



# Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

[www.foothillscountyab.ca](http://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: 1,500.00 Application No: 23D 225  
Receipt No.: 407408 Tax Roll No: 1704247500 & 1704245010  
Date Received: Oct. 12/23 Date Deemed Complete: Dec 14/23

## PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Kristi Beunder RPP, MCIP - Township Planning + Design Inc.  
Email: kristi@twpplanning.com  
Applicant's Mailing Address: 321 - 259 Midpark Way SE, Calgary, AB T2X 1M2  
Telephone: 403.880.8921  
Legal Land Description: Plan 9610215, Block 1, Lot \_\_\_\_\_, LSD \_\_\_\_\_,  
Quarter NW/NE, Section 24, Township 17, Range 04, West of the 5 Meridian.  
Registered Owner of Land: Maureen Myden  
Registered Owner Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Interest of Applicant if not owner of site: Authorized Agent

## 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.

\*Please refer to attached cover letter

## PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) +/- 9.05 ac / +/- 3.66 ha  
Size Of Proposed Building: +/- 11,780 sqft Height: 3-9m \*multiple buildings  
Is There A Dwelling (Residence) On The Site: Yes ☒ No ☐ If Yes, How Many?: One (1)  
Utilities Presently On Site: power, gas, water, telephone  
Are There Sour Gas Or High Pressure Facilities On Site?: No  
Utilities Proposed: N/A  
Other Land Involved In Application: N/A

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.):

Site plan, comprehensive development permit report

Estimated Date of Commencement: 10/2023 Estimated Date of Completion: 10/2024

I, Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

hereby certify that I am:

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

Date: 5 OCT 25

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.

5 OCT 23

Date

Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

- 1. Land use district: DC #35
- 2. Listed as a permitted/discretionary use: both
- 3. Meets setbacks: Yes X No If "NO", deficient in
- 4. Other information:

PART 5 DECISION

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



321-259 Midpark Way SE  
Calgary, AB T2X 1M2

Phone: 403.880.8921  
TWPplanning.com

RECEIVED

OCT 12 2023

TOWNSHIP  
planning + design inc.

Foothills County  
Box 5605  
High River, AB  
T1V 1M7

2023/10/10

ATTN: Samantha Payne, Planning Coordinator

RE: Application for a Development Permit to facilitate a guest ranch, tourist cabins, indoor and outdoor event center, and a restaurant and lounge on lands legally described as Plan 9610215, Block 1; Ptn. NW 24-17-04 W5M (+/-6.65 acres) and Ptn. NE 24-17-04 W5M (+/-2.4 acres)

Landowner: Maureen Myden

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned development permit application:

- The formal application for Development Permit, the detailed submission package outlines the proposed structures on site;
- The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowner;
- A Credit Card Authorization for processing of the development permit fee will be provided when Administration provides confirmation of the applicable fee amount;
- A copy of the Abandoned Well Map and Statement, showing no abandoned wells in the immediate vicinity;
- A copy of an Alberta Transportation and Economic Corridors Roadside Development Permit, issued September 12<sup>th</sup>, 2023;
- A copy of our comprehensive development permit submission; and
- Two (2) copies of the site plan with and without air photo.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

Council gave first, second, third and final reading to Bylaw 55/2021, at its June 23, 2021 meeting, authorizing redesignation of the above mentioned lands from Country Residential District to Direct Control District #35 – Event Venue and including a Site Specific Amendment to allow for a Campground Minor, Tourist Cabins, Restaurant and Lounge, and Mobile Sales Vehicles as discretionary uses. The purpose for this Development Permit application is to allow for an expansion of River Retreat Kananaskis' programming to accommodate the added uses on site, excluding Mobile Sales Vehicles.

River Retreat Kananaskis currently operates as an adult-only campground and limited event venue. The site provides ease of access from an all turns intersection at Highway 541, immediate connection to nature along the Highwood River, and beautiful views along an escarpment facing southeast. Current operations include 13 drive-in camping sites, a communal fire pit area, picnic area, and gazebo space with views to the Highwood River and Kananaskis' Region. The campground operation is expected to be reduced in order to accommodate the proposed programming on site – most notably, for proposed Tourist Cabins along the river escarpment. The amount of camping sites that will be removed is unknown at this time.

The existing +/-3,000 sqft dwelling on the property is proposed to be converted into an adult-only guest ranch with 6 boutique rooms for short-term accommodation. The existing attached +/-900 sqft garage is proposed to be converted into a commercial kitchen with indoor seating for a restaurant and lounge, with a partially covered +/-2,000 sqft outdoor patio. The 80-seat restaurant will accommodate guests on site, and the general public commuting along Highway 541. Given that the dwelling will be used for future guest accommodation and dining, a +/-1,200 sqft principal residence is proposed with a surrounding fence/gate for owner privacy. In addition to the guest ranch, ten (10) +/-288 sqft tourist cabins are proposed for a unique short-term accommodation experience for adult visitors on site. Registered guests at River Retreat Kananaskis will have access to an outdoor pool that is proposed on site. A +/-500 sqft pool house is associated with this and will accommodate storage and bathroom facilities for guests. For events on site, a +/-1,800 sqft indoor event center is proposed, with an accessory +/-800 sqft outdoor event center that renters will be able to use during the warmer months. Further details on business operations, anticipated visitor volumes, servicing, and the proposed built form can be found in the enclosed comprehensive report.

The intent of the expansion to River Retreat Kananaskis is to offer residents and visitors to Foothills County a picturesque environment to host events and a calming place to stay the night at. The Subject Site is well situated along a recreational corridor with the convenience of immediate access off the highway. The retreat owners are committed to safety and maintaining comradery between neighbours by implementing the following considerations: landscaped screening along the west end of the site for privacy and highway visual enjoyment, monitoring for impaired driving during special events, and providing local job opportunities during peak season. The proposed development will enhance the recreational offerings in Foothills County and will not unduly interfere with neighbouring land use or property enjoyment.

Should you have any questions or require more information, please do not hesitate to contact the undersigned.

Sincerely,  
Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.  
RPP MCIP  
Senior Planner / Principal  
**Urban + Regional Planning**

Cc: - Landowner: Maureen Myden





NW/NE 24-17-04 W5M; Plan 9610215, Block 1

## DEVELOPMENT PERMIT APPLICATION



**Purpose**

Development Permit Application

**Prepared By**

Township Planning + Design Inc.

**Prepared For**

Maureen Myden, River Retreat Kananaskis

**Project Team**

Township Planning + Design Inc.

**Project Contact Information**

Kristi Beunder, RPP, MCIP, B.A., M.E.Des  
*Principal*



321-259 Midpark Way SE | Phone: 403.880.8921  
Calgary, Alberta T2X 1M2 | TWPplanning.com



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## Executive Summary 1.0

### 1.1 Purpose

The intent of the Development Permit (DP) application is to permit the Subject Site to be used for a guest ranch, tourist cabins, restaurant and lounge, and event center within Direct Control District #35. Proposed accessory uses on the site include a detached garage, outdoor pool with an associated pool house, and a seasonal outdoor event center. The DP application will allow for River Retreat Kananaskis to expand on their programming while providing Foothills County the opportunity to review operations to ensure the location and uses continue to align with the character of the area.

