/26</u>	Date Deemed Complete: <u>February 4, 2026</u>

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: McDonald Luxury Homes
 Email: info@mcdonaldluxuryhomes.com
 Applicant's Mailing Address: #9, 130 Commercial Drive Calgary Alberta T3Z 2A7
 Telephone: 403-208-1940
 Legal Land Description: Plan 971 0710, Block 3, Lot _____, LSD _____,
 Quarter N.E. 1/4, Section 6, Township 22, Range 3, West of the 5 Meridian.
 Registered Owner of Land: _____
 Registered Owner Mailing Address: _____
 Email: _____ Telephone: _____
 Interest of Applicant if not owner of site: Contractor

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.

This application is for the addition of an attached garage to the existing dwelling unit. The prop have an area of 159.2 square metres and provide parking for 6 personal vehicles.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 12 acres

Size Of Proposed Building: 159.2 sqm Height: 7.08m

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

Utilities Presently On Site: Sewer, Water, Gas, Electricity

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

Utilities Proposed: None

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.):

The application includes an overall site plan indicating setbacks of existing and proposed structures, a close-up site plan showing grading around proposed addition, and existing and proposed floor plans and elevations.

Estimated Date of Commencement: Jan 5, 2025 Estimated Date of Completion: Feb 27, 2025

I, McDonald Luxury Homes

hereby certify that I am:

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

Date: June 20, 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.

Jan 5, 2025
Date


Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

- 1. Land use district: Country Residential
- 2. Listed as a permitted discretionary use: _____
- 3. Meets setbacks: Yes _____ No If "NO", deficient in _____

- 4. Other information: Garage approved under 25D 251 which did not disclose the carport.

PART 5 DECISION

Date of Decision: March 16, 2026 Date Application Accepted: _____

This Development Permit Application is:

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

Notice of Decision Advertised: _____

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 within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.

If no wells are listed on-site:

I, McDonald Luxury Homes being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of Block 3, Plan 971 0710, within the Ne 1/4 Sec 6, twp. 22, rge. 3, w
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, the M.D. of Foothills, 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.

McDonald Luxury Homes
Owner/Agent

DATED: this 03 day of September, 2025.

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, the M.D. of Foothills, 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.**

Heather Donnelly

From: FC_Planning
Sent: February 5, 2026 11:22 AM
To: 'info@mcdonaldluxuryhomes.com'
Cc: Pierre-David Karolyi
Subject: Notice of Complete Application – Development Permit 26D 022

Good morning,

**Re: Notice of Complete Application – Development Permit 26D 022
Ptn: NE 06-22-03 W5M; Plan 9710710, Block 3
Oversized Accessory Buildings**

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 February 4, 2026.

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 **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca

Regards,

**Foothills County
Planning & Development**

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

Pierre-David Karolyi

From: Info McDonaldLuxuryHomes <info@mcdonaldluxuryhomes.com>
Sent: February 3, 2026 11:31
To: Pierre-David Karolyi
Subject: Re: 272069 Coalmine Road Development Permit Application - Notice of Incomplete
Attachments: Credit Card Authorization Form.pdf; 2025-07-23 - Foothills Authorization Form - Development.pdf

Good morning, Pierre.

Thank you for returning my call and talking through some things with me. I have replied to the items below in blue for ease of following.

Following a preliminary assessment, the following information and/or documentation must be provided to the undersigned no later than **February 28, 2025**:

1. As this is a new application:
 1. A signed Letter of Authorization from the registered owner (information not provided to the public)
 - i. Please see attached, it also includes a request to have the client removed from the public file.
 2. A Credit Card Authorization indicating the amount of \$500
 - i. Please see attached.
2. Confirmation of whether the pool house has a single floor or contains any of the following elements, and the building plans if so:
 1. kitchen facilities including cooking apparatus, fridge and sink;
 - i. Yes, it has a full kitchen
 2. bedrooms;
 - i. No, there are no bedrooms.
 3. washroom facilities consisting of a full bathroom including tub and/or shower fixture.
 - i. One full bath just shower, no tub and one-half bath.
3. Confirmation of the intended use for the Shop
 - a. Just a regular house garage.
4. Provision of the total lot coverage in square meters and percentage for all **buildings and impervious surfaces**
 1. Note: a building includes any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment. Any tent or bin used for any of the said purposes shall be deemed a building. If any additional such structures beyond the carport are present or planned on the property, please indicate them on a revised site plan.
 - i. Waiting on this from the drafting firm so I will have an exact measurement.

5. Confirmation that the building area is not within 30 metres of a slope exceeding 15% through the provision of a Survey Plan, OR the provision of a Geotechnical Report prepared by a qualified Professional which indicates that the developable area is suitable for residential construction, to the satisfaction of the County in either case
 - a. [Waiting on confirmation from the drafting firm for this as well.](#)

Thank you,



MCDONALD
LUXURY HOMES

Meagan Brace

Office: [403.208.1940](tel:403.208.1940)

Cell: 780.880.4719

#9 130 Commercial Drive

Calgary AB T3Z 2A7

www.McDonaldLuxuryHomes.com

From: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>

Date: Wednesday, January 21, 2026 at 4:27 PM

To: Info McDonaldLuxuryHomes <info@mcdonaldluxuryhomes.com>

Subject: 272069 Coalmine Road Development Permit Application - Notice of Incomplete

Good afternoon,

My name is Pierre Karolyi and I am the Development Officer that has been assigned to your Development Permit Application for the addition of an oversized garage and a carport in Priddis, in replacement of Development Permit 25D 251. 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 or incomplete.

This email is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of January 21, 2026, and asking for certain required elements to be provided.

Following a preliminary assessment, the following information and/or documentation must be provided to the undersigned no later than **February 28, 2025**:

1. As this is a new application:
 1. A signed Letter of Authorization from the registered owner (information not provided to the public)
 2. A Credit Card Authorization indicating the amount of \$500
2. Confirmation of whether the pool house has a single floor or contains any of the following elements, and the building plans if so:

1. kitchen facilities including cooking apparatus, fridge and sink;
2. bedrooms;
3. washroom facilities consisting of a full bathroom including tub and/or shower fixture.
3. Confirmation of the intended use for the Shop
4. Provision of the total lot coverage in square meters and percentage for all **buildings** and **impervious surfaces**
 1. Note: a building includes any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment. Any tent or bin used for any of the said purposes shall be deemed a building. If any additional such structures beyond the carport are present or planned on the property, please indicate them on a revised site plan.
5. Confirmation that the building area is not within 30 metres of a slope exceeding 15% through the provision of a Survey Plan, OR the provision of a Geotechnical Report prepared by a qualified Professional which indicates that the developable area is suitable for residential construction, to the satisfaction of the County in either case

Further elements may be required in addition to this list, although they may be satisfied through providing the above information and documentation. I look forward to supporting you in completing your application and facilitating a timely review.

Please reach out if a time extension is needed to provide the required information.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
 Planning & Development Officer

Foothills County
 309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
 t: (403) 603-6310
pierre-david.karolyi@foothillscountyab.ca



www.foothillscountyab.ca

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PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 022	LANDOWNER: Redacted
FILE MANAGER: Pierre-David Karolyi	AGENT: McDonald Luxury Homes
CURRENT LAND USE: CR	PROPOSED LAND USE: same
LEGAL DESCRIPTION: NE 6-22-3 W5, Plan 9710710 Blk 3	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2203067540	
DATE REFERRED: Feb. 5, 2026	
PROPOSAL: Oversize accessory buildings	

PROPOSAL INFORMATION:

Development Permit

- Internal Road Proposed:
- Construction on Road Allowance Proposed:
- Approaches exist on:
 - Other:

Information pertaining to roads on side of the subject lands:

Servicing Comments or Review required:

- Other:
- Road Widening -

OTHER COMMENTS:

Application replaces development permit 25D 251 as a carport was not shown in original plans.
Please provide comments! - Pierre
Note: the McDowell plan for the carport indicates current dimensions, and the shop was indicated to serve as a detached garage.

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

Proposed Balance

- | | | | |
|---|---|--------------------------------------|--------------------------------------|
| <input type="radio"/> Geotechnical Report for Slope Stability | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> High Water Table Testing for Foundation Design: | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Septic Disposal Evaluation (PSTS) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| <input type="radio"/> Stormwater Management Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Lot Grading/Overland Drainage Plan | <input checked="" type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Flood Plain Report (1 in 100 years) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Overland Drainage Easement | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| <input type="radio"/> Building Envelopes | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Traffic Impact Assessment (TIA) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Environmental Site Assessment (Phase 1 / Phase 2) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Other: _____ | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |

ADDITIONAL ROAD WIDENING REQUIRED:

No Caveat Survey Out

Amount _____m Location of Widening Required: N E S W

Other: _____

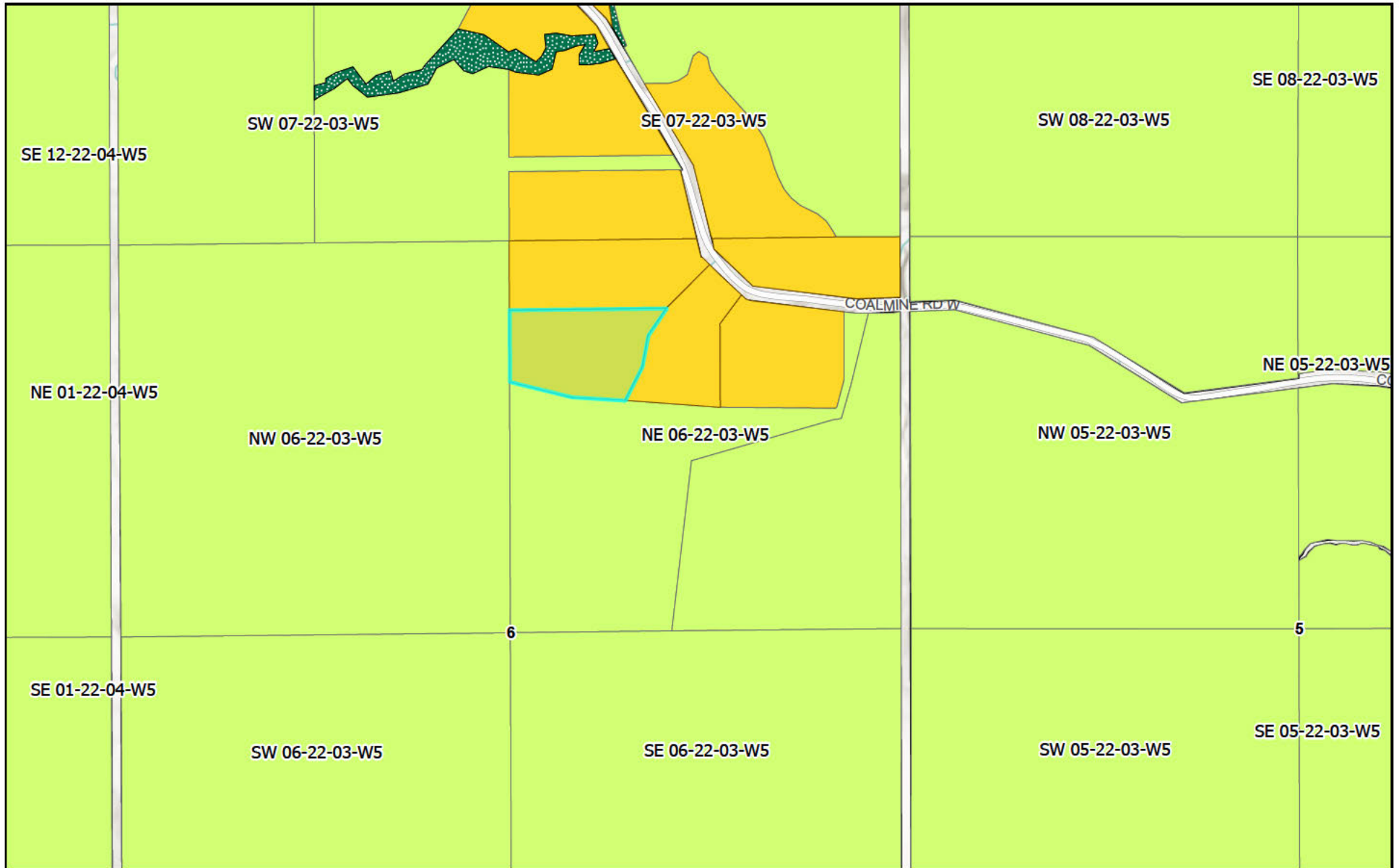
No Caveat Survey Out

Amount _____m Location of Widening Required: N E S W

Other: _____

See reverse side.....

Foothills Web Map



2026-04-23, 8:45:23 a.m.

Land Use Districts

A- Agricultural



CR- Country Residential

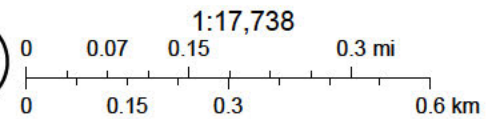


ER- Environmental Reserve



Parcels

World_Hillshade



Esri, NASA, NGA, USGS, FEMA

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

project

PROJECT NO. DATE ISSUED.
124-06 Dec 23 2025

DRAWN BY:
C McDowell

builder

REVISIONS JULY 18 2025

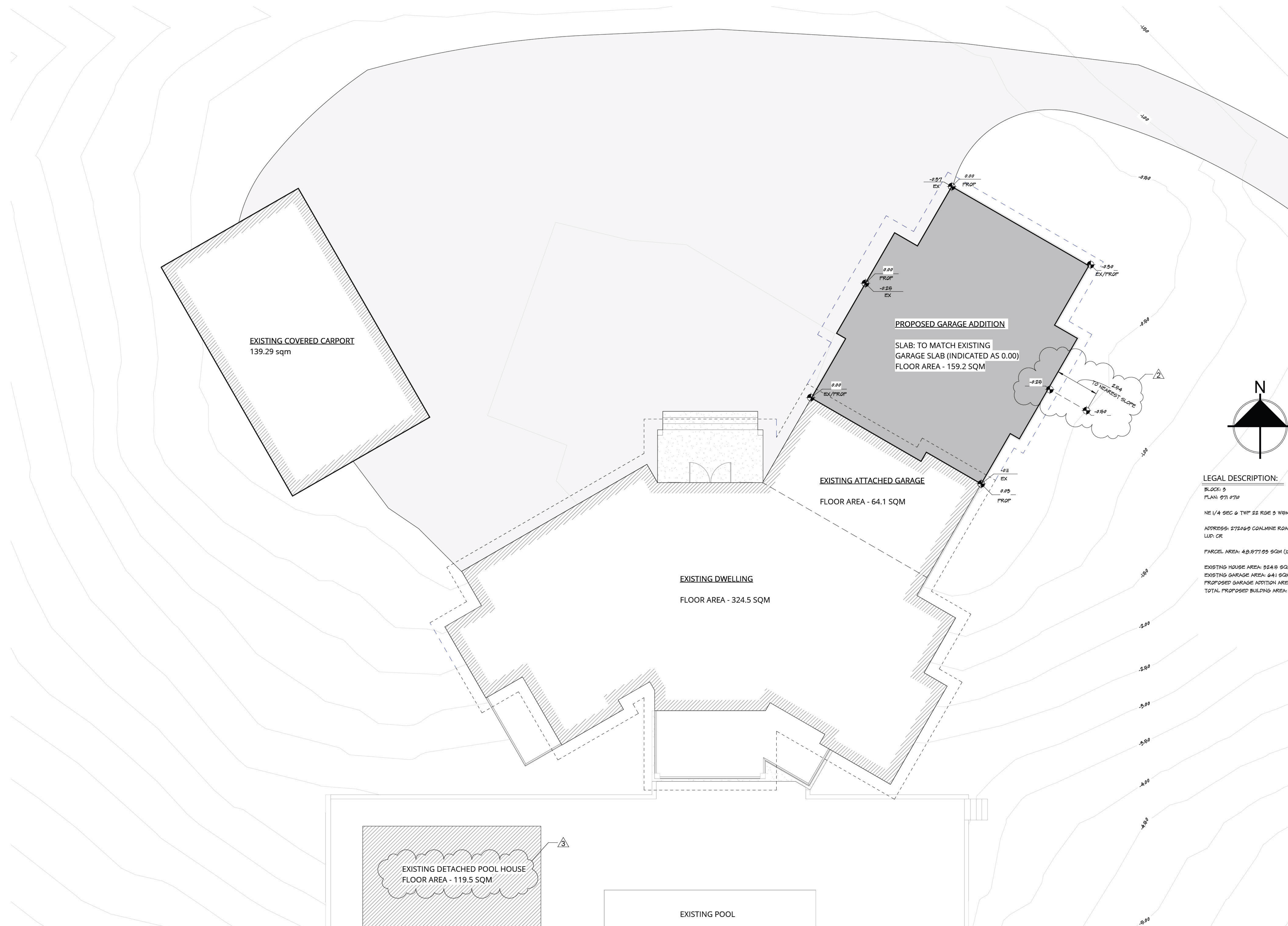
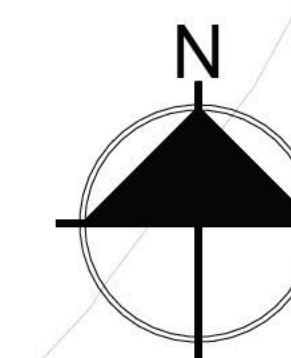
- 1. PARCEL ACCESS ADDED
- 2. DISTANCE FROM ADDITION TO SLOPE ADDED
- 3. EXISTING STRUCTURE FOOTPRINTS ADDED
- 4. ADDITION AREAS CLARIFIED AND UPDATED

