

Planning Department

Land Use planning deals with the orderly development and use of land. In Alberta, the Provincial Government delegates much of planning responsibility to local Municipalities through specific sections of the Municipal Government Act.

Foothills County Development Plan addresses the future land use within the Municipality and is based on the following vision statement:

“To recognize that Foothills County is a unique rural landscape where agriculture is the predominant land use and should remain so in the future. However, the Municipality is subject to development pressures as a result of being located in an area of substantial urban activity and therefore must take proactive steps to manage development.”

Answers to Frequently Asked Planning / Development Questions

- 1. I would like to redesignate and subdivide my land. What steps should I take?**
Please call someone in our Planning Department at (403) 652-2341, who will take the time to explain the procedure. Our website (www.foothillscountyab.ca) includes our flow chart which outlines the procedure, the fees and the conditions you will be required to meet. Our planning fee schedule is also available through the website. If Council were in favour of your redesignation application, a Bylaw would be introduced by giving it first reading. You would then have two years from that date to complete all requirements - if third and final reading of the Bylaw is not obtained by that date, your Bylaw would automatically expire.
- 2. What is the land use designation of a parcel of land?**
To determine the land use designation of a parcel of land, you are able to call our Planning Department or refer to the maps at the back of our Land Use Bylaw.
- 3. Can the Planning Department tell me the chances of an application being approved?**
The answer is no. The Council is the subdivision approving authority and therefore staff is not in a position to predict its outcome. At the time of the public hearing, Council would consider the merits of the proposal and make a judgment accordingly. Staff can indicate the outcome of similar applications that have had Council decisions and determine whether or not the application is in accordance with municipal policy.
- 4. How many dwellings, single detached, are permitted on a parcel of land?**
There is a maximum of one on a parcel less than 80 acres, and a maximum of two on parcels 80 acres and greater.
- 5. Can I add a suite to my garage, accessory building or existing dwelling?**
Secondary Suites on Agricultural District, Agricultural Business District, and Country Residential District parcels two (2) acres in size and larger have been legal size April,

2019. Two types of Secondary Suites are currently allowed under Development Permit in accordance with the Land Use Bylaw:

1. A suite located within the principal dwelling unit or above a garage attached to the principal dwelling; and
2. A suite located within an accessory building or detached garage, subordinate to the principal dwelling on the same parcel

6. How many accessory buildings are permitted on my parcel of land?

It depends on the amount of acres you have. Please contact one of our Development Officers at (403) 652-2341 with the legal description of the land in question, and they will be able to assist you.

7. How many recreational vehicles can I store on my property?

You can park a maximum of five (5) unoccupied recreation vehicles on your property.

8. If a building is temporary or placed on skids, does it require a Development Permit?

Yes; please contact one of our Development Officers at (403) 652-2341.

9. How many dogs am I allowed on my property?

Subject to restrictions contained in any other bylaw, the keeping of up to three (3) adult dogs over 6 months of age on a lot containing a dwelling is permitted. Any dogs in addition to that number will require permits for a kennel licence.

10. What information is available about Development guidelines for my property?

The Land Use Bylaw is available to view on the website at www.foothillscountyab.ca or purchase at the Municipal Office for \$50.00 plus GST.

11. How many farm animals am I allowed on my parcel?

The general rule of thumb is that one "animal unit" is permitted per three acres of land under one title with the exception of three animal units per lot on lots between 3 and 9 acres in size. Please note that different farm animals have different values when it comes to determining an "animal unit". Please check with a Development Officer or Section 10.1 of the Land Use Bylaw to determine animal equivalent to one animal unit.

12. Can an accessory building be used as an arena?

No, you must apply for the necessary permits and be approved in order to have an arena. Please contact one of our Development Officers for more details.

13. Do I need a permit for a moved on dwelling?

Yes, if your parcel is less than 80 acres you will be required to apply for a Development Permit prior to obtaining a Building Permit. You will also be required to submit a Professional Engineer's structure report for the proposed residence.

14. Do I need a permit for a sign to identify the owner of the residence or the name of a home-based business?

No, provided that the sign does not exceed .55 sq. m. or 5.92 sq. ft. in size.

15. What are the costs and requirements for a Letter of Compliance?

The cost of a Letter of Compliance, Residential is \$200.00 and Letter of Compliance, Non-Residential is \$250.00. We will need an original of a Real Property Report to provide this information.

16. Where can I find information on the required setbacks from my buildings?

All this information is provided under all Districts in the Land Use Bylaw however, as an example, the following setbacks apply in Agricultural and Country Residential Districts:

- a. Front Yard Setbacks
 - i. 15 m from an internal subdivision road
 - ii. 48 m from the center line of a municipal road
 - iii. 40 m from an ultimate right of way or 70 meters from the centerline of a Provincial Highway, whichever is greater
- b. Side Yard Setbacks – 15 m from the property line
- c. Rear Yard Setbacks – 15 m from the property line
- d. Water Course Setbacks – 30 m

Please call our Office if your inquiry pertains to any other properties if they are not zoned as above.

17. Do I require appropriate permits for conducting a business out of my home?

Yes, please see our Development Officer to see which permits are required.