A previous Land Use Redesignation to Direct Control District #35 and Site Specific Amendment, Bylaw 55/2021, for this site added the following discretionary uses:

- Campground Minor;
- Tourist Cabins;
- Restaurant and Lounge; and
- Mobile Sales Vehicles

### 1.2 River Retreat Kananaskis

River Retreat Kananaskis is a short-term camping accommodation and event venue with a goal to expand in order to provide lodging in a guest ranch, tourist cabins, a restaurant and lounge, and an event center located at Plan 9610215, Block 1 (NW24-17-04 W5M & NE 24-17-05 W5M). The site provides ease of access off Highway 541, immediate connection to nature along the Highwood River, and beautiful views along an escarpment facing southeast. River Retreat Kananaskis currently operates as an adult-only campground with thirteen (13) drive-in sites, pathways for exploring, and benches to sit and enjoy the surroundings. Existing amenity spaces include a fire pit area, a picnic area, and a gazebo. River Retreat Kananaskis provides visitors with an outdoor oasis to relax and reset along the Cowboy Trail. The proposed development would integrate into the existing uses on site and enhance the guest experience.

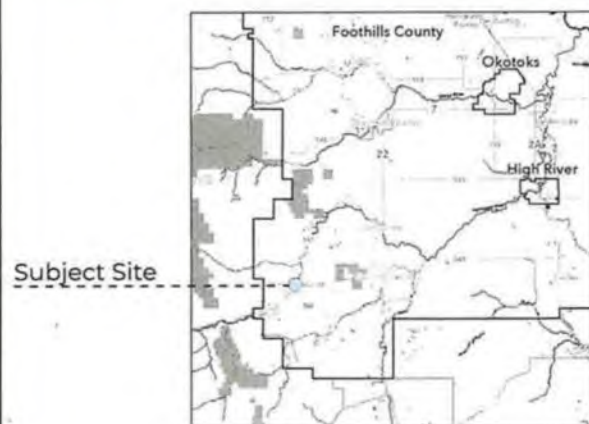
The campground operation is expected to reduce the total number of camping sites to accommodate the added tourist cabin development. The amount necessary to reduce is unknown at this time.



## Site Context 2.0



Figure 1 - Site Context





Owner	Legal	Acre/Ha	Existing Uses/Zoning
Maureen Myden	Ptn. NW 24-17-04 W5M	+/-6.65/2.69	Direct Control District #35
Maureen Myden	Ptn. NE 24-17-04 W5M	+/-2.40/0.97	Direct Control District #35

## 2.1 Site Context & Location

River Retreat Kananaskis is comprised of two (2) sections of land (approximately 9.05 acres) located within Foothills County on the east side of Highway 541, approximately 24 km southwest of the Village of Longview and 20 km east of Highway 40; immediately west of the Highwood River and the Eden Valley Reserve.

The Subject Site is currently within a Direct Control #35 District (DC35) and is surrounded by Agricultural (A) parcels west across Highway 541, Federal/Provincial District (FPJ) to the north, Eden Valley First Nations Reserve to the east, with some fragmented Country Residential (CR) to the south.

## 2.2 Transportation and Access

River Retreat Kananaskis will have a single access to Highway 541 via 658 Avenue West. The intersection approaching the Subject Site is a modified Type IV intersection that will appropriately accommodate the volume of visitors and deliveries to and from the lands. The intersection has clear sight lights in both directions for those leaving the property heading north or south on the highway. 658 Avenue West is paved until the site access (driveway), which is a gravel internal private road. The internal private road will be a crushed gravel material. Visitors will be traveling at slow speeds (posted speed limit signage of 5 km/hr) on this road, leading to the parking areas that will accommodate all visitors on site.

## 2.3 Alberta Transportation Approval & Roadside Development Permit

Due to the site's highway proximity, we have made an application for a Roadside Development Permit from Alberta Transportation and Economic Corridors adjacent to Highway 541. Permit 2023-0037555 was issued on September 12, 2023. This can be found in **Appendix C: Roadside Development Permit**.



Figure 2 - Arrival Intersection



## 2.4 Servicing

River Retreat Kananaskis does not currently have access to a regional piped water or wastewater servicing and regional servicing is not contemplated as part of this application.

- Potable water services for consumption will be provided by treated groundwater via the existing well on the Subject Site. Alberta Health Services are currently working on determining the type of treatment necessary, and the owners are committed to this process. The guest pool will be filled by potable water with trucked-in water, no groundwater utilization will fill the pool;
- Sanitary servicing will be managed in three ways:
  - 1) The lodge and proposed new principal residence will be serviced by the existing septic tank and field on the Subject Site;
  - 2) The Tourist Cabins will have individual water and septic tanks to be self-sufficient; and
  - 3) New demands for sanitary servicing will be trucked out of the Subject Site via pump out tank;
- Stormwater is managed on site. The site is highly permeable due to near surface gravels. Given the limited amount of disturbance and minimal increase to impervious lands, there is no negative impact expected on the Highwood River as it relates to stormwater; furthermore, there are no hazardous materials or activities occurring on site because of the proposed uses that would cause concern for impacts to Highwood River;
- The Subject Site is currently serviced by 200 amps. An additional 600-800 amps of electrical servicing will be sought through solar power to service cabins and proposed new buildings;
- The existing attached garage will be renovated to become a commercial kitchen; as such, a new detached garage with adjacent garbage enclosure is proposed on site. Garbage will be removed by private trucks off-site.

## 2.5 Abandoned Wells

There are no abandoned wells identified in the area according to the Alberta Energy Regulator's records. The abandoned well map and declaration can be found in **Appendix C: Abandoned Well Map and Declaration Form**.

## Application Overview 3.0

This document is intended to supplement the formal Development Permit application requirements.

### 3.1 Special Events

It is anticipated that, at full build out, weekly events will occur at the facility, significantly ranging in scale. The types of events anticipated will be weddings, celebrations of life, fishing school events, corporate retreats, scrap booking/creative events, and yoga/wellness retreats. River Retreat Kananaskis will ensure that the events will appreciate and integrate into the atmosphere of the area, rather than interrupt it. The site is ideally situated along a recreational corridor and will offer a unique guest experience for event space rentals.

Additionally, River Retreat Kananaskis is committed to safety on site - event venue renters will be required to pay a security person for the exit to ensure no impaired driving. The entry/exit gate will be closed at 11:00 pm.