REVISIONS SEPTEMBER 3

- 5. GREENHOUSE MARKED AS TO BE REMOVED

LEGAL DESCRIPTION:

BLOCK: 3
 PLAN: 071 0710
 NE 1/4 SEC 6 TWP 22 RGE 3 W6M
 ADDRESS: 272000 COALMINE ROAD
 LUP: CR
 PARCEL AREA: 48,977.09 SQM (12.0 ACRES)
 EXISTING HOUSE AREA: 324.5 SQM
 EXISTING GARAGE AREA: 641 SQM
 PROPOSED GARAGE ADDITION AREA: 159.2 SQM
 TOTAL PROPOSED BUILDING AREA: 647.0 SQM



1 Site Closeup
SP2 1:100

Site Plan

SP2

firm

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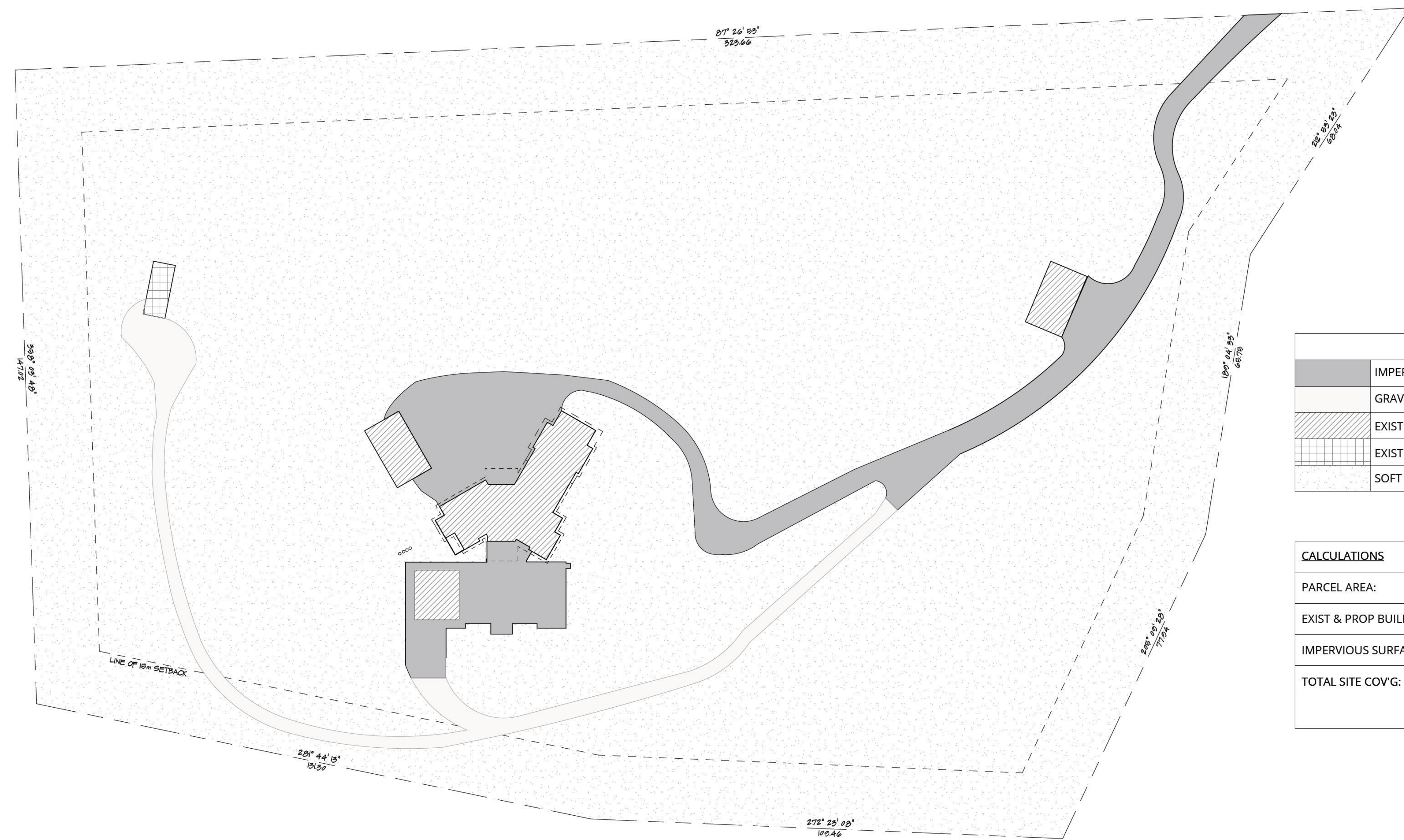
project



PROJECT NO. 124-06 DATE ISSUED. Feb 4, 2026

DRAWN BY:
C McDowell

builder



LEGEND	
	IMPERVIOUS SURFACES
	GRAVEL ROAD
	EXISTING & PROPOSED BUILDINGS
	EXISTING BUILDINGS TO BE REMOVED
	SOFT LANDSCAPING

CALCULATIONS	
PARCEL AREA:	48,577.93 sqm
EXIST & PROP BUILDING COV'G:	945.79 sqm
IMPERVIOUS SURFACES COV'G:	2,840.45 sqm
TOTAL SITE COV'G:	3,786.24 sqm 3786.24/48,577.93 = 0.078 0.078*100 = 7.8 % COVERAGE

1 Building Coverage/Impervious Surfaces
SP3 1" = 50'-0"

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

Site Coverage

SP3

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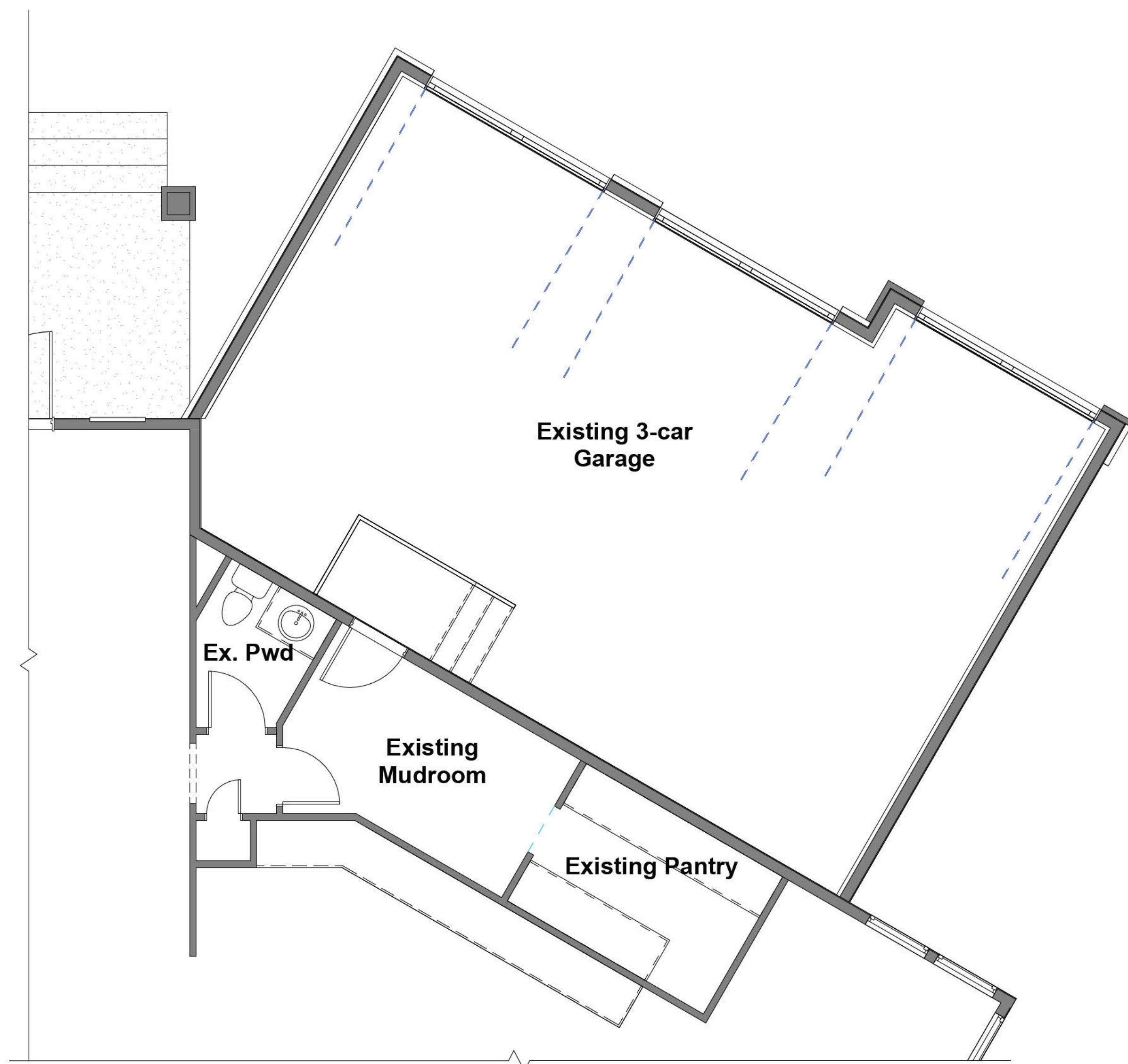
mcdowelldesign.com

project

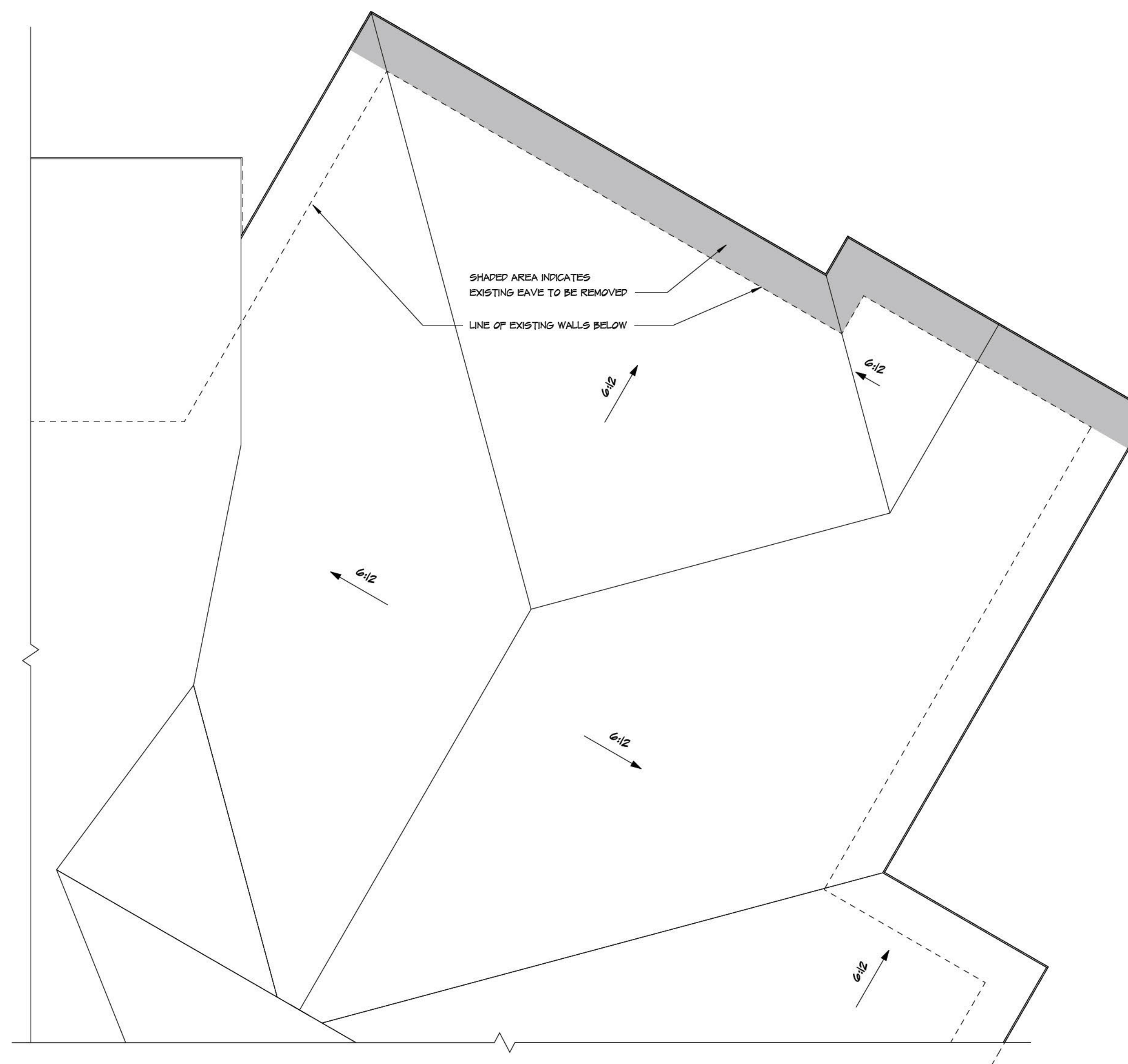
PROJECT NO. DATE ISSUED.
124-06 Dec 23 2025

DRAWN BY:
C McDowell

builder



1 Garage Existing
A1 1/4" = 1'-0"



2 Roof Existing
A1 1/4" = 1'-0"

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Garage Existing

A1

firm

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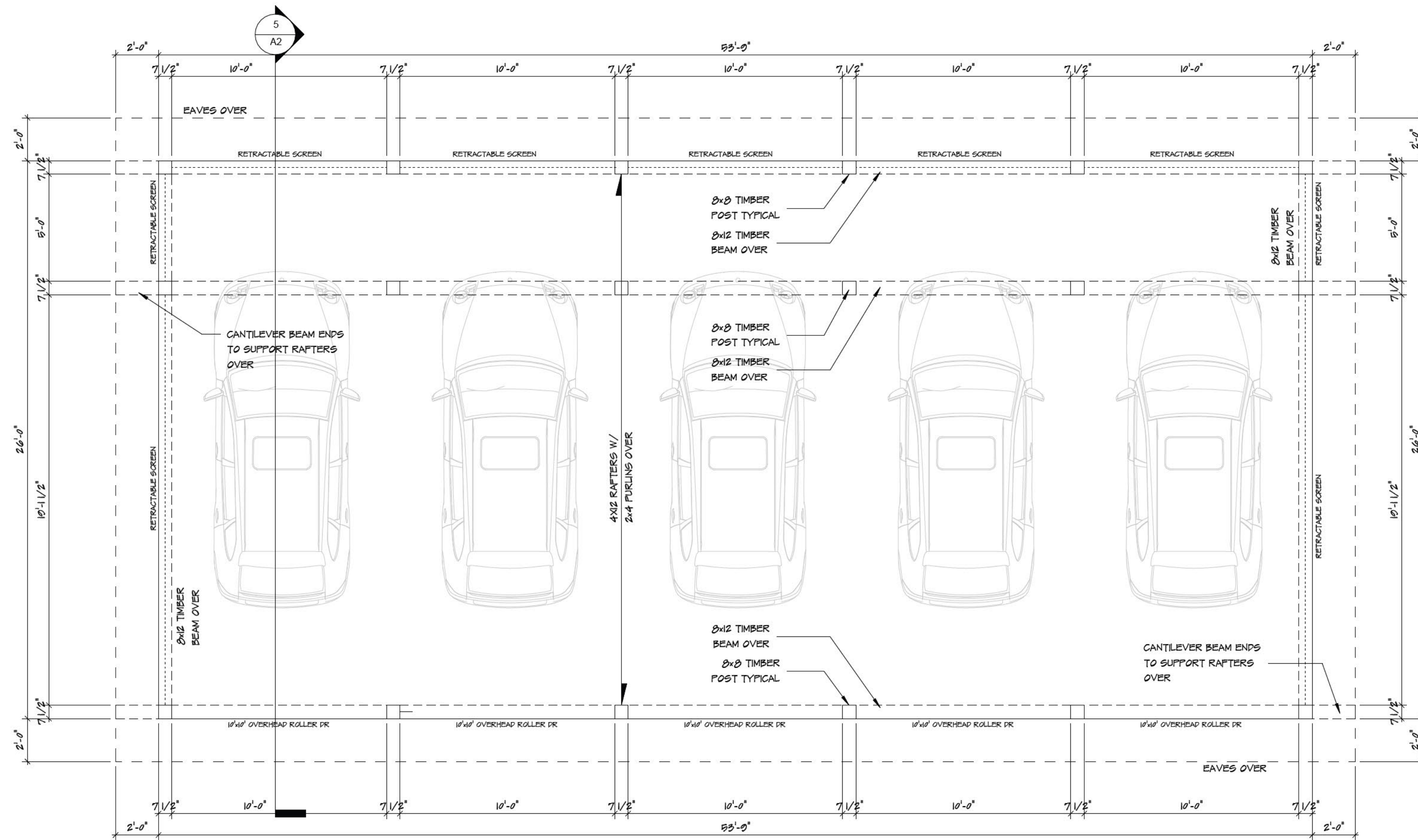
project

