



Multiple Potential Use Permits within Foothills County

Land Use Bylaw Regulations & Applications

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MULTIPLE POTENTIAL USE DEVELOPMENT PERMIT means;

A development permit that may be approved in Commercial, Industrial or Agricultural Business Land Use Districts which contemplates a number of potential future uses and allows for future occupants/tenants to occupy the development and operate a business with a Change in Use Permit rather than a development permit if the use proposed is contemplated under the Multiple Potential Use Development Permit and provisions under Section 9.30 of the Land Use Bylaw are met.

Multiple Potential Use Development Permits can be applied for on Commercial, Industrial, or Agricultural Business Land Use Districts to allow for multiple uses to be accommodated in a building or on site.

Applications will require sufficient detail to address all the uses contemplated at maximum occupancy.

A Change of Use Permit and Business License will be required for individual businesses occupying the site in accordance with the approved Development Permit, prior to occupancy. The Change of Use permit will be required when the initial use is being established and when a change in use is applied for within a site, a building, or portion of a building, in accordance with an approved Multiple Potential Use Development Permit. (See Change of Use Permit Information)

APPLICATION REQUIREMENTS:

Applications for Development Permit Applications must be accompanied with the following information:

1. A site plan (can be hand drawn):
 - a. Dimensions of the parcel;
 - b. North at the top of the page;
 - c. Identify and show all existing structures and/or any proposed structures with measurements from the same, in feet or metres, to all parcel lines;
 - d. Identify any significant natural features on site;
 - e. Show all existing wells, septic tanks, disposal fields, easements or right of ways, dugouts on the parcel, and storage areas;
2. Site layout details:
 - a. Building Design;
 - b. Description of any grading and land contouring of the site;
 - c. Storm water management plans;
 - d. Storage areas proposed for the site and methods proposed for screening of such;
 - e. Provisions for landscaping, fencing and screening (please refer to Screening Standards in place for Foothills County);
 - f. Outdoor lighting proposed for the site (Please refer to Dark Sky Bylaw in place for Foothills County);
 - g. Access locations to and from the lot;
 - h. Provisions for loading and parking at maximum occupancy;

3. Statements to describe the intensity of the development proposed including:
 - a. Full description of the multiple potential uses proposed for the site;
 - b. Identify the buildings, existing and/or proposed, or portion thereof (including storage areas), that are proposed for multiple potential uses;
 - c. Maximum number of people to be employed on site;
 - d. Maximum number of vehicle trips to and from the site including types of and frequency;
 - e. Proposed days and maximum hours of operation of proposed developments;
 - f. Proposed outdoor storage areas, if required, including the maximum size and approximately location of any outdoor storage areas;
 - g. Maximum number of parking spaces proposed including location of parking areas on site;
 - h. Maximum number of loading spaces proposed;
 - i. If producing a product or goods please indicate the method of distribution or sales;
 - j. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary to have in relation to this business.
 - k. Any landscaping or screening being done on the site (See requirements under Foothills County Screening Standards(2021) or Highway 2A Corridor Design Guidelines (2021));
 - l. Methods of controlling noise, dust, or drainage from the lot.
 - m. Method of common advertising/signage
 - i. if a sign is proposed to be placed on site, you must include this as part of your application, whereby there is additional information to be included, please see additional information on applying for signs, without this information it will not be considered at this time and additional applications will be required.
4. Description of provisions for utilities and servicing including:
 - a. Maximum available water usage and source;
 - b. Proposed wastewater collection, treatment and discharge;
 - c. Solid waste management, including garbage and refuse storage areas and the fencing and screening proposed for same, and methods for disposing of garbage.
5. Any other technical studies or plans prepared by a Professional Engineer relevant to the project to support the review of the Development Permit;
6. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.