Figure 3 - Site Image



### 3.2 Development Permit Details

	Application Details
Site Plan	One (1) site plan has been included in <b>Appendix A: Detailed Site Plan</b> to show the proposed retreat layout.
Location	River Retreat Kananaskis is located within Foothills County on the east side of Hwy 541, approximately 24 km southwest of Longview and 20 km east of Hwy 40; immediately west of the Highwood River and the Eden Valley Reserve.
Roadside Development Permit	An application for a Roadside Development Permit was submitted to Alberta Transportation and Economic Corridors as required, and was issued on September 12, 2023. This permit can be found in <b>Appendix B: Roadside Development Permit</b> .
Abandoned Well Statement	There are no abandoned wells identified in the area. The abandoned well map and declaration can be found in <b>Appendix C: Abandoned Well Map and Declaration Form</b> .
Business Operations	<p><b>Tourist Cabins:</b> ten (10) short-term accommodation units for nightly rent by visitors. Will be maintained by retreat staff members. Adult only, two (2) guests per cabin. On skids for ease of movement, if necessary.</p> <p><b>Restaurant &amp; Lounge:</b> Commercial kitchen with indoor seating, a large outdoor patio, open to the public. Host up to 80 guests.</p> <p><b>Guest Ranch:</b> six (6) boutique rooms with full bathrooms and bar fridge. Adult only, two (2) guests per room.</p> <p><b>Event Center:</b> Fully enclosed structure used to accommodate the events on site. Use for those who sign a rental agreement.</p> <p><b>Seasonal Outdoor Event Center:</b> Accessory to the main Event Center, covered outdoor space that will be used for event programming on site. Use for those who sign a rental agreement.</p> <p><b>Guest Pool:</b> Outdoor facility for use of registered guests only. Pool House will feature bathrooms and storage.</p>
Storage of Business Materials	<p><b>Materials for storage includes:</b></p> <ul style="list-style-type: none"> <li>- Firewood for fireplaces and smokers for cooking will be stored in a temporary structure at the front entrance of the property. The amount will vary seasonally, with a maximum of 4 cords of wood on site at one time. Please see <b>Appendix A: Detailed Site Plan</b> for details regarding the location of the storage structure.</li> <li>- Pool chemicals will be stored in the pool house that will be adjacent to the guest pool.</li> </ul>
Dates & Hours of Operation	Overnight accommodations (guest ranch and tourist cabins) will be available year-round, with guests allowed to check-in until 10:00pm, and check-out will be 11:00am. The restaurant and lounge will be open year-round with hours of 11:00am – 8:00 pm.
Employees	Operations will be manned principally by the two (2) owners of the property with an additional ten (10) employees required for River Retreat Kananaskis daily operations.
Business License	River Retreat Kananaskis obtained Business License 2iL/182 in August, 2021.

Number of Visitors	<p>During peak season (May 1st - July 31st), 2,404-3,684 visitors per week maximum. As a seasonal use, these totals are expected to be significantly lower during the winter months. This peak total was calculated using the following metrics, with a range given the assumption of 50% capacity (4.5 max capacity days in a week) during the weekdays during peak periods:</p> <ul style="list-style-type: none"> <li>- 2 guest maximum in 6 guest rooms (12 daily total x 7 days in a week = 54-84 weekly visitors)</li> <li>- 2 guests maximum in 10 tourist cabins (20 daily total x 7 days in a week = 90-140 weekly visitors)</li> <li>- 80 seat restaurant, turnover every 1.5 hrs for 9 hr day, 6 guest turnovers ([80x6 = 480 daily total] x 7 days in a week = 2,160-3,360 weekly visitors)</li> <li>- Capacity of 100 users for event venue per week</li> </ul> <p>There will be a maximum of 212 patrons permitted on site for use of the restaurant, outdoor event center, indoor event center, guest lodges, and tourist cabins at any one time.</p>
Buildings	<p>The following new buildings are being proposed within this Development Permit application:</p> <ul style="list-style-type: none"> <li>- Tourist Cabins (10): 288 sqft x 10= 2,880 sqft</li> <li>- Event Center: 2,400 sqft (1,800 sqft main + 600 sqft upper)</li> <li>- Principal Residence: 2,000 sqft</li> <li>- Outdoor Patio: 2,000 sqft (partially covered)</li> <li>- Garage: 1,200 sqft</li> <li>- Seasonal Outdoor Event Center: 800 sqft</li> <li>- Guest Pool House: 500 sqft</li> </ul> <p>Total: +/- 11,780 sqft</p> <p>*NOTE: square footage totals are approximate.</p>
Parking Provisions	<p>There are 129 total standard sized parking stalls, and 4 barrier free parking stalls provided for both visitors and employees. The parking plan is included on the detailed site plan in <b>Appendix A</b>.</p>
Access	<p>The sole access to the property will be via Highway 541, utilizing 658 Ave W for driveway access for the internal private road. The intersection approaching the site is a modified Type IV intersection that will appropriately accommodate visitors and deliveries on site.</p>
Signage	<p>River Retreat Kananaskis features an approved entry sign on the north side of the property, facing north. A 5 ft x 8 ft sign is proposed on a trailer located on the south tip of the property, to attract commuters from the south direction. Any additional signs that require a Development Permit will be applied for through a separate application, and we will work with ATEC and the County as required.</p>
Flood Hazard	<p>No identified flood risks are associated with this site as all development will be atop of the escarpment.</p>



Vehicles on site	<p><b>Business vehicles on site:</b> Up to 10 employee vehicles daily with encouragement to carpool and options for overnight accommodation for staff.</p> <p><b>Visitor vehicles on site (including during special events):</b> up to 117 vehicles anticipated at one time (8 for guest ranch, 14 for tourist cabins, 30 for restaurant users, 60 for event center users). These are maximum assumptions based on individuals driving themselves, along with carpooling/couples.</p>
Business Visits & Deliveries	<p><b>Employee trips :</b> estimated 10 per day, passenger vehicle which may include midsize car, SUV, pick-up trucks.</p> <p><b>Deliveries to retreat:</b> 1 food &amp; beverage delivery per week (average), truck</p> <p><b>Garbage removal:</b> one per week, truck</p>
Utilities & Servicing	<p><b>Water:</b> The Retreat will be using 500 gallons per day for the lodge and 3000 gallons per day for the restaurant, groundwater utilization. Well location is noted on the site plan in <b>Appendix A</b>.</p> <p><b>Wastewater:</b> A septic tank and septic field are present on site and noted on the site plan in <b>Appendix A</b>.</p> <p><b>Stormwater:</b> All storm water flows naturally to the Highwood River. Rainwater will be captured via roof collection for irrigation.</p> <p><b>Garbage:</b> A garbage enclosure is located near the garage and north property line. A loading zone will facilitate weekly garbage pickup.</p> <p><b>Walkways:</b> There is an existing informal pathway along the rivers edge, with 2.0m gravel additions being proposed for linear connections. These are noted on the site plan in <b>Appendix A</b>.</p> <p><b>Electricity:</b> The site currently has 200 amps. An additional +/-700 amps will be needed for business operations. Solar is being considered on all newly developed buildings, most notably on the tourist cabins so they are self-sufficient</p>
Landscaping, Screening & Grading	<p><b>Landscaping:</b> Trees will be planted along the west boundary of the site for highway screening and privacy for guests. Screening will be implemented as development proceeds.</p> <p><b>Irrigation:</b> Rain water collection for roofs will be utilized for irrigation, and supplemented by well water.</p> <p><b>Grading:</b> While some grading will be required to facilitate development of the retreat facilities themselves, the surrounding landscape, including the significant slopes adjacent to the river, will remain.</p> <p><b>Fencing:</b> The property is fully fenced with post and rail / post and wire to limit trespassing and site visitors wandering off the property.</p>
Nuisances	No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical or radio disturbances will be detectable beyond the boundaries of the Subject Site.
Dark Skies Compliance	River Retreat Kananaskis will follow Dark Sky Bylaw requirements to ensure the facility integrates sensitively into the rural context.
Special Events Threshold	<p>52 events will be anticipated annually, one per week. The events will be 2 days maximum. Single day event venue renters will have access from 11:00 am - 11:00 pm, and two-day renters will have access at 11:00 am until 11:00 am the following day.</p> <p>Event capacity will range from around 6 people to a maximum of 100 people.</p>
Special Events	The types of events anticipated will be weddings, celebrations of life, fishing school events, corporate retreats, scrap booking events, and yoga retreats.