CARPORT
BLOCK 3, PLAN 971 0710
FOOTHILLS COUNTY

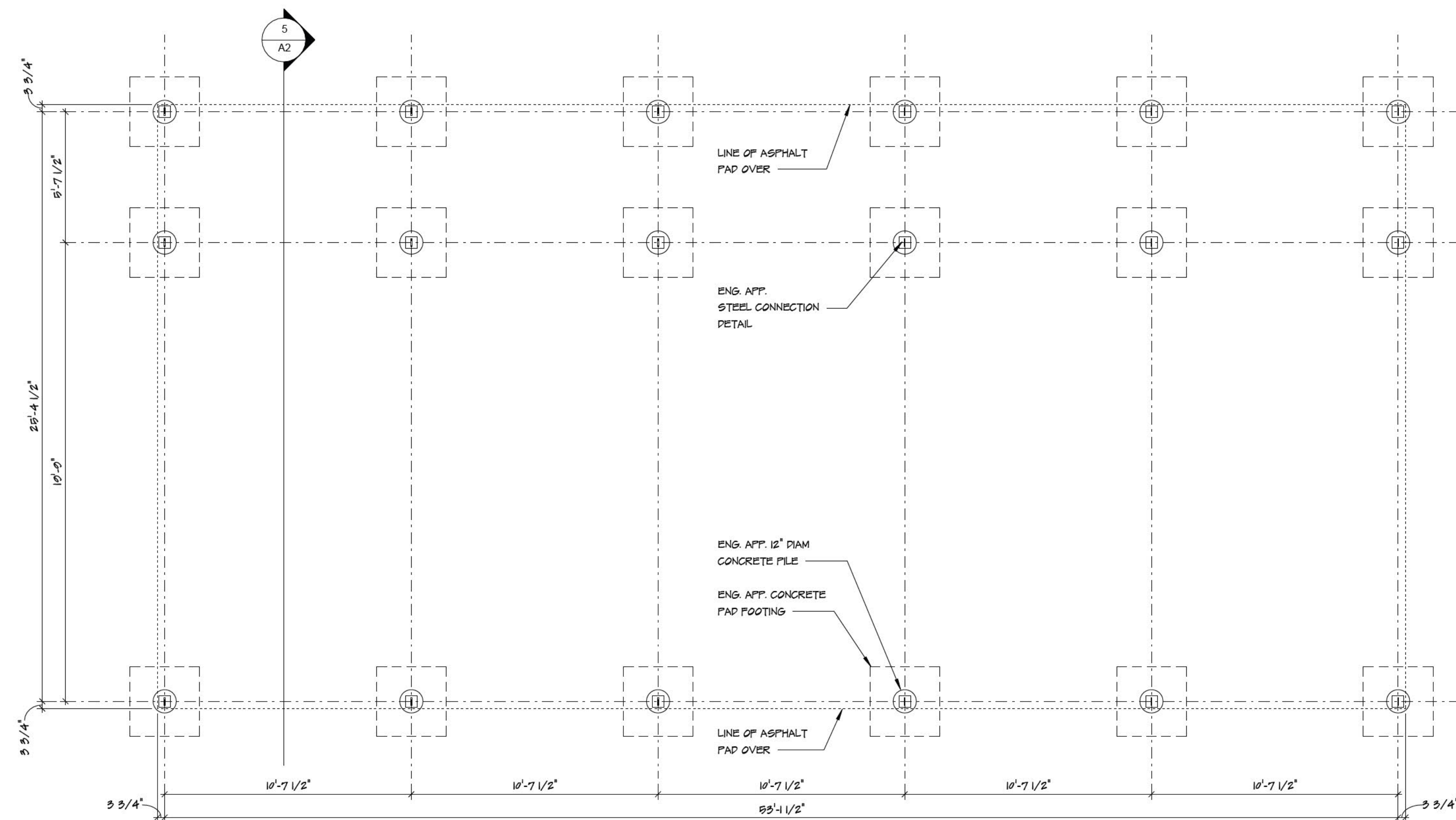
PROJECT NO. DATE ISSUED.
124.13 JUN. 28, 2024

DRAWN BY:
G.A WEST

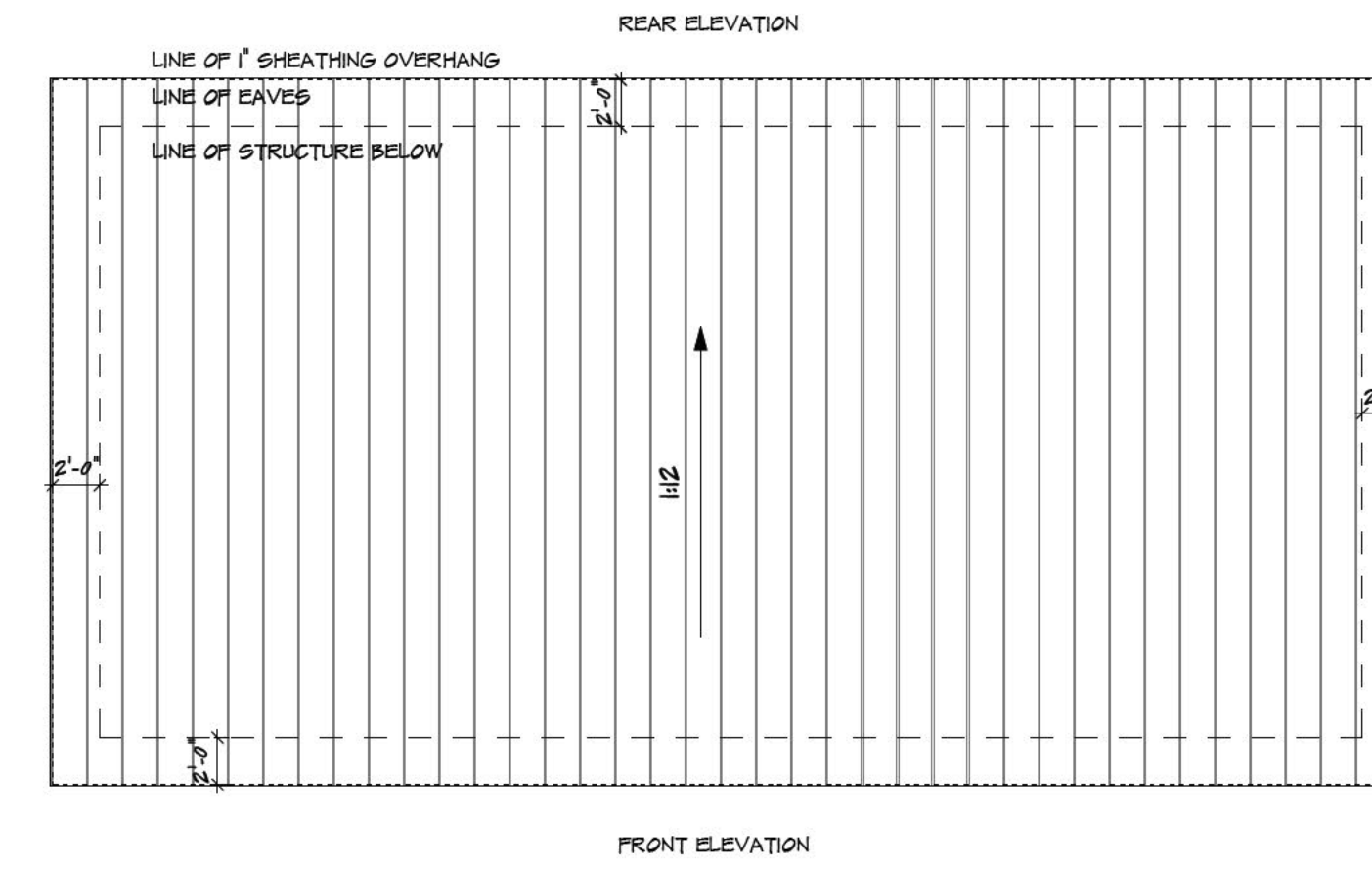
builder



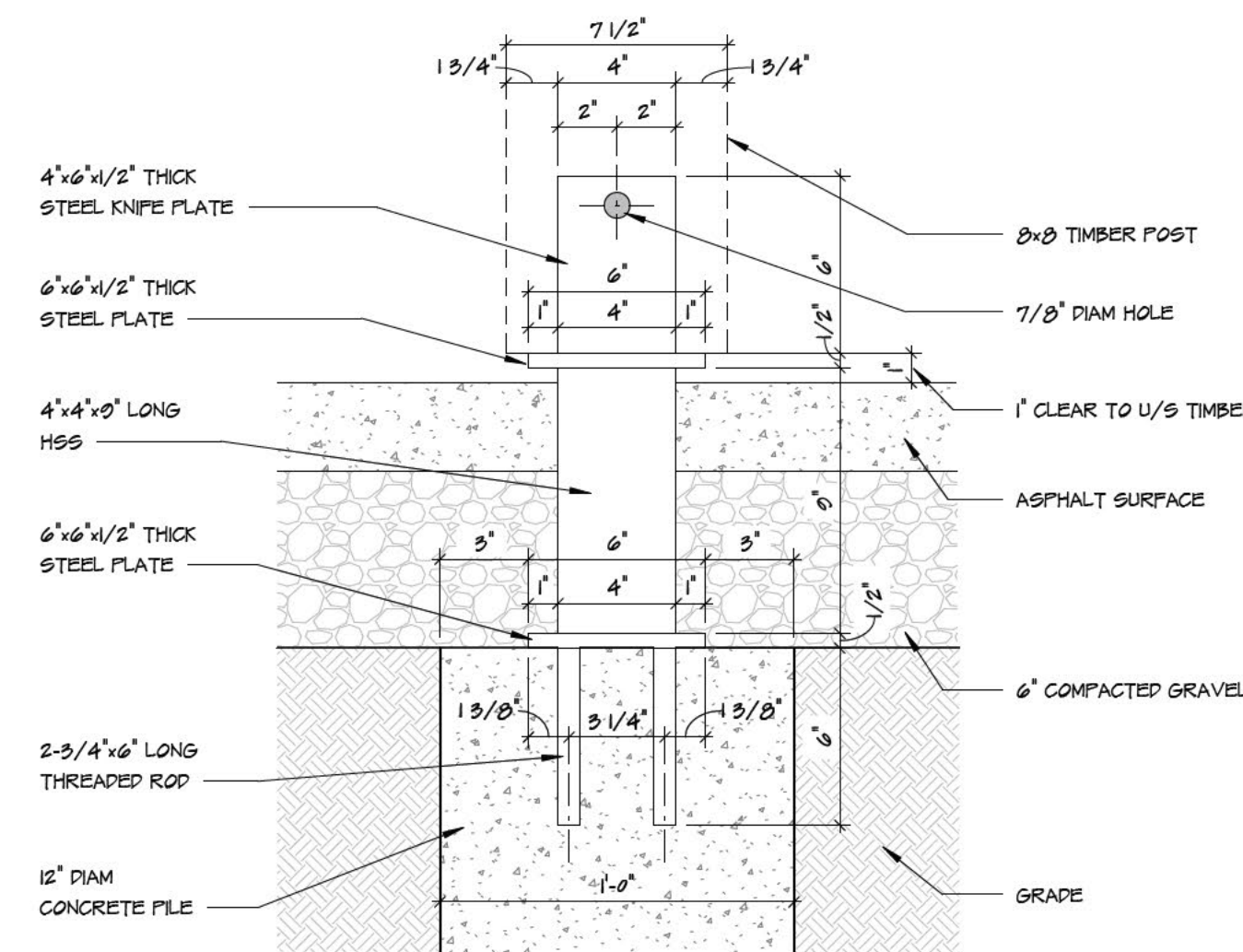
1 MAIN FLOOR PLAN
A1 1/4" = 1'-0"



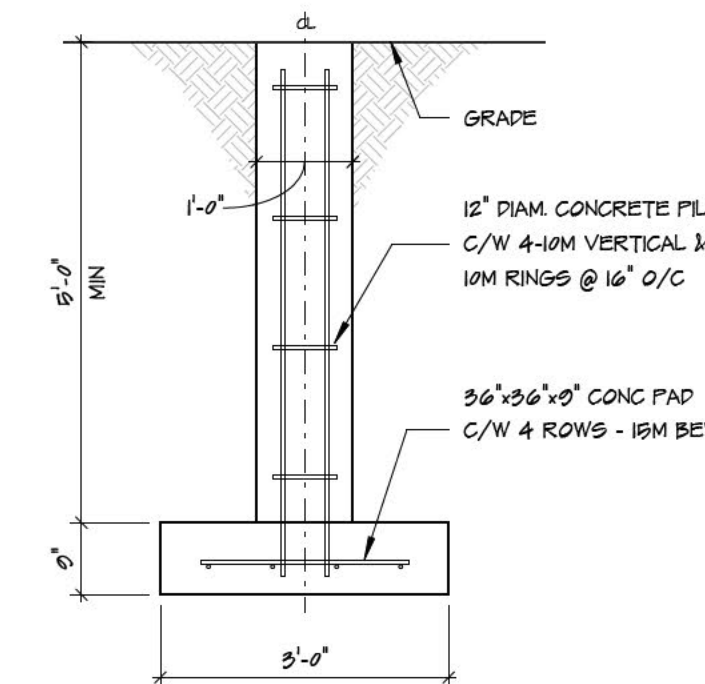
2 FOUNDATION PLAN
A1 1/4" = 1'-0"



3 ROOF PLAN
A1 1/8" = 1'-0"



4 POST - FDN CONNECTION DETAIL
A1 2" = 1'-0"



5 PILE DETAIL
A1 1/2" = 1'-0"

GENERAL NOTES

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3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

FLOOR, FOUNDATION, & ROOF PLANS

A1

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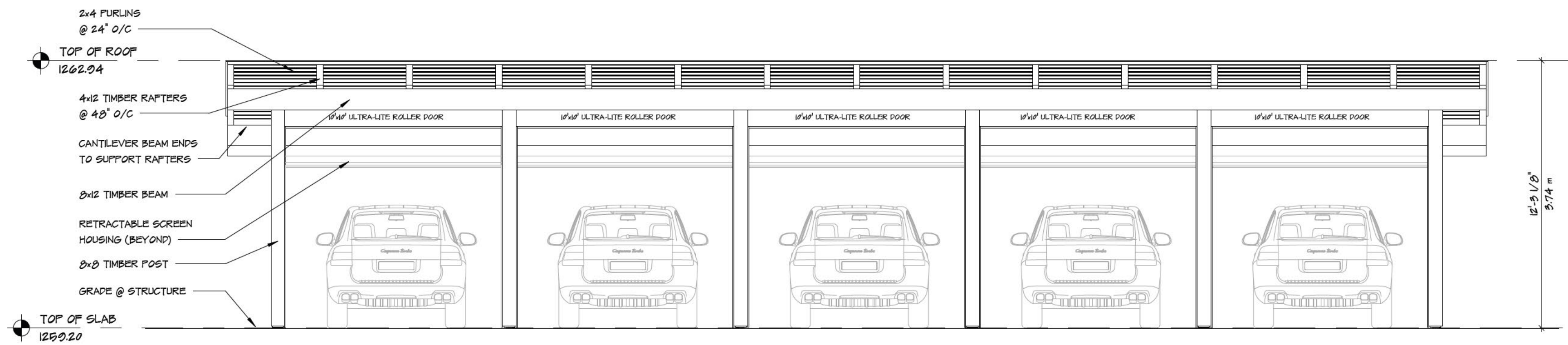
project

CARPORIT
BLOCK 3, PLAN 971 0710
FOOTHILLS COUNTY

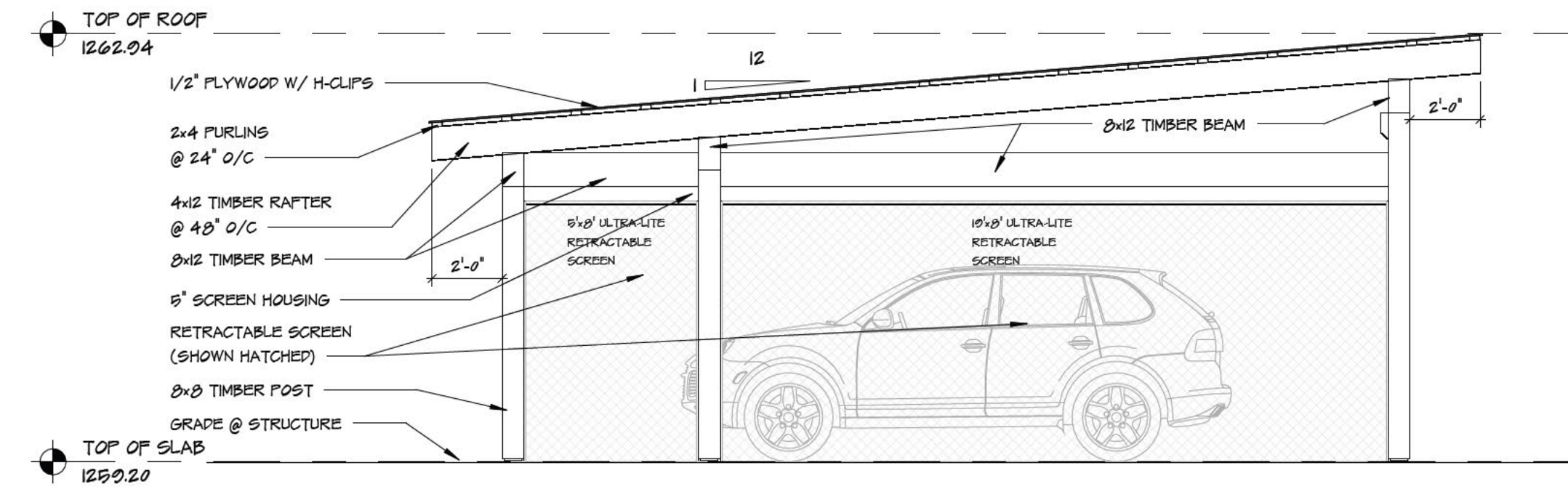
PROJECT NO. 124.13 DATE ISSUED. JUN. 28, 2024

