

Foothills County

STOP ORDER



PURSUANT TO THE *MUNICIPAL GOVERNMENT ACT* – SECTION 645

TO: **Den-Star Holdings Ltd. (Attn. Dennis Hocket)**

Part 3, Section 7 of the Foothills County Land Use Bylaw allows a Development Officer to issue a Stop Order where a development or use of land or buildings does not comply with the *Municipal Government Act*, the Land Use Bylaw, or a development permit or subdivision approval.

At present, these *Lands* identified under legal title as Ptn. NW 21-19-28 W4M; Plan 0915028 Block 11 Lot 1 and containing 6.05 acres, do not comply with the Foothills County Land Use Bylaw given that:

1. **An accessory structure has been built on the subject lands that does not meet the required setback of 15 metres to the north property line;**
2. **Ongoing construction of this accessory structure has occurred with no permits or approvals in place.**

You are hereby ordered to:

1. **Cease all work on the Accessory Structure:**

Effective as the date on the Stop Order, no additional work, construction, or alterations are to continue on the Accessory Structure.

2. **Establish compliance on the subject parcel:**

It is the Landowners responsibility to establish compliance with the Foothills County Land Use Bylaw regarding the Accessory Structure that does not meet the required setback distance.

Failure to comply with the order and/or make the necessary application will have Foothills County taking whatever actions that are determined necessary to bring the Lands into compliance, which may require seeking legal action for a court order or other relief from the Court of Queen's Bench of Alberta pursuant to Section 554 of the *Municipal Government Act*.

You are further notified that you may appeal this Stop Order, within **twenty-one (21) days**, to the Foothills County Subdivision and Development Appeal Board in accordance with Section 686 of the *Municipal Government Act*. Notwithstanding any such appeal, this Stop Order must be complied with pending the outcome of the appeal and are required to ensure that no more activity on the land is occurring pending a decision. Please note the Board does not have authority to approve this use only consider whether it was issued legally and with enough time for compliance.

Dated at the Town of High River, in the Province of Alberta, this **October 13th, 2022**.

Alex Vainshtein
Development Officer

ENQUIRIES regarding this order and official letter may be made to the person who signed the Order at the offices of Foothills County, 309 MacLeod Trail, Box 5605, High River, Alberta, T1V 1M7, phone (403) 652-2341, Fax (403) 652-7880. During office hours only.

No person shall remove, tamper with, or alter this notice without the written consent from Foothills County. Failure to comply with this order shall may result in penalties as outlined in Appendix D of the Land Use Bylaw 60/2014