### 3.3 Policy Alignment

#### South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) is the highest-level policy in the South Saskatchewan region; as such, all plans in the region must align with its directives.

The SSRP provides the long-term vision and sets the desired economic, environmental and social outcomes for the region and guides all municipalities within its plan area. In addition to promoting efficient use of land, avoiding fragmented development, and encouraging environmental stewardship, the SSRP also highlights economic diversification as a key focus. In particular, the SSRP highlights the importance of recreation infrastructure and tourism investment in rural areas and encourages the promotion of the region's unique cultural and natural heritage.

The proposed River Retreat Kananaskis lands aligns with the goals and objectives highlighted in the SSRP. Specifically, River Retreat Kananaskis provides an opportunity to diversify and enhance the rural economy by providing additional tourism investment in rural areas, while continuing to respect the region's unique cultural and natural heritage. River Retreat Kananaskis is committed to conducting its operations in a responsible and sustainable way to limit environmental impact.

#### Municipal Development Plan

The Foothills County Municipal Development is a high-level planning document that establishes the overall vision for future growth and development in Foothills County. The MDP provides the following vision for the County:

*"The MD of Foothills encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations" (p. 4).*

The MDP outlines the importance of supporting opportunities for recreation and education facilities for all Foothills County residents. Especially opportunities that promote healthy lifestyles while also protecting the rural integrity of the area. The MDP goes on to provide policy direction for recreational development and subsequent operation including:

- Minimizing land use conflicts,
- Maintaining privacy for existing neighbours where reasonable,
- Minimizing disturbance or removal of topsoil and vegetation where possible,
- Ensuring that development has acceptable legal and physical access, and
- Working to ensure natural features of the site are retained to retain rural landscape.

River Retreat Kananaskis will embody an appreciation for the beauty and stillness of the area, provide a recreational facility for the community, and serve to diversify the local tax base, it has also been designed to enhance natural features and minimize impact to landscape where possible.



## **Growth Management Strategy**

The Foothills County Growth Management Strategy (GMS) builds on the direction provided in the MDP by identifying opportunities for growth and development and allocating it to areas "where it can be supported by a formal planning framework" (p. 1). The strategy divides the County into five districts. The subject lands are located within the South West District, located east of the Kananaskis Improvement District.

The GMS states that there are growing recreational uses in the area, and residents value the agricultural lands and wildlife in the area. The proposed development will not negatively impact prime agricultural land, will maintain proper setbacks to the Highwood River atop an escarpment, and is not located within a wildlife corridor given its proximity to the highway and fragmented shape of the Subject Site.

## **Foothills County Land Use Bylaw**

The Foothills County Land Use Bylaw (LUB) divides municipal lands into a variety of land use districts (or zones). These districts determine the rules and requirements for developing the land. The LUB outlines the processes for redesignation, subdivision and development permit applications within Foothills County.

The proposed development within Direct Control District #35 aligns with the intent to allow for an indoor facility or outdoor area of land to be used for events, weddings, receptions, gatherings, celebrations, community events, education events, concerts, corporate functions, assembly use, meetings or similar types of activities.

## Conclusion 4.0

The proposed expansion of River Retreat Kananaskis will provide a variety of amenities and services centered around visitor comfort and enjoyment. The added programming of boutique guest rooms, quaint tourist cabins, outdoor/indoor dining, and event space will diversify the regional offerings and strengthen Foothills County as a destination point along the gateway into the Kananaskis and Rocky Mountain Region.



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River Retreat Kananaskis

# **Appendix A**

## Detailed Site Plan



River Retreat Kananaskis

## **Appendix B**

### Roadside Development Permit

## Transportation and Economic Corridors Permit

### Request for Development Permit - On Private Property in Proximity of a Provincial Highway - **Approved**

<b>Permit Number:</b>	2023-0037555	<b>Highway(s):</b>	541
<b>Issued to (Permittee):</b>	Broadbent Properties River Retreat Kananaskis B&B c/o Township Planning + Design Inc. Kristi Beunder		
<b>Legal Land Location:</b>	QS-NW SEC-24 TWP-017 RGE-04 MER-5	<b>Municipality:</b>	Foothills County
<b>Approved By:</b>	Gerry Benoit	<b>Issuing Office:</b>	Southern Region / Calgary
<b>Issued Date:</b>	September 12, 2023, 14:00:02		
<b>Description of Development:</b>	To allow for an expansion to the River Retreat Kananaskis B&B by adding a lodge, event centre and a principal residence.		



Transportation and Economic Corridors Permit No. **2023-0037555** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.



**This permit is subject to the following terms and conditions, which should be carefully reviewed:**

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued, subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs, parking areas, or any other encumbrances that are placed in an area required for future widening of the highway right of way, for highway improvement purposes.
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done, or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act.
7. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
8. This permit approves only the development contained herein, and a further application is required for any changes or additions.
9. No new direct highway access will be permitted. Access shall be via the existing highway access.
10. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.
11. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.
12. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.

13. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.



Issued by **Gerry Benoit, Development & Planning Tech**, on September 12, 2023, 14:00:02, on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



River Retreat Kananaskis

## **Appendix C**

### Abandoned Well Map & Declaration Form



**Maureen Myden**

Base Data provided by: Government of Alberta

Author Township Planning

Printing Date: 7/11/2023

Date Date (if applicable)

**Legend**

- ✦ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Interchange Ramp
- Secondary Divided
- Secondary Undivided 4L

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9,027.98

0 14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere




If no wells are listed on-site:

I, Kristi Beunder RPP, MCIP - Townsh p Planning + Design Inc. being the registered  
Owner(s) or agent acting on behalf of the registered owner(s)

of Plan 9610215, Block 1; Ptn. NW/NE 24-17-04 W5M  
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills  
County, 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.

  
\_\_\_\_\_  
Owner/Agent  
DATED: this 5 day of Oct, 2023.