DRAWN BY. Author

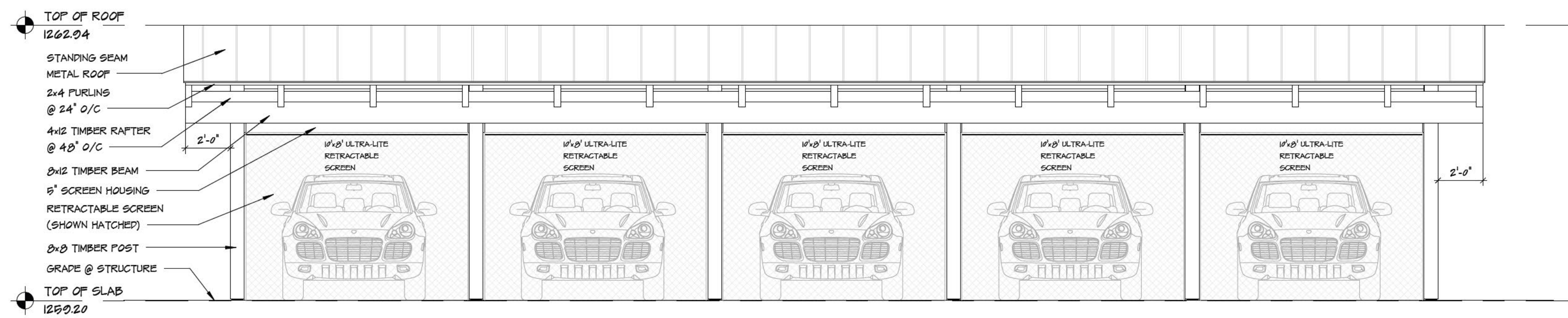
builder



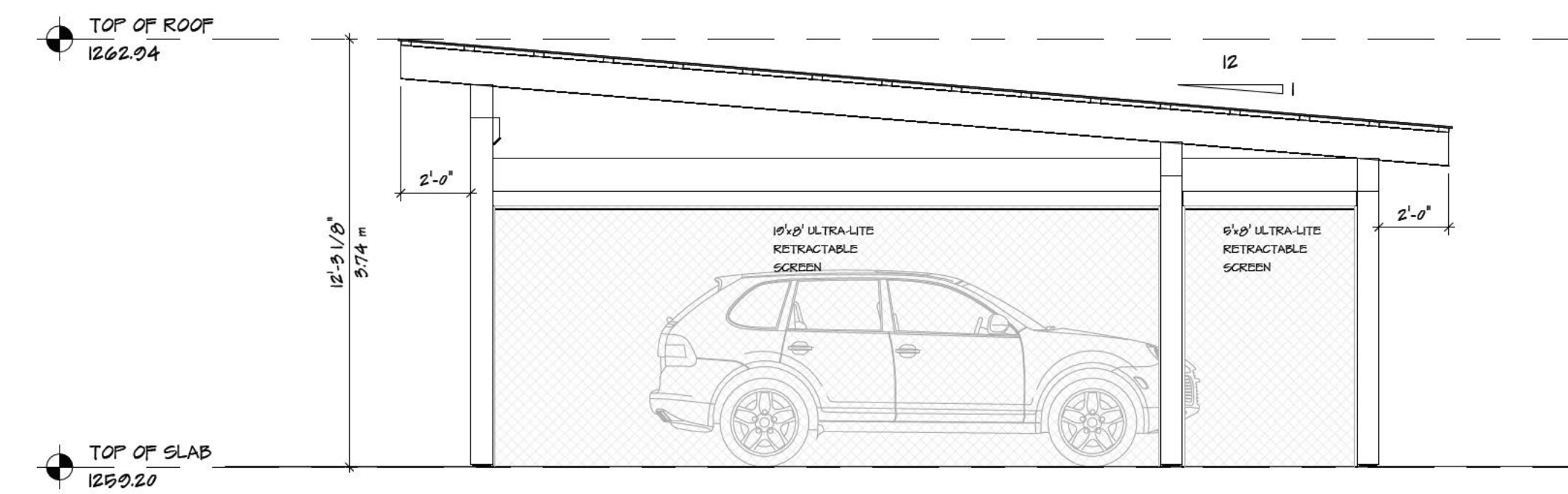
1 FRONT ELEVATION
A2 1/4" = 1'-0"



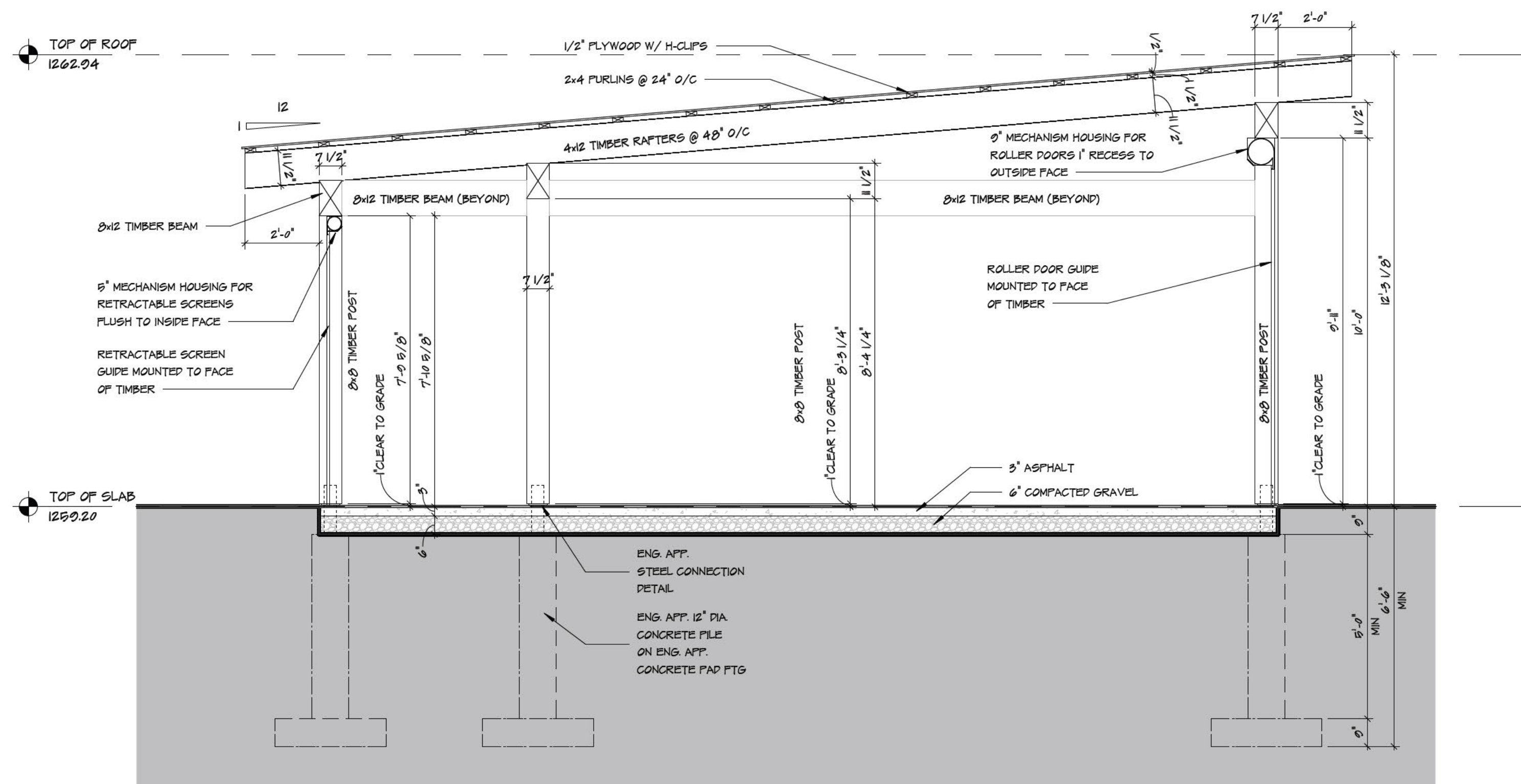
2 LEFT ELEVATION
A2 1/4" = 1'-0"



3 REAR ELEVATION
A2 1/4" = 1'-0"



4 RIGHT ELEVATION
A2 1/4" = 1'-0"



5 CARPORT SECTION
A2 3/8" = 1'-0"

GENERAL NOTES

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ELEVATIONS, & SECTIONS

A2

firm

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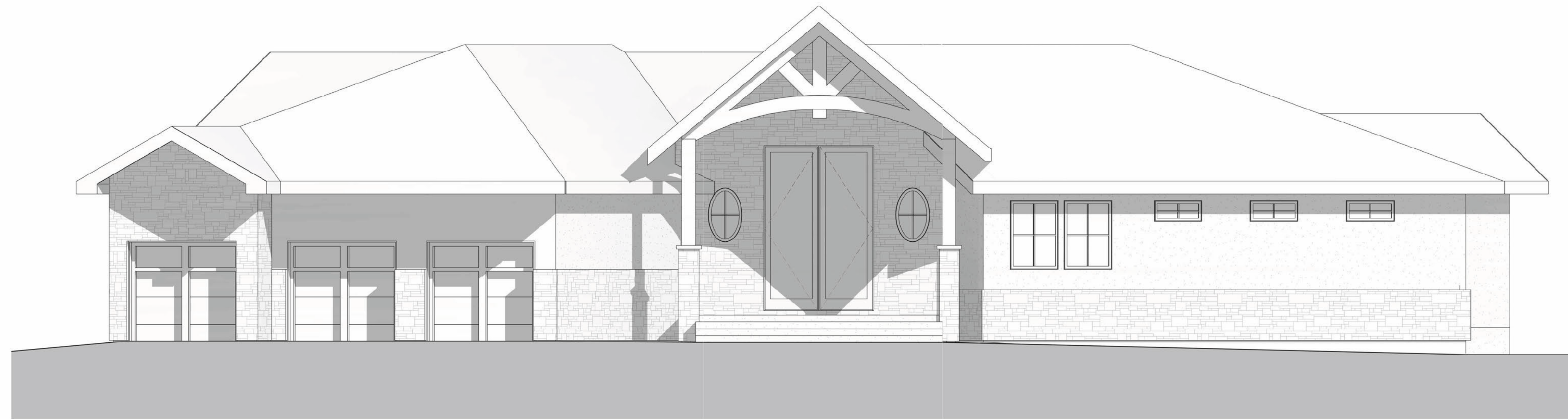
project

Priddis Pool House

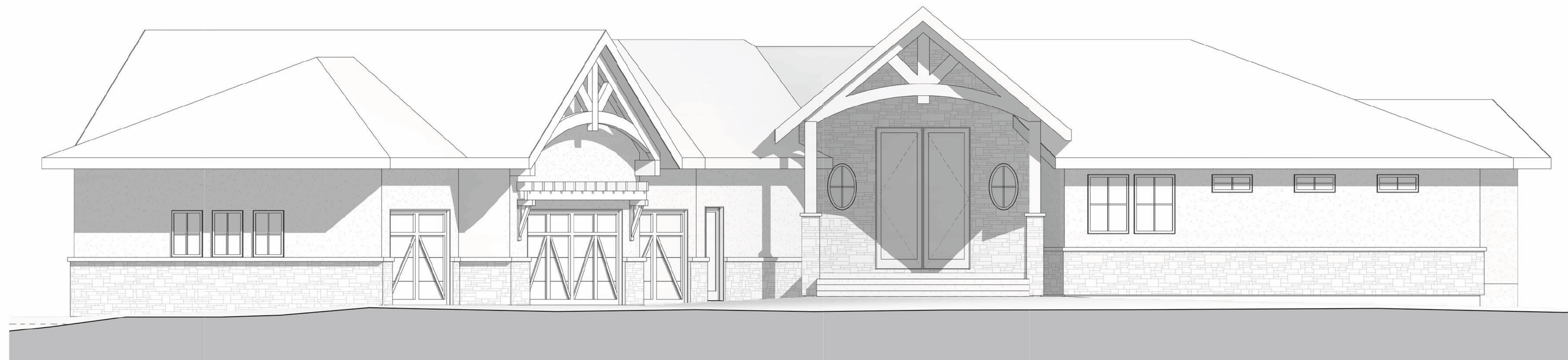
PROJECT NO. 124-06 DATE ISSUED. Dec 23 2025

DRAWN BY:
C McDowell

builder



1 Front Elevation Existing
A3 3/16" = 1'-0"



2 Front Elevation Proposed
A3 3/16" = 1'-0"

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

Front Elevations

A3

firm

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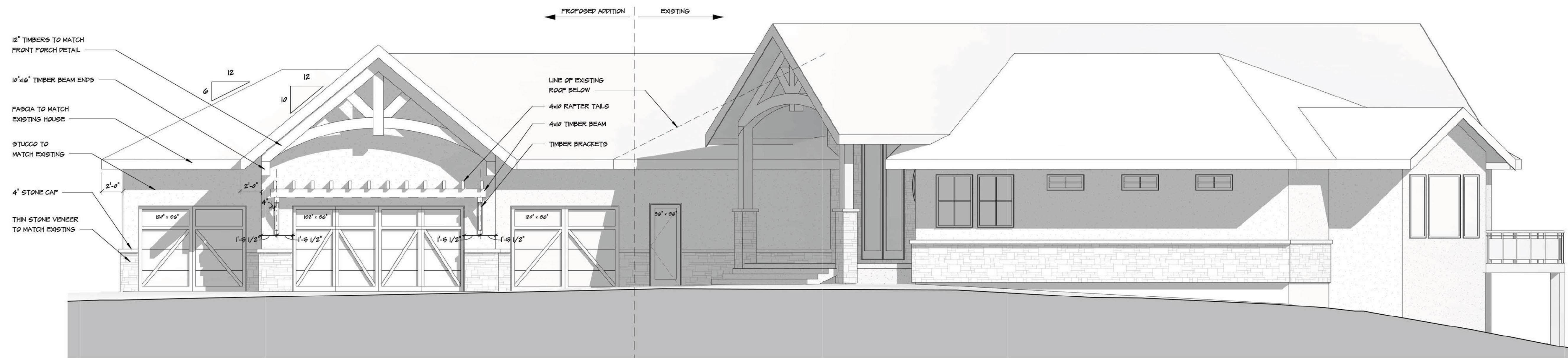
project

Priddis Pool House

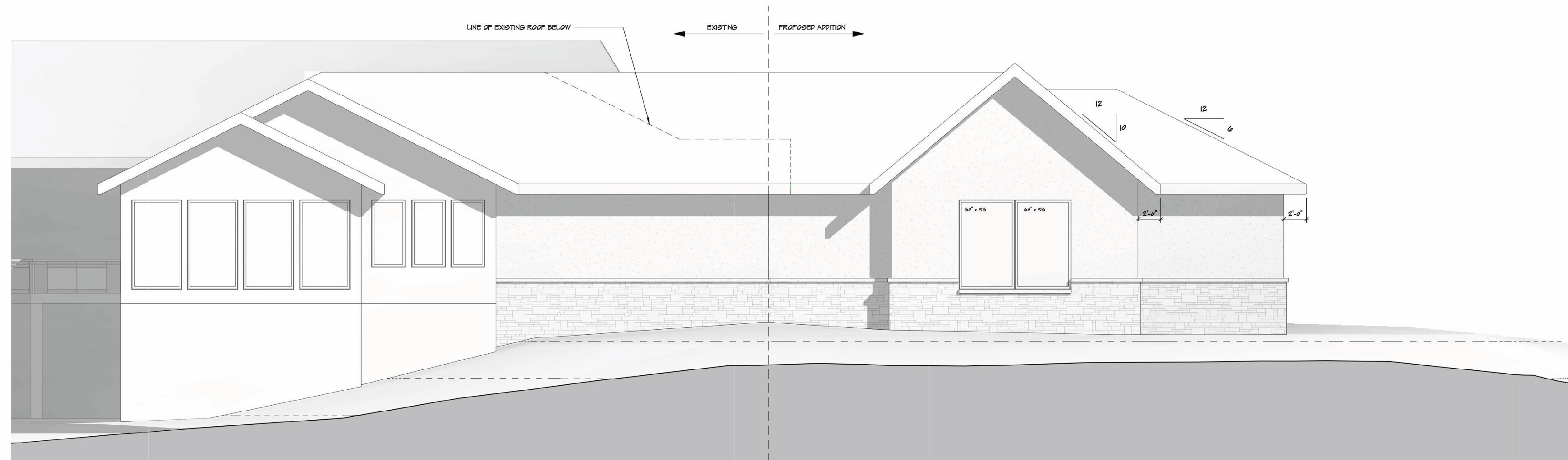
PROJECT NO. 124-06 DATE ISSUED. Dec 23 2025