**OR**

If wells are listed on-site:

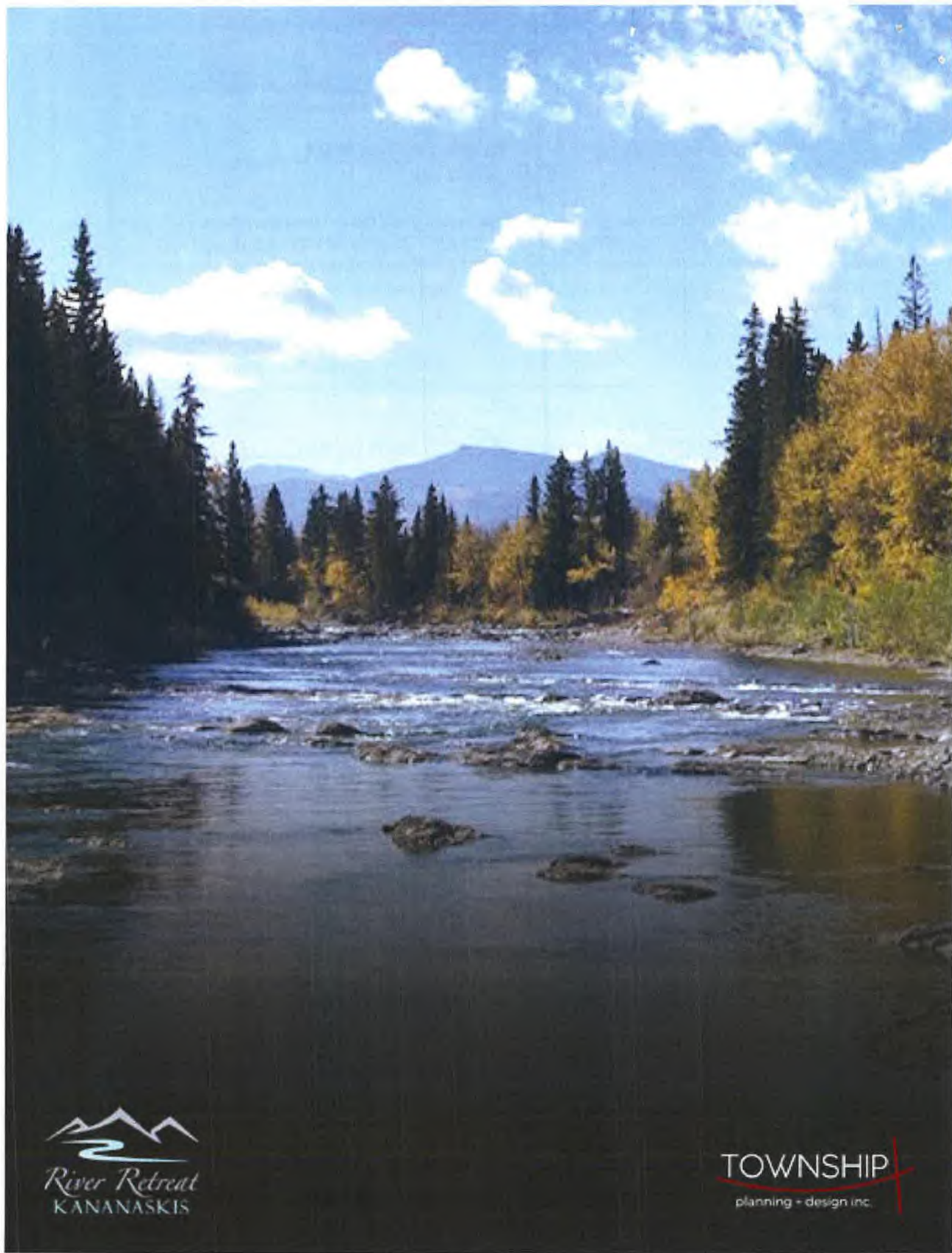
I, \_\_\_\_\_ being the registered  
Owner(s) or agents acting on behalf of the registered owner(s)  
of \_\_\_\_\_  
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills  
County, 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.***





  
*River Retreat*  
KANANASKIS

**TOWNSHIP**  
planning + design inc.



## Brenda Bartnik

---

**From:** Amelia Iwanicki <Amelia@twpplanning.com>  
**Sent:** December 6, 2023 4:36 PM  
**To:** Brenda Bartnik  
**Cc:** Kristi Beunder  
**Subject:** Re: Myden/Kananaskis River Retreat - application for development permit  
**Attachments:** 23-026 base Dec 6 2023-Site Dim.pdf; 23-026 base Dec 6 2023-site plan no air.pdf; 23-026 base Dec 6 2023-site plan.pdf

Brenda,

Kindly see the attachments for the revised site plan and below for our responses to your items in **red**:

1. In your responses, 10 tourist cabins are confirmed and the reduced size is reflected on the cabin floorplan, which would bring the proposed cabins to be more in line with what Council reviewed at the time that land use was amended.  
However, an additional note was made under this response that denotes 2 cabins have been removed. The site plans and the confirmation do not reflect this? **Amended site plan reflects the adjustment.**
2. It is necessary to identify uses that are defined within the Land Use Bylaw and included under the involved Land Use District and/or under the Site Specific Amendment for the property.  
I suggest that 'Events' and 'Conference Centre/Retreat' are available uses that best describe what is proposed as Event Venue and Retreat. Would you agree? **Yes, agreed – 'Events' works best.**
3. Thank you for revising the site plan to identify that the temporary shelter is to be relocated. At this time, has it been identified as to where it will be relocated to?? **In DP 21D 106 it states, "The lean to, the 31 ft. x 24 ft. storage shed, and the gazebo shall be permitted to remain in their existing location(s) provided that they are verified to be wholly within the boundaries of one of the involved legally titled lots (do not encroach across property lines)". Given that the location of this structure is within the NW parcel boundaries, we understand it is able to remain where it is. The relocation note was removed from the site plan.**
4. To confirm what council is requested to acknowledge with respect to relaxations to setbacks, is the following correct and complete?
  - a. Should the landowner desire, the existing 12 x 24 temporary storage structure and the gazebo are permitted to remain where they are located as per Council's acknowledgement under Development Permit 21D 106. **Revised and correct.**
  - b. It is requested that the existing 12 x 30 shelter that straddles property line and sits at 25.23m from the water be permitted to remain as non-conforming. **Correct.**
  - c. It is requested that the southernmost proposed cabin be located 66.48m from the centreline of the highway at its nearest point. **Correct, and 41.48m from the west property line.**
  - d. It is requested that the 20 x 40 seasonal outdoor event center be located at 0m from the west property line of the eastern parcel. **Correct.**
  - e. It is requested that the proposed 30 x 40 garage be located 41.65m from the centreline of the municipal road to the north. **Correct, and 31.65m from the north property line.**
5. Is there a rendering/plan/physical description of the proposed 20 x 40 seasonal outdoor event centre? **Please see precedent photo below**



6. As the cabins are proposed to be on skids, is it intended that they be moved around the property? If so, what might be the purpose(s) for this? **This was the expressed preference by the landowner. There is no intention to have these consistently moved around.**
7. With respect to the existing development permit 21D 106; the number of campsites is to be reduced to 10 – is this correct? Additionally, will the following uses still occur on the lands: Food Trailer, Firewood Processing and Sales? **The campsite total will now be 9 sites. The use of Food Trailer is contemplated in the interim while the restaurant is developed/established. The use of Firewood Processing and Sales is not occurring at this time, and is not anticipated in future.**
8. There was a garage just to the NW of the dwelling that has not been identified within the plans. What is the intention respecting this building? **This is a tool shed that has existed on site since purchase. It has been identified on the amended plans.**

Please let me know if any questions/concerns come up while reviewing this.

Best,

Amelia

Amelia Iwanicki, B.Sc., M.Plan  
Township Planning + Design Inc.  
Planner

P: 403.826.6648

E: [Amelia@twpplanning.com](mailto:Amelia@twpplanning.com)



---

**From:** Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>  
**Date:** Tuesday, December 5, 2023 at 4:33 PM  
**To:** Amelia Iwanicki <Amelia@twpplanning.com>  
**Cc:** Kristi Beunder <Kristi@twpplanning.com>  
**Subject:** RE: Myden/Kananaskis River Retreat - application for development permit

Thank you Amelia,



321-259 Midpark Way SE | Phone: 403.880.8921  
Calgary, AB T2X 1M2 | TWPplanning.com

TOWNSHIP  
planning + design inc.

Foothills County  
Box 5605  
309 Macleod Trail  
High River, AB  
T1V 1M7

24/11/2023

ATTN: Brenda Bartnik, Development Officer  
RE: Response to Notice of Incomplete Application – Development Permit  
Ptn. NE 24-17-04 W5M & Plan 9610215, Block 1; Ptn. NW 24-17-04 W5M

Dear Brenda,

This letter is a response to the notice of incomplete that was delivered on November 7, 2023. Please see below for the following action items and responses in **red text**:

- 1) Provide comment respecting ownership. Municipal record/available Land Titles information shows that the landowner has had a name change.  
**Maureen legally changed her name to "Maureen Broadbent", and this was registered on title recently. It is the same owner.**
- 2) Has any form of public engagement with area landowners been undertaken prior to submission of this application?  
**Multiple conversations were had with neighbours prior to submission. Owners of Stampede Ranch were supportive for overflow options with their facility. Eden Valley Chief was supportive and discussions were had regarding employing residents of Eden Valley during the summer months. Had a conversation with Veronica at Foothills Tourism and she was supportive. Conversations were had with immediate neighbours and they were supportive of the expansion as well.**
- 3) As Council will be making determination with respect to this application for a Development Permit involving a Direct Control District property, you have the opportunity to request that a Public Meeting be held in this regard or alternately, you may request to forego a Public Meeting. It will be to Council's discretion as to if one is held.  
**We would like to request to forego a Public Meeting.**
- 4) Confirm that this application includes and is limited to the following uses and/or identify any additional uses that do not appear below:
  - a. **Guest Ranch Confirmed.**  
Is there a maximum length of stay in the guest rooms? **Two (2) weeks.**
  - b. **Restaurant and Lounge (with outdoor patio) Confirmed.**
  - c. **Dwelling, Single Family Confirmed.**  
Please confirm who will be resident to the property/utilize this dwelling and; as not more than one is permitted on a parcel of this size, explain how the transition from one to another may occur. **The landowner will be the resident of the property. They currently occupy the main floor of the existing dwelling (future Guest Ranch), and will vacate this space when the proposed principal residence is developed. The main living quarters will then be converted to an additional guest room. Please be reminded 'Accessory Uses to the Dwelling' include the proposed detached garage.**  
Confirm the size of this proposed dwelling. Both 1,200 sq.ft. and 2,000 sq.ft. have been noted within the content of the application. **1,200 sqft.**
  - d. **Tourist Cabins (10) Confirmed.**  
Keep in mind that the initial Site Specific Amendment application identified 3 to 6 cabins at ~400 sq.ft. each and be prepared to respond to any questions in this regard. **Two (2) cabins have been removed and the cumulative square footage of these will be**



- 2,304 sqft – this closer aligns with the 2,400 sqft initial Site Specific Amendment Application. Is there a maximum length of stay in the tourist cabins? Two (2) weeks
- e. Accessory Use and Building Confirmed.  
Pool and Pool House
  - f. Using the available uses under Direct Control District #35 and the definitions under section 2.5 of the Land Use Bylaw, which available use best relates to/describes the noted 'Event Center' and "Seasonal Outdoor Event Centre"? 'Event Venue' and 'Retreat' are not defined in the Land Use Bylaw. We consider the use much like a retreat given that it offers camping, tourist cabins, a restaurant and a lounge and supports community events. 'Temporary Structures, accessory to the Event Venue use or for Special Events' is included to address accessory uses principal to the Event Venue.
- 5) With respect to the proposed new garage, what is this building intended to support/how is it to be used? I.e: it is some distance away from the proposed new Dwelling, Single Family. The proposed garage is intended for landowner vehicle storage and equipment storage. This location is proposed to maintain viewsheds and have these viewsheds be the focal point upon entry. They also want to minimize larger built forms along the river edge.
- 6) Site Plan
- a. Distances from all property lines need to be provided for all existing and proposed buildings. See attached amendment. We have included a separate map identifying an existing structure that currently straddles the property line and a new structure (the seasonal outdoor event center) that is adjacent to the current property line. We included a dimensioned site plan for your reference.
  - b. The application notes that relaxations are required. Provide the details as to what is specifically being requested. Please see above.
  - c. A 360 sq.ft. horse shelter is identified to be non-conforming however this shelter does not appear within the plan from the prior development permit application, thus it would make it difficult to consider it to be non-conforming.  
The shelter appears to cross property lines. How is this proposed to be resolved? How (for what purpose) is the horse shelter to be used? The client constructed this horse shelter but it's intent is as a gathering space for casual seating and a shelter from the elements. We understand it straddles the property line, however the client has no ability to move or shift this structure. It is not heated, or electrified, it is intended to provide shelter from elements only. We have identified it as straddling the property line and if Council considers it to be non-conforming we would accept that.
  - d. Be sure that all buildings on the site plan are identified. I.e: some unmarked buildings appear to be cabins? Perhaps shading, or a color could assist with this? Confirm where parking for the cabins is to be located. Colouring was added. Parking for the cabins will be in the main parking lots and informal walking pathways will lead to each unit. Those with mobility challenges will be placed in the closer proximity units.  
Reference is made to cabins that move? Please provide additional detail with respect to their use/how they may be used. All cabins will be on skids.
  - e. Confirm that the yellow dots through the site are pathway. Yes they are.
  - f. The parking aisle width is to be denoted on the site plan, as is the distance of the stalls from the north and west property lines. See attached amendment.
  - g. Reference is made to a temporary storage structure at the front of the property. Where is this on the site plan? See attached amendment.
  - h. If it is to remain, include the gazebo on the site plan. See attached amendment. Was a previous relaxation registered for this?
- 7) How will the development under permit approval 21D 106 be revised/changed? How might this existing development operate in conjunction with the new proposed development? The site plan needs to identify what is and will be where (and how many). Detail needs to be provided respecting the east lot and what exists on it, including internal laneways and access. Detail respecting visitors, traffic trips, and water use/servicing including cumulative for all uses combined needs to be provided. Details were added to amended site plan for the existing camp



sites, please see attached. Water usage and vehicle/visitor volumes for the proposed developments were provided on the comprehensive report.