DRAWN BY. C McDowell

builder



1 Garage - Front Elevation
3/16" = 1'-0"



2 Garage - Rear Elevation
3/16" = 1'-0"

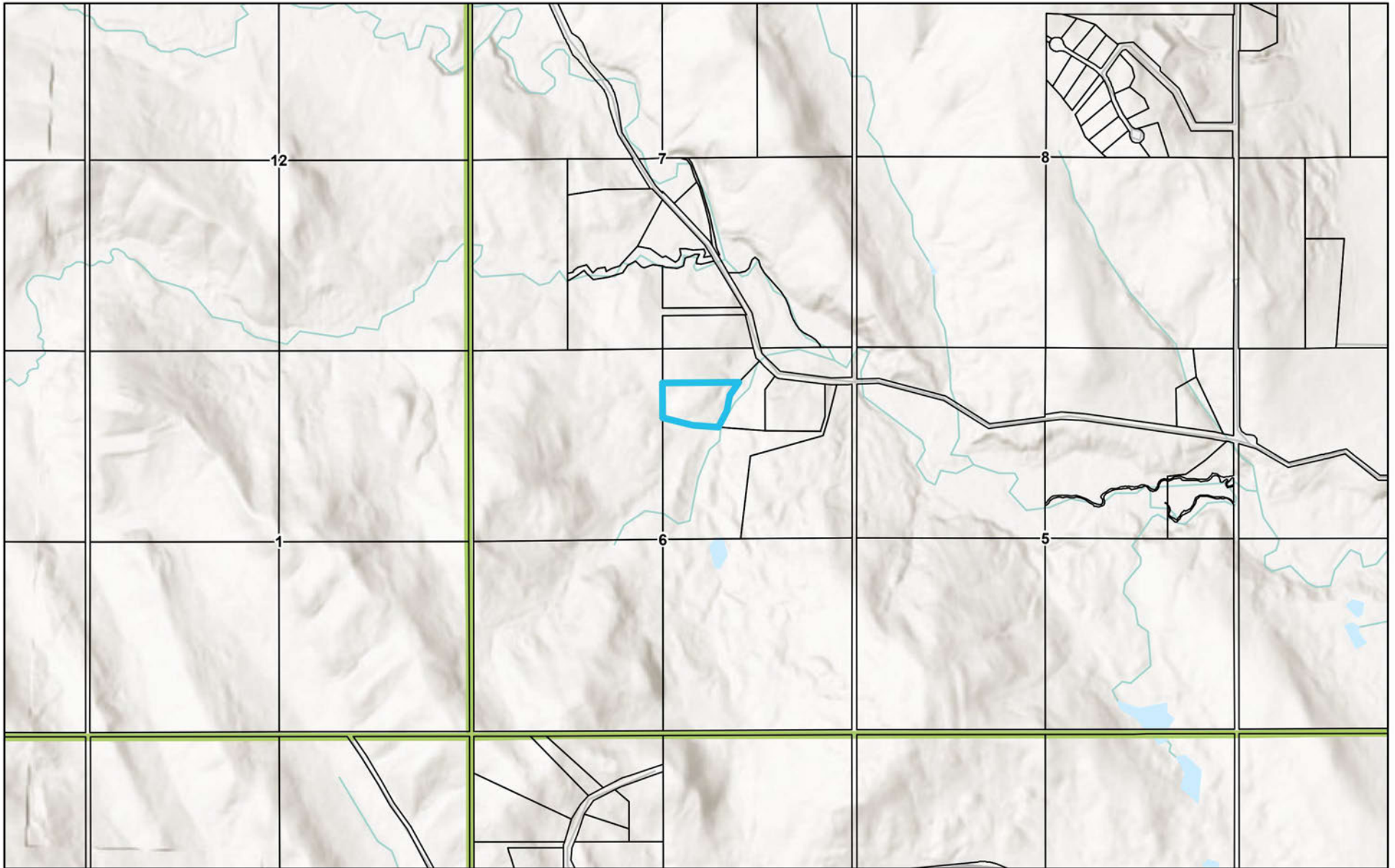
GENERAL NOTES

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2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
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Garage Elevations

A4

NE 06-22-03 W5; Plan 9710710 Blk 3

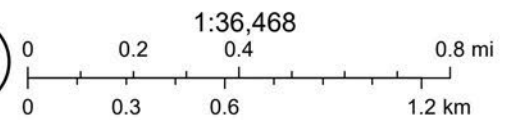


2026-02-04, 11:36:27 a.m.

Parcels

World_Hillshade

Townships




Esri, NASA, NGA, USGS, FEMA

NE 06-22-03 W5M; Plan 9710710 Blk 3



2026-02-04, 11:30:01 a.m.

 Parcels

World Imagery

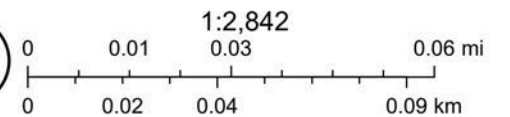
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



City of Calgary, Geodesy Group Inc., Southern Alberta Partners



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0027 029 917 9710710;3 231 390 158

LEGAL DESCRIPTION
PLAN 9710710
BLOCK 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.86 HECTARES (12.01 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;22;6;NE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 141 279 568

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 390 158	18/12/2023	TRANSFER OF LAND	\$2,500,000	\$2,500,000

OWNERS

[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
881 019 769	05/02/1988	CAVEAT RE : ROADWAY CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. P. O. BOX 160, HIGH RIVER ALBERTA AGENT - HARRY RIVA CAMBRIN
951 286 189	14/12/1995	UTILITY RIGHT OF WAY

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - MEOTA GAS CO-OP LIMITED.

971 102 802 16/04/1997 EASEMENT
OVER BLOCK 1 PLAN 8810777 FOR THE BENEFIT OF
BLOCK 3 ON PLAN 9710710 (PORTION DESCRIBED)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF
FEBRUARY, 2026 AT 11:44 A.M.

ORDER NUMBER: 56209165

CUSTOMER FILE NUMBER: MM-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).



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 1, 2025

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 251

APPLICANT(S): MCDONALD LUXURY HOMES

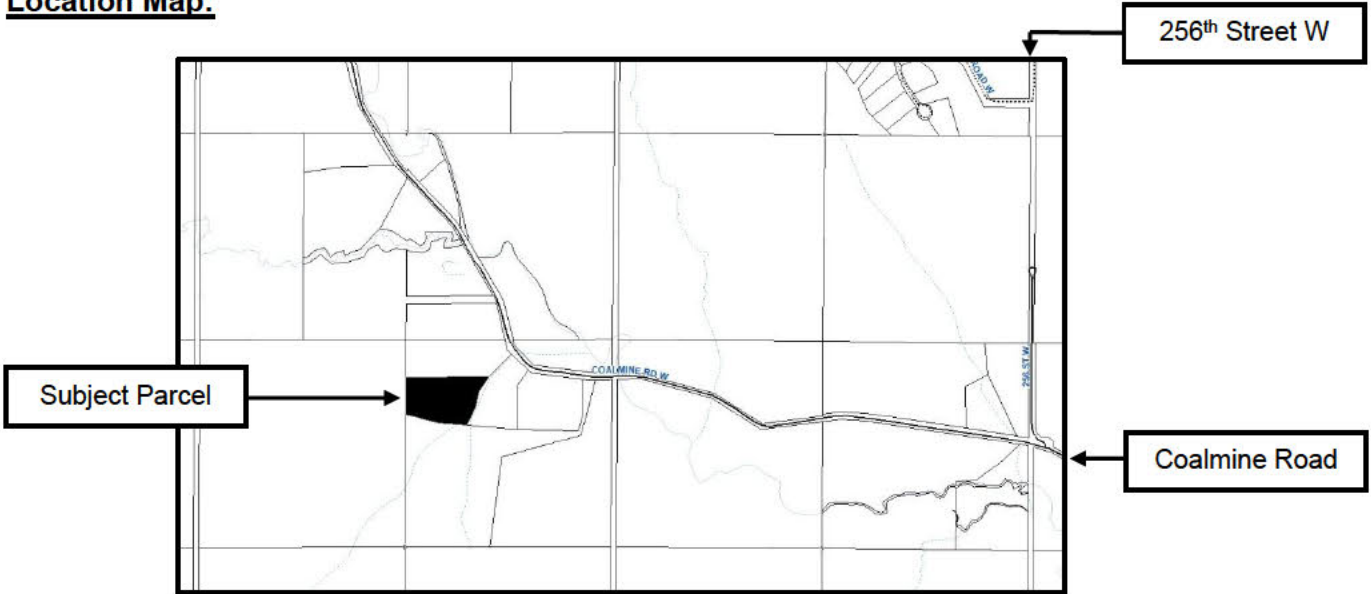
PROPOSAL DESCRIPTION: OVERSIZE ATTACHED GARAGE

LEGAL DESCRIPTION: PTN. NE 06-22-03 W5M; PLAN 9710710, BLOCK 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 12.01 acre Country Residential District parcel located to the southwest of Coalmine Road, approximately one and one-half mile to the west of 256th Street west.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted, proposing that an addition be constructed onto the garage that is attached to the principal residence on this property. The resulting cumulative total of attached garage space is proposed to be +/- 2,404 sq. ft.

Section 4.2.1.9 of the Land Use Bylaw 60/2014 identifies that a Development Permit is required for attached private garage space exceeding 1,200 sq. ft.

Additionally, Section 4.2.1.7 of the Land Use Bylaw allows for a maximum of 5 detached Accessory Buildings with a total cumulative size not to exceed 4,100 sq. ft., accessory to the residence on a parcel of this size.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed Oversize Attached Garage on the subject parcel, being a portion of NE 06-22-03 W5M; Plan 9710710, Block 3, has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval will allow for:

- a. Oversize attached garage space having a total size (footprint) of up to +/- 2,404 sq. ft.

PRE-RELEASE CONDITION(S):

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **March 1, 2026**, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant is required to submit a refundable compliance deposit in the amount of \$2,500 to ensure that the existing AC Unit and Greenhouse are removed from the subject property. This deposit will be refunded at such time that these two structures have been removed in their entirety.

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. Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. The development shall be executed in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate;
2. All necessary building and safety code permits and inspections for the development are to be obtained from the County;

3. Prior to the County acknowledging completion of the development and refunding the compliance deposit, the existing 0.75m x 0.80m AC unit and the existing 5.15m x 12.50m greenhouse shall be removed from the subject property in their entirety. It is the applicant's responsibility to ensure appropriate and proper disposal of any materials resulting from the removal of the structures.
4. The applicant(s) shall provide written notification to the Development Authority upon completion of the development, as approved herein;
5. The applicant(s) shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

ADVISORY REQUIREMENTS:

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

1. The development is to be maintained in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revision and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
2. Development of the land shall comply with the requirements of the Building, Safety, and Fire Codes at all times;
3. Providing variance for the oversize garage partially exhausts the area of permitted Accessory Buildings on a property of this size. As such, no additional Accessory Buildings or additional garage space is permitted on the subject property without first obtaining any required approval(s) from Foothills County. This includes any structure with a roof; and/or any buildings with temporary foundations;
4. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
5. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
6. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
7. The applicants will indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of h subject property.

NOTES:

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

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

project

Priddis Pool House

PROJECT NO. 124-06 DATE ISSUED. Sep 3 2025

DRAWN BY. C McDowell

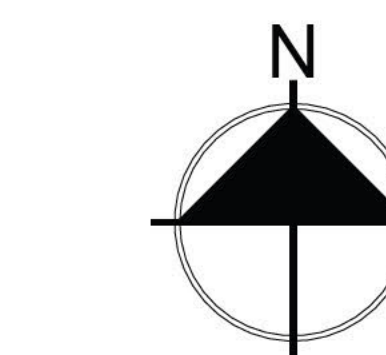
builder

REVISIONS JULY 18 2025

1. PARCEL ACCESS ADDED
2. DISTANCE FROM ADDITION TO SLOPE ADDED
3. EXISTING STRUCTURE FOOTPRINTS ADDED
4. ADDITION AREAS CLARIFIED AND UPDATED

REVISIONS SEPTEMBER 3

5. GREENHOUSE MARKED AS TO BE REMOVED



LEGAL DESCRIPTION:

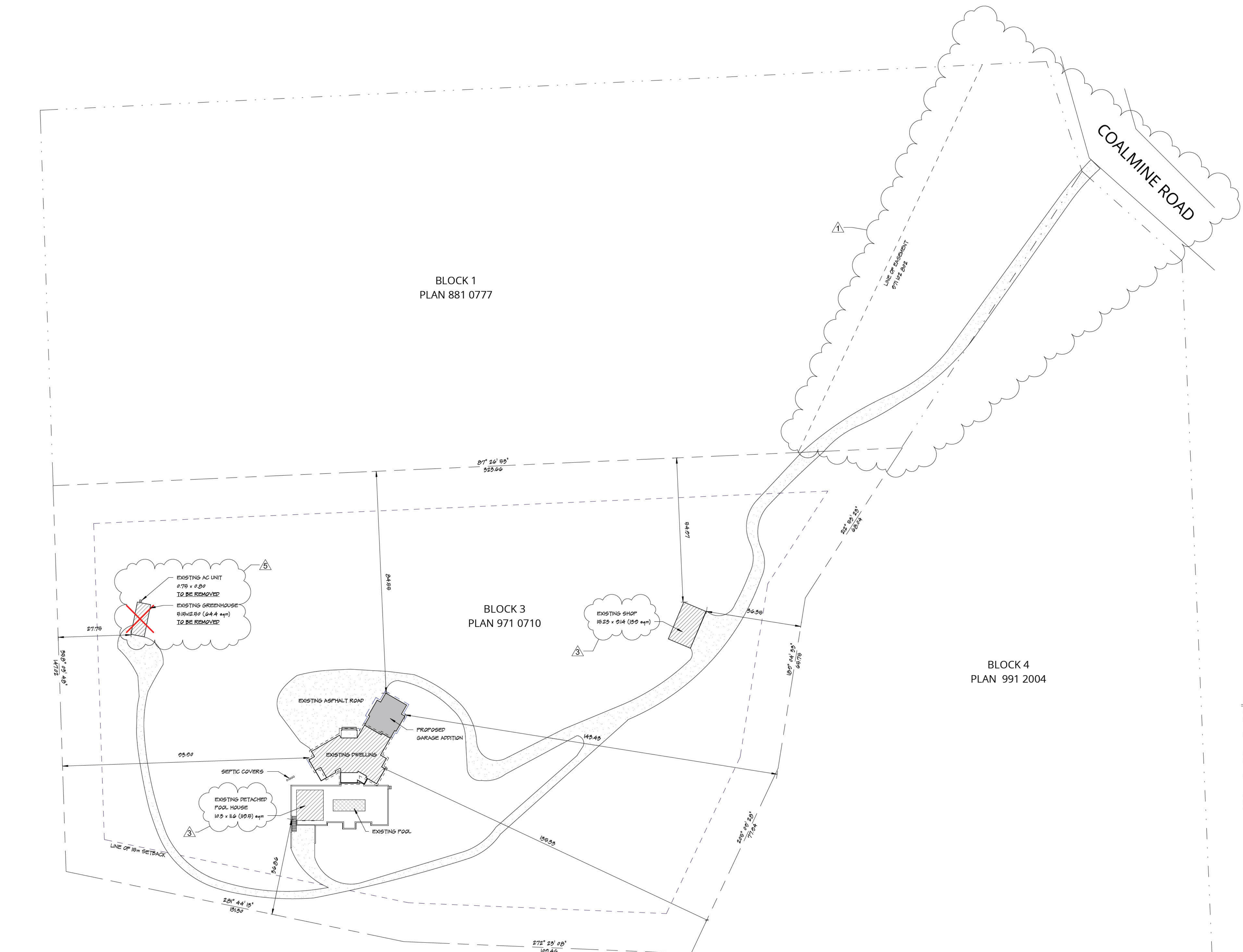
BLOCK 3
PLAN: 071 0710
NE 1/4 SEC 6 TWP 22 RGE 3 W8M
ADDRESS: 27200 COALMINE ROAD
LUP: CR
PARCEL AREA: 40,877.05 SQM (12.0 ACRES)
EXISTING HOUSE AREA: 300.6 SQM
PROPOSED ADDITION AREA: 100.2 SQM
TOTAL PROPOSED BUILDING AREA: 400.8 SQM

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

Site Overall

SP1



1 Overall Site Plan
SP1 1:700



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: August 25, 2025

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 196

APPLICANT(S): MCDONALD LUXURY HOMES

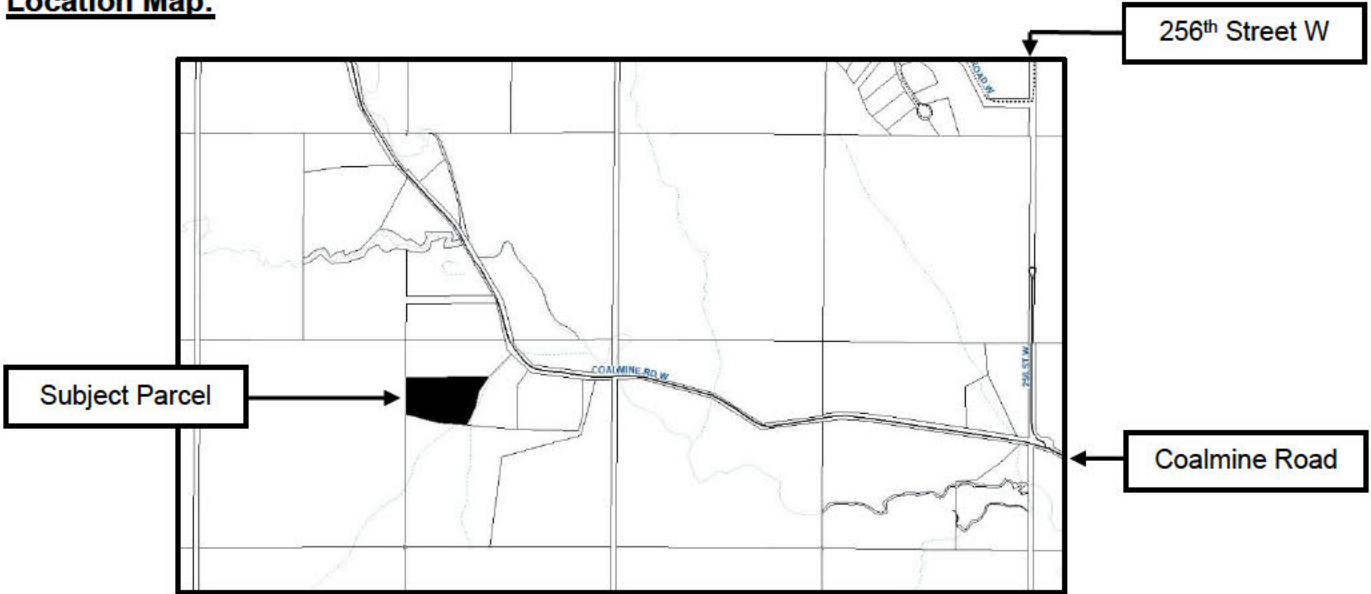
PROPOSAL DESCRIPTION: OVERSIZE ATTACHED GARAGE

LEGAL DESCRIPTION: PTN. NE 06-22-03 W5M; PLAN 9710710, BLOCK 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 12.01 acre Country Residential District parcel located to the southwest of Coalmine Road, approximately one and one-half mile to the west of 256th Street west.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted, proposing that an addition be constructed onto the garage that is attached to the principal residence on this property. The resulting cumulative total of attached garage space is proposed to be +/- 2,356 sq. ft.