- 8) Servicing
- a. Are there any technical reports available to support what is being suggested under Section 2.4 Servicing? A review of available water well information did not yield results for this property. We have not been provided with any additional technical studies regarding servicing, however, we understand there is a process for licensing and distribution of same should this approach be followed by the landowner. Alternately, potable water can be supplied to guests utilizing a bottled water service.
  - b. Has any comment from Alberta Environment been received respecting the feasibility of licensing for use of groundwater for the development? A water quality test has been conducted to determine level of potability and to determine what treatment may be required. At this time, no licensing application has been made as we await DP approval assuming all license and approval would be a condition.
  - c. With respect to the proposed use of Solar to support the development, I have attached an information sheet for your review. Will and/all Solar installations meet the 'development permit not required criteria'? Alternatively, they may be included under this application, or a subsequent application for development permit will be required. Yes, all installations will meet the criteria – the solar array will be mounted on the roof of an approved building, will not exceed the maximum building height, and will meet all minimum setback requirements for DC #35.
- 9) A detailed landscaping and maintenance plan for the proposed screening (including the garbage enclosure) will need to be provided - whether at this time, or as a condition of permit, prior to installation. I am uncertain as to if Alberta Transportation and Economic Corridors will provide comment in this regard beyond the comment under 2023-0037555 that denotes there will be no right to any claim at such time that the highway is required to be widened. The RSDP is quite clear, we have approvals provided the setbacks we indicated are maintained, there was no requirement for additional landscaping under the RSDP as issued. Should the County consider it appropriate we can accept a condition to this effect.
- 10) Is there any thought as to lighting for the buildings, the lands, access and egress points? All lighting will be low voltage and dark skies compliant, in accordance with policy, on exterior of buildings and along pathways for safety.
- 11) Is there a proposed layout (hand drawn sketch would be acceptable) available for the indoor and outdoor events centres, and the cabins? See attached.
- 12) Are formal accommodations to be located on the properties in order to accommodate overnight stays by staff? The landowner is not expecting overnight stays by staff, this is why they are wanting to hire people who live in close proximity (i.e.: Eden Valley). Should this change, it is possible that a RV may be brought on site or a suite in the principal residence be developed, however, this is premature.
- 13) Will there be any outdoor storage areas? No.
- 14) Additional details (see the attached sign information sheet) respecting the trailer sign on the south side of the property is required. Please keep in mind the prohibition of certain types of signs (ie: vehicle signs) that is included under section 9.24.10 of the County's Land Use Bylaw. This was removed last year.
- 15) How will delineation of the parking stalls be identified? See attached amendment.

Should you have any questions or require more information, please do not hesitate to contact the undersigned.

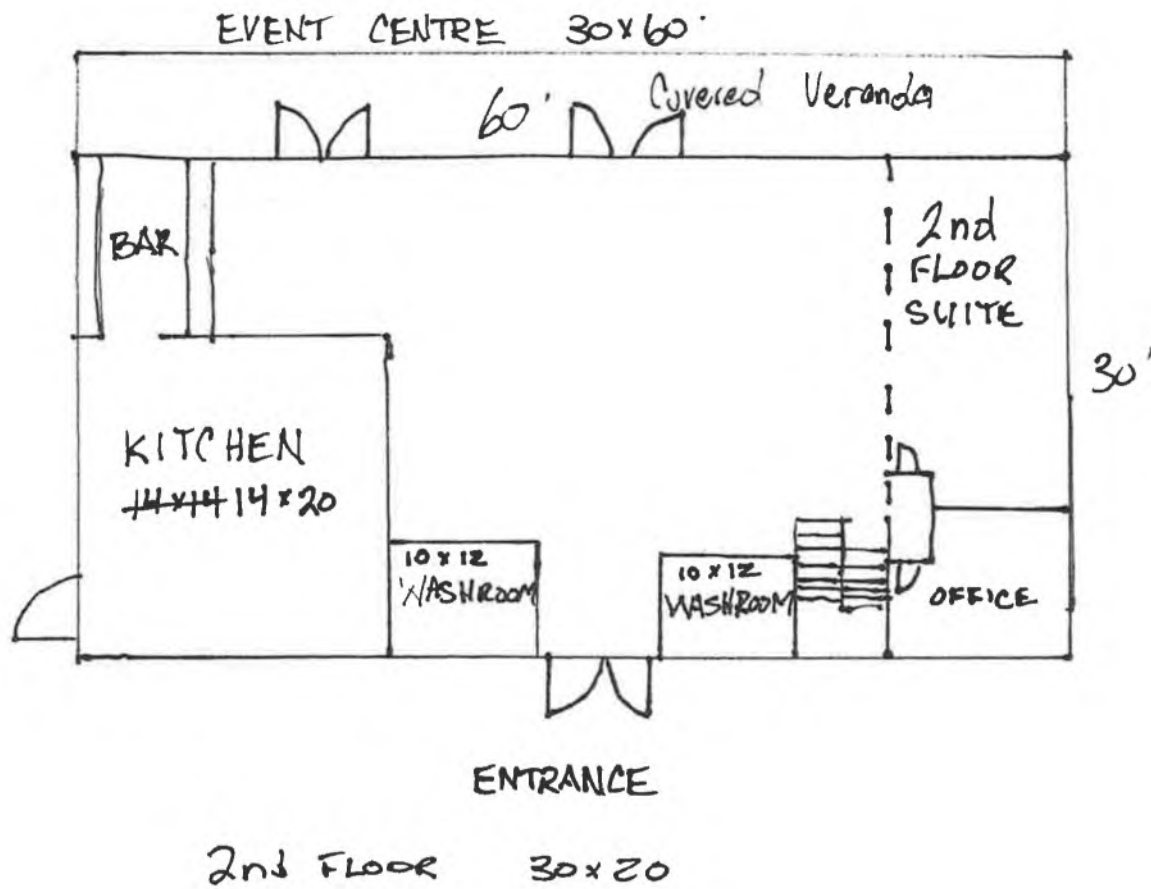
Sincerely,  
Township Planning + Design Inc.