Section 4.2.1.9 of the Land Use Bylaw 60/2014 identifies that a Development Permit is required for attached private garage space exceeding 1,200 sq. ft.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed Oversize Attached Garage on the subject parcel, being a portion of NE 06-22-03 W5M; Plan 9710710, Block 3, has been considered by the Development Officer and is **REFUSED** subject to the following:

REFUSAL DESCRIPTION:

Section 4.2.1.9 of the Land Use Bylaw 60/2014 provides that Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached; in addition to the accessory buildings allowed under Section 4.2.1.7A, where:

- b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on land use districts other than the Agricultural District.

In reviewing the request, it was noted that the combined garage and accessory building area – existing and proposed – would exceed that area for garages and Accessory Buildings permitted on a lot of this size.

This decision is considered an Automatic Refusal, and if appealed will be given further consideration by the Development Appeal Board.

2.4 SPECIAL PROVISIONS FOR PARCELS WITH SUB-DISTRICTS

- 2.4.1 Parcels within all land use districts may be further designated with a sub-district “A” in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements:
- a. Lot grading and building envelope.
 - b. Site coverage and setback.
 - c. Storm water management.
 - d. Access design and construction.
 - e. Location of a floodway.
 - f. Landscaping and screening requirements.
 - g. Water and wastewater utility systems.
 - h. Engineering requirements such as foundation design.
 - i. Preservation of environmental and landscaping features.
 - j. Other such reasons as deemed appropriate by Council.
- 2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

2.5 DEFINITIONS

- 2.5.1 Words and expressions used in this Bylaw (but not defined herein) that are defined in Part 17 of the Act have the meaning given to them in Part 17 of the Municipal Government Act so far as the context in which such words and expressions are used in this Bylaw will permit.

A

ABATTOIR:

ABATTOIR, PERSONAL USE means a premise where a landowner or tenant slaughters and/or processes their own animals for purposes of consumption for themselves and their immediate household members only. An Abattoir, Personal use may include the hiring of a Provincially licensed *Mobile Butcher* to slaughter or to process the landowner/tenant’s animal on the landowner/tenant’s property.

ABATTOIR, MINOR means a provincially licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell within the Province of Alberta and may include retail sales of inspected and approved meat. May include slaughtering of animals on site. No significant adverse nuisance such as noise, or odor should extend beyond the boundary of the site.

ABATTOIR MAJOR means a federally licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell or export to another Province or out of Country. Due to the large scale of the land/ business, there may be off-site impacts such as noise, emissions, odor, and appearance.

ACCESSORY BUILDING, DETACHED means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings. *Additional information on accessory buildings can be found in Section 9.2 and Section 4.2.1.7 of this bylaw.*

ACCESSORY USE means a use that is naturally or normally incidental, subordinate and exclusively devoted to the uses approved on the land located on the same lot as the principal use.

ACCESS ROAD is any part of a privately owned property developed for the purposes of vehicular access directly to and from a municipally or provincially owned right of way. The access road is not considered a structure. *Additional information on access roads can be found in Section 9.1 of this bylaw.*

ACT means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto.

ADMINISTRATION OFFICE means a specific building or rooms within a building providing for the day-to-day business operation of a facility or primary use on a parcel and may include kitchen and washroom facilities for staff use.

AERODROME/AIRSTRIP (PRIVATE USE) means an area of land or water, including the frozen surface thereof, or other supporting surfaces used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith.

AGRICULTURAL GENERAL means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation except where:

- the intent of the building or structure is to be used as an “arena, private”, “arena, limited public”, or “arena, commercial”. *More information on agricultural use and livestock regulation can be found in Section 10.1 of this bylaw. Arenas are defined further on in this section of the Bylaw and addition information on riding arenas can be found in Section 10.3.*

AGRICULTURAL (INTENSIVE USE) means systems of tillage and animal husbandry which involve concentrated methods used on areas of land to raise crops or keep livestock, poultry, and other animals, or their products for market, and includes intensive livestock operations, intensive swine operations, intensive poultry operations, and intensive vegetative operations. *More information on agricultural use and livestock regulation can be found in Section 10.1 of this bylaw.*

AGRICULTURAL PROCESSING AND DISTRIBUTION means the use of land or a building for the upgrading of a product, for distribution or for sale that was originally produced in an agricultural operation but does not include an abattoir or Cannabis production or sales, or an Anaerobic Digester Facility.

AGRICULTURAL SPECIALTY means the use of land to produce specialty products onsite. Such specialties may be (but are not limited to) game farms, fish hatcheries, and aquaculture.

AGRICULTURAL SUPPORT SERVICES means the use of land, buildings, and structures for the purpose of supplying goods, materials, or services directly and primarily to the agricultural industry. This use would include the sale and storage of seed, feed, fertilizer, chemical products, fuel, and agricultural machinery.

CANNABIS PRODUCTION, STANDARD means the use of land, buildings, or structures for the purposes of cultivation, processing, labeling, and packaging, testing, destroying, storing, or transporting cannabis authorized by license for standard cultivation and/or processing, pursuant to the Cannabis Regulations, SOR/2018-144, or any successor or replacement legislation or regulations, which may be enacted in substitution thereof.

CANNABIS RETAIL STORE means a building or portion thereof that is licensed by the Province of Alberta for the legal sale of cannabis and cannabis accessories for off-site consumption. This use does not include Cannabis Production.

CANNABIS SALES means for the wholesale or retail sale or distribution to the public of any and all types of Cannabis as defined by the Cannabis Act (Canada).

CAR/TRUCK WASH means the provision of facilities, including a central water supply for washing vehicles.

CARPORT means a roofed structure used for storing or parking of private vehicles which is attached to the principal building, partially open and unobstructed. A detached carport is considered an accessory building and must be constructed in accordance with Section 9.2 of this bylaw.

CARD LOCK FUEL DISPENSING FACILITY means a building, structure, or part thereof, where fuel, oil and other similar products used in the operation of vehicle engines are sold to account customers only via card lock controllers. Such a facility may include as accessory uses, truck weigh scales, truck washing facilities, a lounge, shower, and washroom facilities, all of which are available only to customers. Additionally, a facility may include one (1) outlet where goods are stored and offered for sale, provided that there is no preparation of food on the premise.

CEMETERY means land that is set apart or used as a place for the internment of the dead or in which human bodies, pets, and/or animals or cremated remains have been buried.

CENTRE LINE as used in this Bylaw with reference to a municipal road or highway means a line drawn parallel to and equidistant from the limits of the road allowance as originally laid out prior to any subsequent road widening.

CHANGE IN USE OR INTENSITY PERMIT: A permit that may be obtained in a Commercial, Industrial or Agricultural Business District land uses to allow a business or use to be established in an existing building where there is a compliant *Multiple Potential Use Development Permit* in place, and the proposed business or use complies with that development permit. The Change of Use or Intensity permit will be required when the initial use is being established and when a change in use or change in intensity of use is applied for within a site, a building, or portion of a building, in accordance with an approved *Multiple Potential Use Development Permit*.

CHILD CARE FACILITY means a child care program offered or provided for under a facility-based license, to provide child care to more than 6 children, not including the person's own children, in accordance with the Early Learning and Child Care Act. (For example, day care, preschool care, out of school care). *More information on Child Care Facilities and Family Day Homes can be found in Section 10.7 of this bylaw.*

CHURCH see "*Religious Assembly*".

CLUB HOUSE means a building where members of a club and their guests may hold social events or gather for group activities, meetings, informational sessions, or other purposes.

CLUSTER DEVELOPMENT means a development design technique that locates buildings in limited areas on a site to allow the remaining land to be used for a variety of open space purposes.

COMMERCIAL BUSINESS means the use of land, building or structures for the purpose of buying and selling commodities and supplying of services.

COMMERCIAL COMMUNICATION EQUIPMENT means equipment designed to transmit or receive signals (electromagnetic or otherwise) for the express purpose of supporting or establishing telecommunications systems for public or commercial use (federally regulated).

FLOODWAY: The portion of the flood hazard area where flows are deepest, fastest, and most destructive. Floodway is described in the Alberta Environment's Flood Hazard Identification Program (<http://floods.alberta.ca>).

FLOOD FRINGE: Floodwater in the flood fringe is generally shallower and flows more slowly than in the floodway. Flood fringe is the outer portion of the flood hazard area. Flood fringe is described in the Alberta Environment's Flood Hazard Identification Program (<http://floods.alberta.ca>).

FLOOD PROOFING: with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

LANDS IMPACTED BY 2013 FLOOD EVENT: are those lands which the County believes were impacted by flooding on June 20th, 2013. These lands may or may not be within the flood hazard area. Some of these lands may only have been partially flooded or minimally impacted, while some may have been significantly impacted.

FLOOD HAZARD PROTECTION OVERLAY AREA: are those lands included within one or all of the following areas:

- Floodway.
- Flood Fringe; or
- Lands impacted by 2013 Flood Event.

More information can be found on provisions for land subject to flooding under Section 9.13 and under Section 11.1 Flood Hazard Protection Overlay District.

FOOD SERVICE, ACCESSORY means the serving of food, which may or may not have been prepared on site, in support of an approved principal use on the premises. The service may occur either on a day-to-day basis or for special events and may include the service of alcoholic beverages under license from the Alberta Gaming, Liquor and Cannabis Commission or equivalent body. It may also include food service from food trucks licensed to operate in the County.

FOOD SERVICE, DRIVE-IN means development where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a more limited range of menu than a restaurant and includes one or more of car attendant services drive through food pickup services, or parking primarily intended for the on-site consumption of food within a vehicle.

FOOD TRUCK means a licensed vehicle equipped to cook and sell food for the purposes of public consumption on a temporary site.

FRONTAGE the lineal distance measured along the front lot line. On corner lots, all sides of a lot adjacent to a road or highway shall be considered frontage.

FUNERAL HOME means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation. A crematorium is not included under the definition of Funeral Home. *See Crematorium defined separately under this Bylaw.*

G

GARAGE, PRIVATE means a building designed and used for storage of private vehicles and includes a carport. *Conditions under which permits are not required for private garage can be found in Section 4.2.1 of this bylaw.*

GARDEN CENTRE: *See Intensive Vegetation Operation and Retail Garden Centre.*

GARBAGE CONTAINER means a bin, with or without a lid, greater than one cubic metre in volume used to store garbage and refuse temporarily. This definition excludes a container used for a construction or demolition project for which a valid building or demolition permit has been issued.

PART 2 PLANNING & DEVELOPMENT **APPLICATIONS**

PREAMBLE

This section outlines the requirements of a development application. It also lists circumstances, activities, structures and/or developments that do not require the issuance of a development permit, community consultation requirements, pre-application and formal review requirements and supplementary requirements.

Note: The text contained within this box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

SECTION 4 APPLICATION REQUIREMENTS FOR DEVELOPMENT PERMIT AND LETTERS OF COMPLIANCE

4.1 DEVELOPMENT PERMIT REQUIRED

- 4.1.1 Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless:
- a. A Development Permit has first been issued pursuant to this Bylaw.
 - b. The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.
 - c. A Building Permit has been obtained when the Building Officer so requires.
 - d. All necessary plumbing, gas, septic and electrical permits have been issued.

4.2 NO DEVELOPMENT PERMIT REQUIRED

- 4.2.1 A Development Permit is **not** required with respect to the following developments and/or uses but such developments and/or uses shall otherwise comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations, and bylaws:

Access Road:

- 4.2.1.1 A private driveway developed on privately owned property for the purpose of vehicular access. This does not preclude the requirement for an approved legal, physical access and approved approach in accordance with Section 9.1. See Section 9.1 Access to Property for more details.

- e. The placement of fill or topsoil on any site in excess of the limits identified under 4.2.1.37.

Accessory Buildings/Structures:

- 4.2.1.7 A detached accessory building where it is accessory to a primary residence:
 - a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and
 - b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

- 4.2.1.8 The construction of a Dwelling, Attached where it is listed as a discretionary use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.
- 4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:
- a. the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or
 - b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.
- excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.
- 4.2.1.10 Works of maintenance, repair, or alteration on a building, internally or externally, if in the opinion of the Development Authority such work does not include structural alterations or change the use or intensity of use of the building.
- 4.2.1.11 The completion of a building which was lawfully approved whether or not it was under construction at the date this Bylaw comes into full force and effect, provided that:
- a. The building is completed in accordance with the terms and conditions of any permit granted by the County.
 - b. The building, whether or not a permit was granted or required, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect.
- 4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.
- 4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48’ in length and 10’ in width, is permitted per parcel, provided it meets the minimum setback requirements.

Accessory Uses

- 4.2.1.14 The temporary storage of the following number of unoccupied recreation vehicles on a parcel where a dwelling unit exists on site and the use is listed as a Permitted Use,
- a. No more than five (5) unoccupied recreation vehicles on a parcel where it is located outside of a Hamlet boundary.
 - b. No more than one (1) unoccupied recreational vehicle on a parcel in all other land use districts where listed as a permitted use.
 - c. Notwithstanding Section 2.4.2 “Special Provision for Parcels with Sub-districts”, the above exemption to a Development Permit is applicable on sub-district “A:” designated lands.

More information on storage of unoccupied recreation vehicles on property can be found under Section 10.18 of this Bylaw.

- 9.1.7 As a condition of development permit, redesignation or land use amendment, or subdivision approval, the Approving Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives.
- 9.1.8 All approaches shall be constructed or upgraded to the satisfaction of the Director of Public Works and Engineering in accordance with the “Rural Approach Standards Policy” which can be found in Appendix I. Where required, adjustments to approaches shall be at the cost of the applicant.
- 9.1.9 The Council may allow access by way of easement in special circumstances if deemed appropriate. In such case, the County will be party to the easement agreement and the agreement shall be registered on title. A road acquisition agreement and Caveat may be required over the easement area registered on title of the subject lands.
- 9.1.10 Upgrading and surfacing of private driveways within the Municipal right of way will require approval by the Director of Public Works and Engineering and shall be in accordance with the “Rural Approach Standards” included as Appendix I of this bylaw.

9.2 ACCESSORY BUILDINGS AND USES

- 9.2.1 In all residential districts, the principal building on each lot shall be a Dwelling, Unit. Notwithstanding anything contained in the land use rules applicable to such districts, accessory buildings shall be considered as permitted uses only in cases where a permitted permanent Dwelling, Unit is actually located on the Lot.
- 9.2.2 Notwithstanding section 9.2.1, an accessory building exceeding the maximum area allowed in accordance with Section 4.2.1.7, shall be considered as a discretionary use and required to have an approved Development Permit.
- 9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where:
 - a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or
 - b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .
- 9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use districts.
- 9.2.5 All accessory buildings shall be located at least 2.4m (7.8 ft.) from any principal building and shall meet all minimum setback requirements.
- 9.2.6 Where another building is attached to the principal building on a site by a roof, common wall, or foundation, it is considered to be part of the principal building and not an accessory building.
- 9.2.7 An accessory building shall not be used as a dwelling unless specifically approved for that purpose.

- c. Percentage of MR/School reserve lands proposed.
- d. Site characteristics.
- e. The needs for a school site, fire halls, recreation centers, or other amenities in the subject area.
- f. Potential impact on the surrounding area.
- g. Suitability of access for the site.
- h. Servicing capability.
- i. Any other considerations Council deems appropriate.

9.8 DEVELOPABLE AREA FOR PARCELS

- 9.8.1 Every lot in a subdivision must include a suitable developable area, which is defined as the minimum area required to ensure that there is adequate space for a building site, water well and sewage disposal system taking into account the setback distance requirements of the County's land use bylaw, any required setbacks recommended by a geotechnical engineer following a review of the site, meets provincial requirements, and meets the following criteria:
 - a. The developable area is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons or other restrictions as indicated by the Act and the Provincial Planning Regulation.
 - b. The developable area contains a water table and soil suitable for the construction of a building site and wastewater disposal system to be utilized.
 - c. The developable area does not exceed 15% in slope unless a report has been submitted to the satisfaction of the County, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction; and
 - d. The developable area is sufficient to accommodate all buildings within the applicable setback requirements for the land use district; and
 - e. The developable area is considered developable by the Subdivision Authority.
- 9.8.2 Notwithstanding that minimum setback requirements for the land use districts do not apply to well locations and septic systems, the minimum size of developable area must meet the above criteria and shall also allow for:
 - a. The required setbacks from the well to all property lines; and
 - b. Separation distances for septic tanks and fields and package sewage treatment plants, to both property lines, water sources, and buildings in accordance with the provincial standards such as those currently required in the Alberta Private Sewage Systems Standard of Practice.

9.9 DEVELOPMENT ADJACENT TO PUBLIC ROADWAYS

- 9.9.1 Development shall be set back from public roads in accordance with the minimum distances established in the district provisions unless a variance is granted in a Development Permit.
- 9.9.2 Development within 300 m (984 ft.) of a provincial highway or 800 m (2625 ft.) of an intersection with a provincial highway may require approval from the Province and/or a roadside development permit.
- 9.9.3 Development adjacent to a provincial highway may be required to satisfy conditions that exceed the provisions of this Bylaw.

Development Permit 26D022 – Oversized Attached Garage and Oversized Accessory Buildings

Should the board wish to approve the Oversized Attached Garage and Oversized Accessory Buildings as proposed by the applicant, the following suggested conditions of approval have been provided for consideration:

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release condition(s), this approval granted by Board Order **XX/2026** allows for the following:

1. Oversized attached garage with footprint no greater than 223.3 sq. m. (2,404 sq. ft); and
2. Relaxation to the Cumulative size of accessory buildings to allow for a total size of accessory buildings to remain at 397.79 sq. m (4,282 sq. ft.) consisting of an existing 119.5 sq. m (1,286 sq. ft.) pool house, an existing 139 sq. m (1,496 sq. ft) shop, and addition of a 139.29 sq. m (1,499 sq. ft) carport, conditional on the removal of the 64.4 sq. m. (693 sq. ft) greenhouse and AC unit.

PRE-RELEASE CONDITION:

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **June 12, 2026** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant is required to submit a refundable compliance deposit in the amount of \$2,500 to ensure that the existing AC Unit and Greenhouse are removed from the subject property. This deposit will be refunded at such time that these two structures have been removed in their entirety.
2. The applicant is required to submit a Slope Stability Analysis prepared by a qualified Professional which indicates that the developable area is suitable for residential construction, to the satisfaction of Public Works.

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order **XX/2025** and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. All necessary building and safety code permits and inspections for the development are to be obtained from the County;
3. Prior to the County acknowledging completion of the development and refunding the compliance deposit, the existing 0.75m x 0.80m AC unit and the existing 5.15m x

12.50m greenhouse shall be removed from the subject property in their entirety, with proof provided to the satisfaction of the Development Authority. It is the applicant's responsibility to ensure appropriate and proper disposal of any materials resulting from the removal of the structures.

4. It is the applicant's responsibility to provide written notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY REQUIREMENTS:

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

1. Providing variance for the oversize garage and accessory buildings exhausts the area of permitted Accessory Buildings and Garages on a property of this size. As such, no additional Accessory Buildings or additional garage space is permitted on the subject property without first obtaining any required approval(s) from Foothills County. This includes any structure with a roof; and/or any buildings with temporary foundations;
2. The development is to be maintained in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revision and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
3. Development of the land shall comply with the requirements of the Building, Safety, and Fire Codes at all times;
4. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
5. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
6. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
7. The applicants will indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property.
8. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. This is not a Building Permit. Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.

2. This is not a Development Permit. The Development Permit may be signed and issued upon completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order **XX/2025**.



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountryab.ca

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

APPELLANT INFORMATION (e.g. Landowner or Affected Party)			
Name of Appellant(s) ROB DAVIDSON			
[Redacted]			
Main Phone [Redacted]		Alternate Phone #	
I consent to receive documents by email: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address:			
AGENT INFORMATION & CERTIFICATION (complete section if applicable)			
Name of Organization:			
Contact Name:			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
Signature of Appellant(s)		Date	Signature of Appellant(s)
Date		Date	Date
SITE INFORMATION			
Municipal Address (house and street number): S, E QUARTER 26.20.3 W OF 5th			
Legal Land Description:	Plan	Block	Lot
Quarter	Section	Range	Meridian
[Redacted]			

RECEIVED
APR 09 2026

I AM APPEALING (check only one)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order
Development Permit # 26D014	Subdivision Application #	Enforcement Order #
Date of Decision: (Y/M/D) 26.3.18	Date of Decision: (Y/M/D)	Date of Decision: (Y/M/D)

REASON FOR APPEAL (attach separate page(s) if required)

All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

**JADICK DOGS OFTEN RUN IN A PACK
ACROSS MY QUARTER CHASING WILDLIFE
LOUD BARKING + DOG FIGHTS IN THE MIDDLE
OF THE NIGHT.
I PERSONALLY HAVE SPOKEN TWICE TO HER
TO KEEP THEM AT HOME OR THEY WILL BE SHOT**

TURN OVER AND COMPLETE REVERSE SIDE

I REPORTED HER TO B.M.D, BYLAW OFFICER TWICE + CONSERVATION OFFICER TWICE, HAVE REPORTS IF YOU REQUIRE THEM + PICTURES OF THE DOGS IN QUESTION ON MY QUARTER I LOVE GOOD DOGS, BUT HER DOGS ARE CONSTANTLY A PROBLEM IN THE NEIGHBORHOOD AND THE YODD APPEAL COOT WILL KEEP SOME FROM APPEARING -
SHE SEEMS TO HAVE MORE THAN THE MAX. OF 4 DOGS AGAIN I HAVE PICTURES.

Please note that the personal information collected is authorized under the Municipal Government Act and the Protection of Privacy Act (POPA), Section 4(c). Your comments and name will become a part of a public agenda. Inquiries about the collection of this information should be directed to the Foothills County Access to Information Coordinator, P.O. Box 5605, High River, Alberta T4M 1M7. Telephone: 403-973-0911

[Redacted Signature]

April 8/26

Signature of Appellant(s) OR
Person Authorized to Act on Behalf of Appellant(s)

Date

A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.

****NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY. ****

PAYMENT OF APPEAL FEE

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section.
If submitting the Notice of Appeal form by email, you must complete this section.

Appeal fees are outlined on the attached information sheet - **Submitting an Appeal**

&

CREDIT CARD INFORMATION	
Card type:	<input type="checkbox"/> Visa <input type="checkbox"/> Master Card <input type="checkbox"/> American Express
Name as it appears on Card:	Card Number:
Date of Expiry:	CVC:
Authorization: I authorize Foothills County to charge \$ _____ to my credit card.	
Signature of Card Holder:	Date:

FOR OFFICE USE ONLY		
Authorized By:	Date:	Receipt #:

Submitting an Appeal – Subdivision Authority Decisions

Appeals of decisions on subdivision applications are covered by [sections 678 to 682 of the Municipal Government Act](#).

A decision on an application for subdivision may be appealed by the applicant, by a Government department (if that department is required to be circulated on the application) or by the School Authority (with respect to matters related to municipal reserve or school reserve lands).

Appeals must be made by filing a notice of appeal within **14 days** of receipt of the decision with either the local Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears subdivision appeals where there is a provincial interest. Otherwise, the appeals are heard by the local SDAB.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- within Alberta's "Green Area"
- 'adjacent' to or contains a body of water
 - adjacent means contiguous or would be contiguous if not for a railway, road, utility right of way or reserve land
- adjacent to or contains (either partially or wholly) land identified on the Listing of Historic Resources or public land set aside for use as historic resource
- the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas
- within the following distances:
 - 1600 metres of a provincial highway
 - 450 metres of a hazardous waste management facility
 - 450 metres of the working area of an operating landfill
 - 300 metres of the disposal area of any landfill
 - 300 metres of a wastewater treatment plant
 - 300 metres of the working area of a non-hazardous waste storage site

Some of the distances may be varied in writing by a provincial government department, in which case the SDAB will hear the appeal.

Submitting an Appeal – Development Authority Decisions

Appeal of development authority decisions are covered by [Sections 684 to 687 of the Municipal Government Act](#).

A decision on an application for development may be appealed by the person applying for the permit or by any person affected by an order, decision or development permit made or issued by a development authority.

An order issued under a decision of Enforcement Services, being a Stop Order or Compliance Order, may be appealed by the person affected by the order.

Appeals must be made by filing a notice of appeal within **21 Days** after the date on which the written decision is given with either the local Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

****Appeal fees are set in the County's Fee Bylaw, which is generally reviewed and amended annually.***

Subdivision and Development Appeal Board Hearing and Requests	Fee
Requests to Adjourn, Postpone or Recess a Subdivision and Development Appeal Board Hearing	\$500
Appeal fee for all appeals to a Development Officers decision	\$100
Appeal fee for all Development Appeals when the application is not within the Development Officers discretion	\$575
Appeal fee for Appeal of a Stop Order	\$575
Appeal fee for Appeal of a Subdivision Authority decision*	\$2,000
*Paid at the time of subdivision application and credited to endorsement fee if no appeal is filed	
Appeal fee for Appeal of a Compliance Order issued as per Sections 545 and 546 of the Municipal Government Act	\$575

How to submit your appeal and pay your fee

Completed Notice of Appeal forms may be submitted by mail, in person or by email. Your Notice of Appeal must be received on or before the final appeal deadline and must include the applicable fees as outlined above.

Mail or deliver to:

SDAB Clerk, Foothills County
Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

To pay by Credit Card, please use the Credit Card Authorization section found on page 2 of the Notice of Appeal Form.

****NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY****

What happens after my appeal is submitted?

Once your completed Notice of Appeal form is submitted on time and with the required fee, the appeal will be heard by the SDAB within 30 days. The SDAB Clerk will provide you with additional information regarding the appeal hearing.

If the appeal is against the decision of a Subdivision Authority, notice will be sent to you and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to you and to landowners located within the half mile surrounding the subject property.

More Information

For more information about filing an appeal or SDAB procedures, please contact the SDAB Clerk at:

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: March 18, 2026

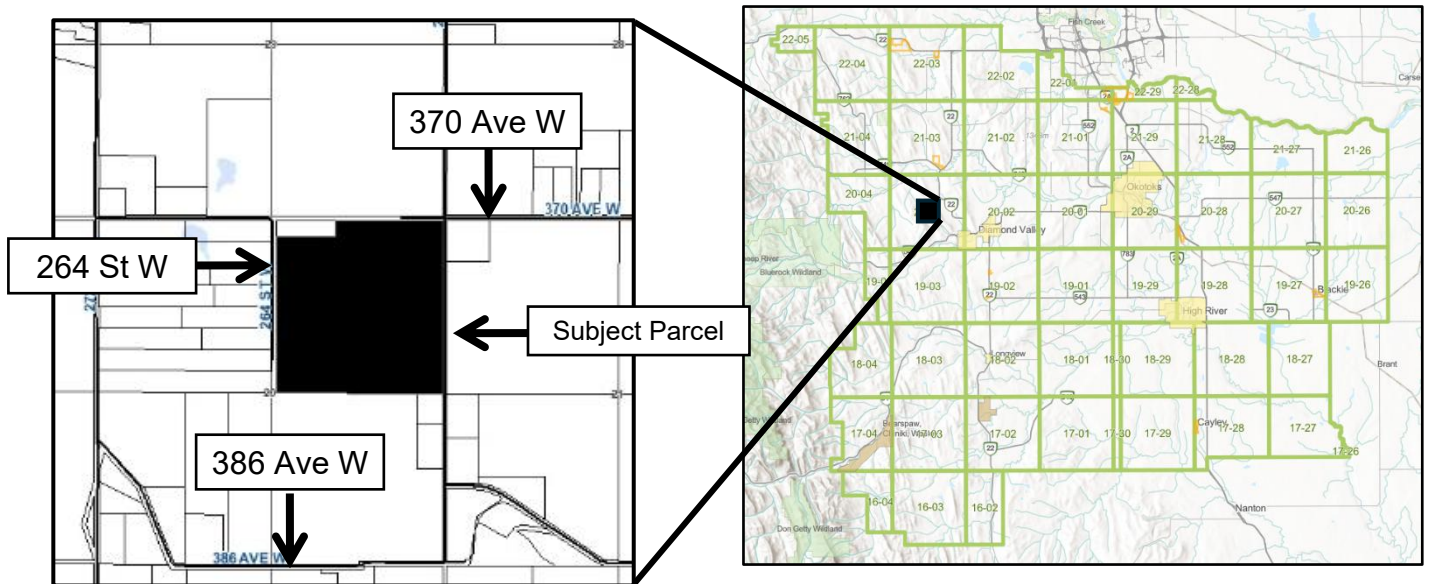
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 26D 018
LANDOWNER(S): CARMEN JADICK
PROPOSAL DESCRIPTION: KENNEL, PRIVATE
LEGAL DESCRIPTION: Ptn. NE 20-20-03 W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 149.04 acre Agricultural District parcel that is located to the southeast of the intersection at 264th Street and 370th Avenue west, a little more than three miles south of Highway #549.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Kennel, Private for four (4) dogs owned by a permanent resident on the property.

Land Use Bylaw 60/2014 defines *Kennel, Private* as: *the keeping of 4 or more adult dogs on a property that are owned by the resident(s) of the dwelling located on the same property.*

Kennel, Private is a Discretionary Use under the Agricultural Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Kennel, Private for the keeping of 4 dogs, on the subject parcel being a portion of NE 20-20-03 W5M has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION

1. This approval is for a Kennel, Private to allow for no more than four (4) dogs owned by the permanent resident(s) of a dwelling located on the subject property. In determining the number of dogs, pups less than six months of age shall not be included.

CONDITIONS OF APPROVAL

Failure to maintain compliance with the conditions of approval will see the Development Permit be deemed null and void.

1. As this permit is for a Kennel, Private; no boarding of dogs, the grooming of dogs for profit, nor the training of dogs other than those owned by a permanent resident of the property shall occur;
2. The dogs are not permitted to be left unattended in the area defined as the fenced Alpaca pasture which is located to the west (rear) of the residence, and must be under the immediate control of the owner or an authorized representative when attending this area of the property;

3. The dogs must be contained within an enclosed building between 9 P.M. and 7 A.M. daily, unless under the immediate control of the owner or an authorized representative;
4. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

ADVISORY REQUIREMENTS

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

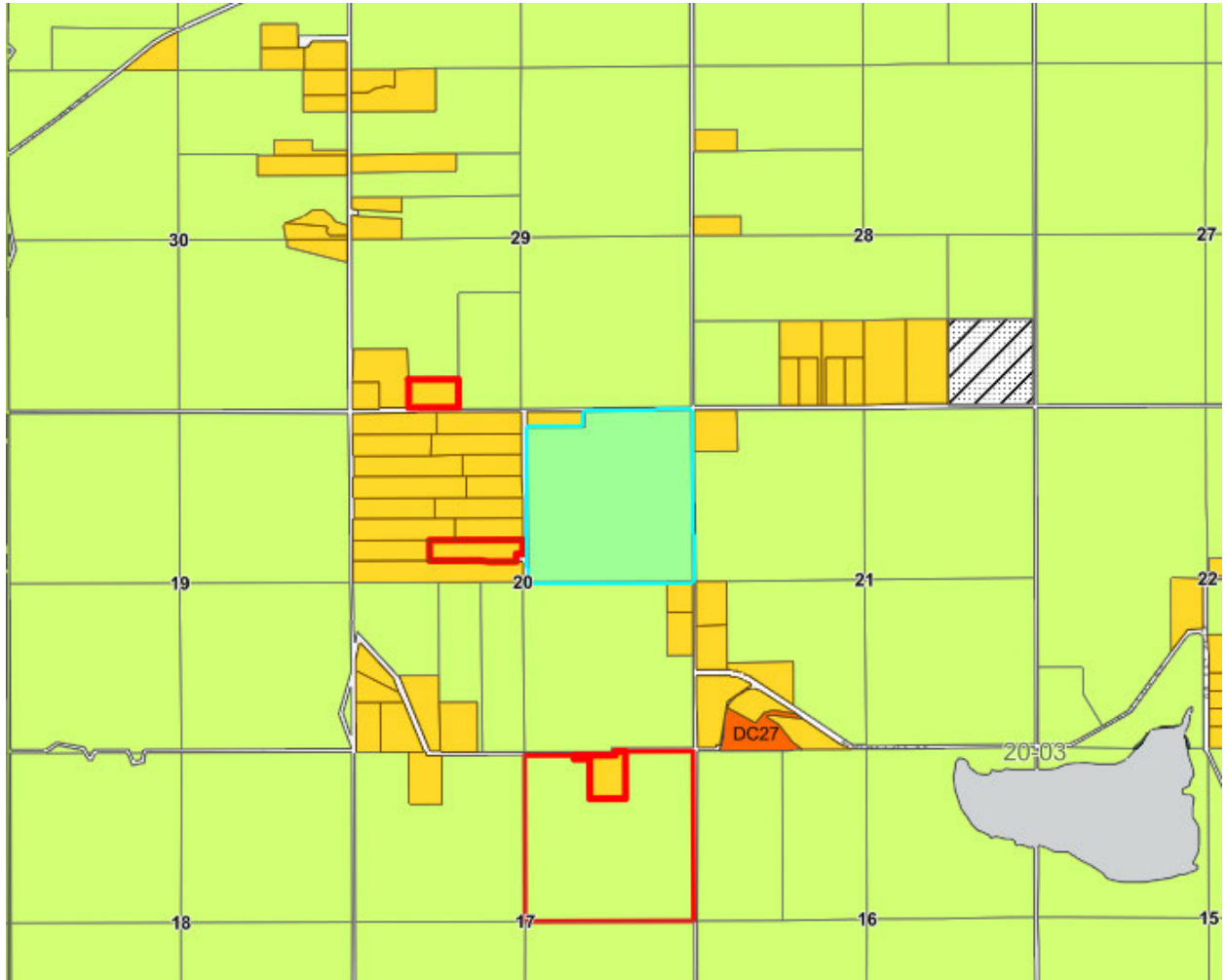
1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been submitted by the applicant and acknowledged by the municipality to be appropriate;
2. As this permit is for a Kennel, Private; no boarding of dogs, the breeding or grooming of dogs for profit, nor the training of dogs other than those owned by a permanent resident of the property shall occur. Any revisions and/or additions to use of his land shall not proceed except under benefit of appropriate approvals;
3. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land. The County's Regulation and Control of Dogs Bylaw, Responsible Dog Ownership Bylaw, and Community Standard Bylaw apply.

NOTES:

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

26D 018 Carmen Jadick NE 20-20-3 W5M

LAND USE MAP





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: <u>500.00</u>	Application No: <u>26 D 018</u>
Receipt No.: <u>453591</u>	Tax Roll No: <u>2003207510</u>
Date Received: <u>Jan 26/26</u>	Date Deemed Complete: <u>Jan. 27. 2026</u>

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Carmen Jobick

Email: _____

Applicant's Mailing Address: _____

Telephone: _____

Legal Land Description: Plan 920, Block 20, Lot 110, LSD _____

Quarter NE, Section 20, Township 20, Range 03, West of the 5 Meridian.

Registered Owner of Land: Carmen Jobick

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.

Kennel license 4 dogs
4 dogs (ages 9, 5, 4, 3)
Dog facilities are not by neighbouring houses
They are kept inside between 9pm and 7am
Nothing else has changed since my last application

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 149 acres.

Size Of Proposed Building: _____ Height: _____

Is There A Dwelling (Residence) On The Site: Yes X No _____ If Yes, How Many? one

Utilities Presently On Site: yes

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

Utilities Proposed: _____

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.):

Estimated Date of Commencement: _____ Estimated Date of Completion: _____

I, _____

hereby certify that I am:

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

Date: Dec 24, 2025

RIGHT OF ENTRY

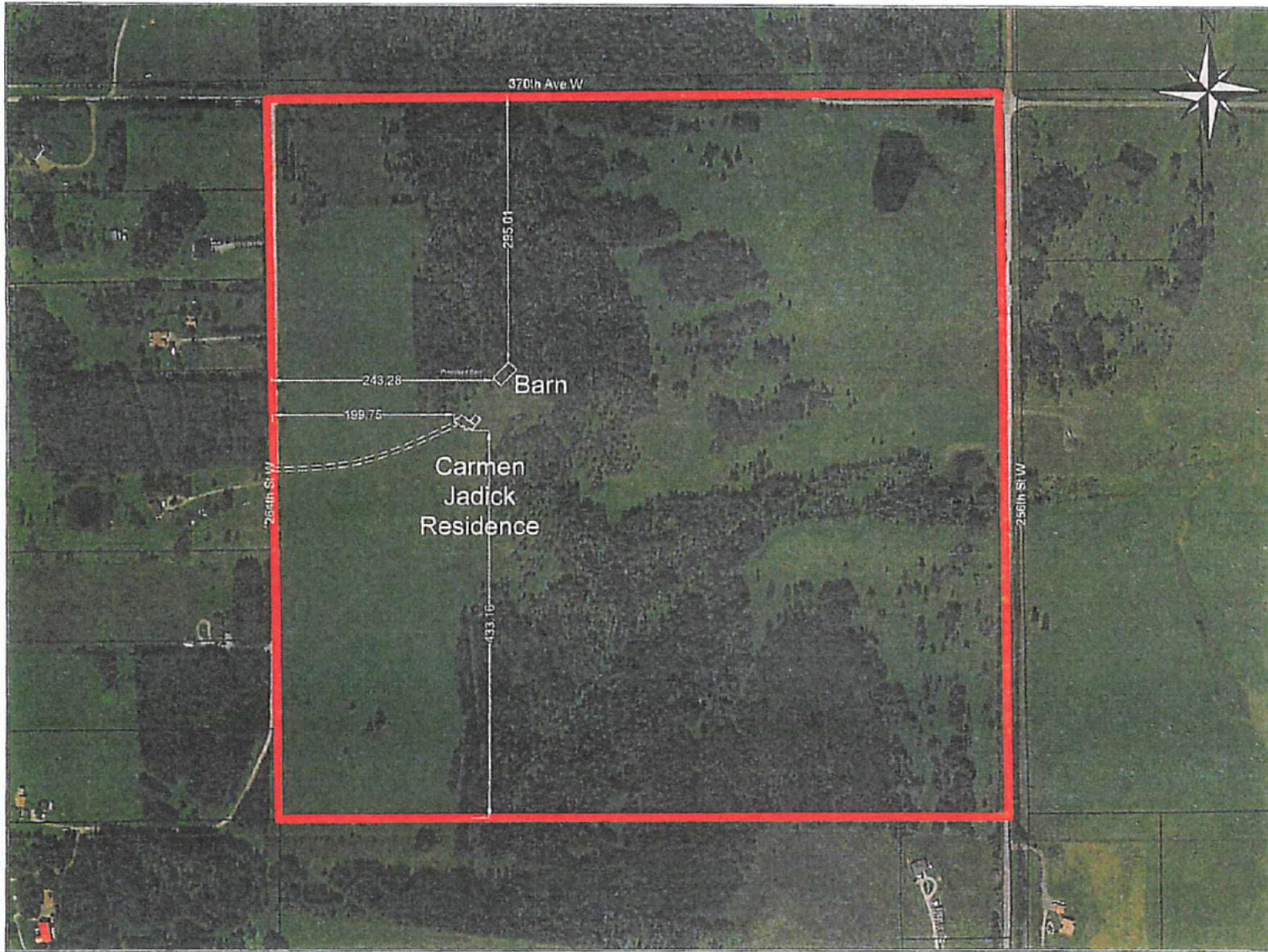
I, being the owner or person in possession of the above described land and any building thereon, hereby consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

Dec 24, 2025

Date



Signature of Owner or Authorized Agent



Carmen Jadick
Foothills County

PLAN SHOWING
Dog Kennel DP

AFFECTING
NE-20-20-3-W5M;

SCALE: 1:4000

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS & SHOULD BE CONFIRMED IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND
Subject Property - ———

Figure 2

DATE	FILE NO.
DESIGNED BY: A. WARDEN	Apr 10/02
CHECKED BY: A. WARDEN	Apr 10/02
	P. 627-411

Planning Protocol

2922 3rd Ave NE
 Calgary Alberta T2A 6T7
 Phone: (403) 230-8222
 Fax: (403) 230-6338
 Email: rpg@planningprotocol.com
 URL: www.planningprotocol.com

CAD FILE Subject Property.kml



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 411 186 5;3;20;20;NE 231 041 592 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 20
SECTION 20
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

Table with 4 columns: Description, HECTARES, (ACRES), MORE OR LESS. Rows include PLAN 1810710 ROAD and PLAN 2310268 SUBDIVISION.

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 181 066 003

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row: 231 041 592 08/02/2023 SUBDIVISION PLAN

OWNERS

CARMEN JADICK



ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row: 961 291 655 06/12/1996 CAVEAT RE : ASSIGNMENT OF LEASE , ETC. CAVEATOR - CORAL EXPLORATION CORPORATION. SUITE 837, 105 150 CROWFOOT CR. NW

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

231 041 592 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY

ALBERTA T3G3T2

AGENT - RANDY NELSON

(DATA UPDATED BY: TRANSFER OF CAVEAT
991371755)

(DATA UPDATED BY: CHANGE OF ADDRESS 021334354)

(DATA UPDATED BY: TRANSFER OF CAVEAT
121262202)

161 288 931 05/12/2016 ORDER
RE;EASEMENT - OVER AND FOR BENEFIT OF
SEE ORDER.

181 224 224 18/10/2018 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

221 251 289 10/11/2022 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AGENT - JEFF KAENEL

231 041 593 08/02/2023 CAVEAT
RE : ROADWAY
CAVEATOR - FOOTHILLS COUNTY.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7

231 041 595 08/02/2023 CAVEAT
RE : ROADWAY
CAVEATOR - FOOTHILLS COUNTY.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7

261 028 614 27/01/2026 WRIT
CREDITOR - ERIK STEPHEN JACOBSEN
C/O FRONTIER LAW GROUP
BOX 84
CAROLINE
ALBERTA T0M0M0
DEBTOR - CARMEN JADICK
370002 264 STREET W
MILLARVILLE
ALBERTA T0L2A0
AMOUNT: \$2,676 AND COSTS IF ANY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
231 041 592 +1

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ACTION NUMBER: 2401-18455

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF
JANUARY, 2026 AT 12:53 P.M.

ORDER NUMBER: 56117203

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).

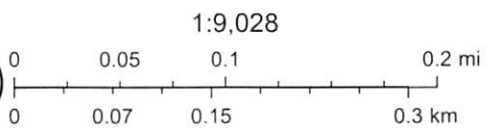
NE 20-20-3 W5M



2026-01-27, 12:56:41 p.m.

- Parcels
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Geodesy Group Inc., Southern Alberta Partners, Vantor

Stacey Kotlar

From: [REDACTED] on behalf of Land Service
Sent: Wednesday, February 25, 2026 10:22 AM
To: Stacey Kotlar
Subject: Circulation for Development Permit 26D 018, please reply by March 2, 2026
Attachments: 26D 018 Jadick.pdf

Good day,

FortisAlberta has no concerns. Please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264

FORTIS
ALBERTA



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: FC_Planning <Planning@Foothillscountyab.ca>

Sent: Thursday, January 29, 2026 8:49 AM

To: [REDACTED]

Cc: Stacey Kotlar [REDACTED]

Subject: [CAUTION] Circulation for Development Permit 26D 018, please reply by March 2, 2026

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing.

If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good Morning,

Find attached our circulation for development permit 26D 018. Please review and respond **prior to March 2, 2026.**

Should you have any questions or comments, please direct them to **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

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

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9.12 KEEPING OF DOGS

- 9.12.1 In accordance with Section 4.2.1, no permit is required for the keeping of up to three (3) adult dogs over 6 months of age at any one time, on a lot containing a dwelling, in all land use districts so long as the dogs are managed in accordance with all other municipal bylaws.
- 9.12.2 For circumstances outside of the above referenced provisions and additional information on the keeping of dogs, please see Section 10.13 Kennels for regulations and permit requirements.
- 9.12.3 The keeping of dogs in the County shall be done so in accordance with “The Regulation and Control of Dogs”, attached as *Appendix K* of this Bylaw and the “*Community Standards Bylaw*” attached as Appendix J.

Agriculture

POLICY

1. All lands in the MD are deemed to be agricultural lands unless zoned for other uses.
2. The MD supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural land, including the subdivision of land into smaller agricultural parcels.
3. **Agricultural uses and industries that support agriculture should be encouraged to locate in the Municipality.** Non-agricultural uses should only be permitted on lands where the MD judges the proposal to have minimal negative impacts on the agricultural resource.

Agriculture

Conserving the *agricultural land* base is very important to our economy, our environment and our way of life here in the MD of Foothills. Agricultural products are renewable resources which provide jobs and revenue. The long-term viability of agriculture depends on the land base. Due to the diversity of agricultural pursuits we can no longer define good farm land strictly by criteria such as the Canada Lands Inventory (CLI) soil capability system. We view all land as potential agricultural land and worth conserving. Agricultural lands comprise a significant portion of the natural capital in the MD, and the MD has a duty to protect this land for use by future generations.

Most of the land in the MD of Foothills is made up of working farms and ranches, many of which have been in families for generations. These families not only work as farmers, but they are also responsible for *land stewardship*. We still have intact watersheds, abundant wildlife and spectacular open vistas, all ‘public goods’, because of the families who have cared for their lands. The costs of supplying and maintaining these goods on private lands are left largely on the shoulders of our farmers and ranchers. The Provincial government’s new Land-Use Framework recognizes this and plans to develop new policy to support stewardship and conservation on both public and private lands. The MD supports this initiative.

GOAL

Conserve and protect the maximum amount of land in the MD as natural capital for use by the agricultural industry today and for future generations.

OBJECTIVES

1. Make the preservation of agricultural land a priority for the Municipal District of Foothills No. 31.
2. Minimize the loss of agricultural land by limiting the amount of land removed from agricultural use.
3. Foster growth, diversification and development of the agricultural industry.
4. **Support existing agricultural operations and the “right to farm”.**
5. Partner with and encourage the agricultural industry to protect lands that are environmentally significant by adopting practices that promote soil and water conservation.
6. Encourage the agricultural industry to use water responsibly.

“There is too little public recognition of how much we all depend upon farmers as stewards of our soil, water and wildlife resources.”

John F. Kennedy



Agricultural Land: Lands designated as Agricultural in the Land Use Bylaw of the MD of Foothills. Agricultural parcels are a minimum of 21 acres in size. There is no maximum size of Agricultural parcel.

Land Stewardship: the practice of responsible land use to ensure that natural capital is maintained or enhanced for future generations.

Right to Farm: Provincial Legislation which protects farmers and ranchers from nuisance law claims.

10.13 **KENNELS**

Provisions pertaining to the boarding of other domestic animals, including cats and horses, are outlined in Section 10.5 Animal Boarding Services. Additional information on the keeping of dogs is included in Section 9.12.

- 10.13.1 Kennel provisions apply to the keeping of more than three (3) adult dogs (older than 6 months of age) at any one time on a lot containing a dwelling.
- 10.13.2 A Development Permit is required for a kennel meeting the criteria noted in 10.13.1.
- 10.13.3 In determining the number of dogs, pups less than six months of age shall not be included.

General Kennel Provisions:

- 10.13.4 The Approving Authority may, when issuing a Development Permit, determine the maximum number of dogs that may be kept at any one time by the operator of a private or commercial kennel.
- 10.13.5 All dogs, including puppies, shall be kept indoors between the hours of 9:00 PM to 7:00 AM daily.
- 10.13.6 All dog facilities, including buildings and exterior exercise area, shall be located to the rear of the principal building unless otherwise approved by the Approving Authority.
- 10.13.7 All dog facilities shall be visually screened from the existing dwellings on adjoining lots in accordance with the County's Screening Standards.

Private Kennel:

- 10.13.8 The keeping of 4 or more adult dogs owned by the resident(s) of the dwelling located on the same property shall be considered a Private Kennel.
- 10.13.9 A Development Permit is required for a Private Kennel.
- 10.13.10 Care should be given to situate buildings or exterior exercise areas, used to accommodate dogs as part of a private kennel on the property as to not unduly interfere with the use and enjoyment of adjacent parcels.

Commercial Kennel/Dog Services:

- 10.13.11 The keeping of 4 or more adult dogs not owned by the resident(s) of the dwelling located on the same property for any such purpose shall be considered a Commercial Kennel. Such uses may include but not be limited to the purposes of breeding, boarding, caring for, grooming, and/or training of dogs.
- 10.13.12 A Commercial Kennel is a Discretionary Use under General Industry District and Direct Control District #26. A redesignation to Direct Control District #26 is required for all Commercial Kennels in the County outside of these land use districts in advance of a Development Permit Application. A Development Permit approval is required for all Kennels. *More information on the keeping of dogs can be found in Section 9.12.*
- 10.13.13 Any building or exterior exercise area(s), to be used to accommodate the dogs as part of a Commercial Kennel shall be located:
 - a. A minimum of 300m to any dwelling located on adjacent parcels; or
 - b. As determined by Council.