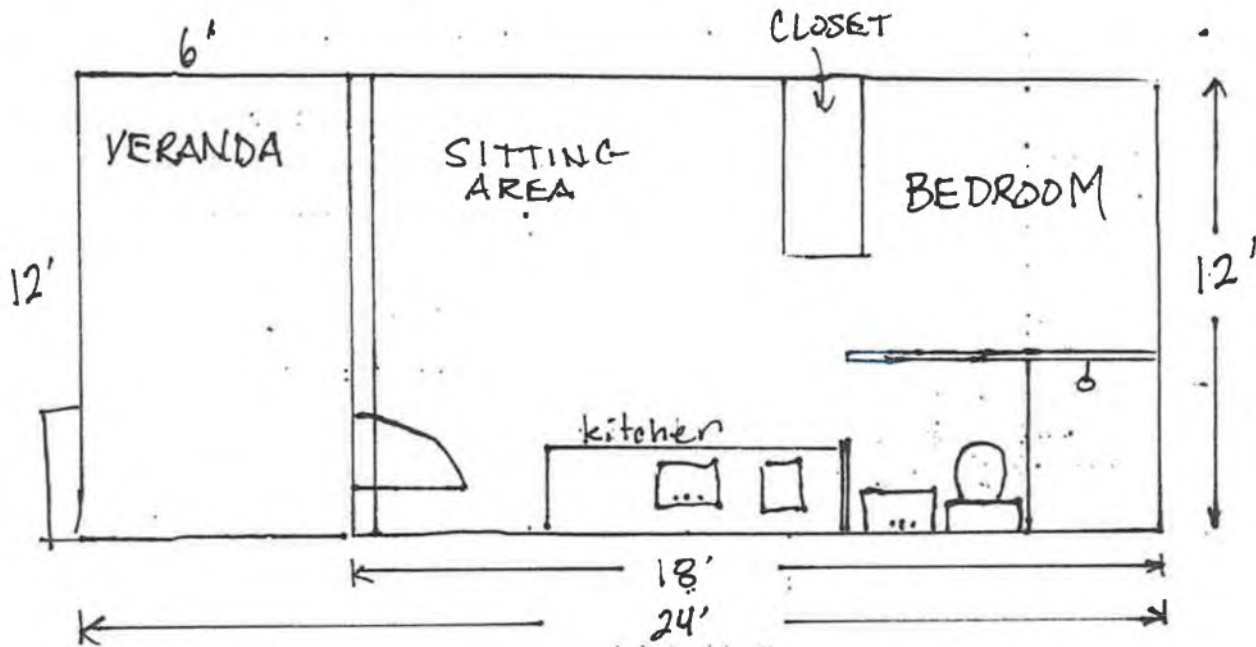
A handwritten signature in black ink, appearing to read 'Amelia'.

Amelia Iwanicki, B.Sc., MPlan  
Planner  
Urban + Regional Planning

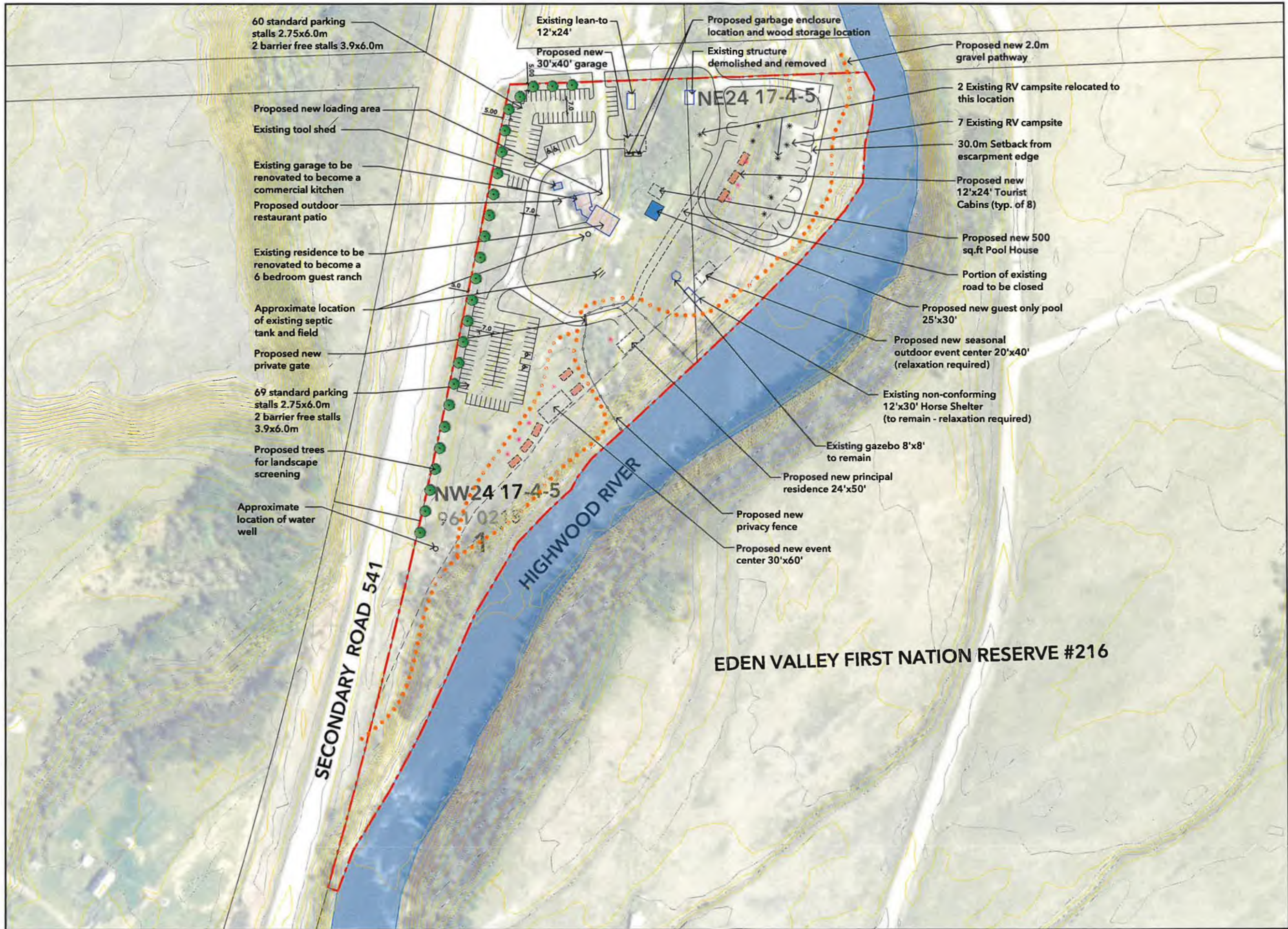




CABIN 12x24 288 sq ft







CLIENT  
BROADBENT PROPERTIES

PROJECT NUMBER  
23-026

LEGAL ADDRESS  
PLAN 9610215, BLOCK 1  
NW 24-17-04 W5M &  
NE 24-17-04 W5M

DATE  
December 6, 2023

Parcel size  
NW 24-17-04 W5M (±6.65ac)  
NE 24-17-04 W5M (±2.4ac)

LEGEND	
	Subject Boundary
	30.0m Escarpment Setback
	Privacy Fence
	Proposed 2.0m Gravel Pathway
	Existing RV Campsites
	Existing RV site to be removed
	Existing Structures
	Proposed New Structures

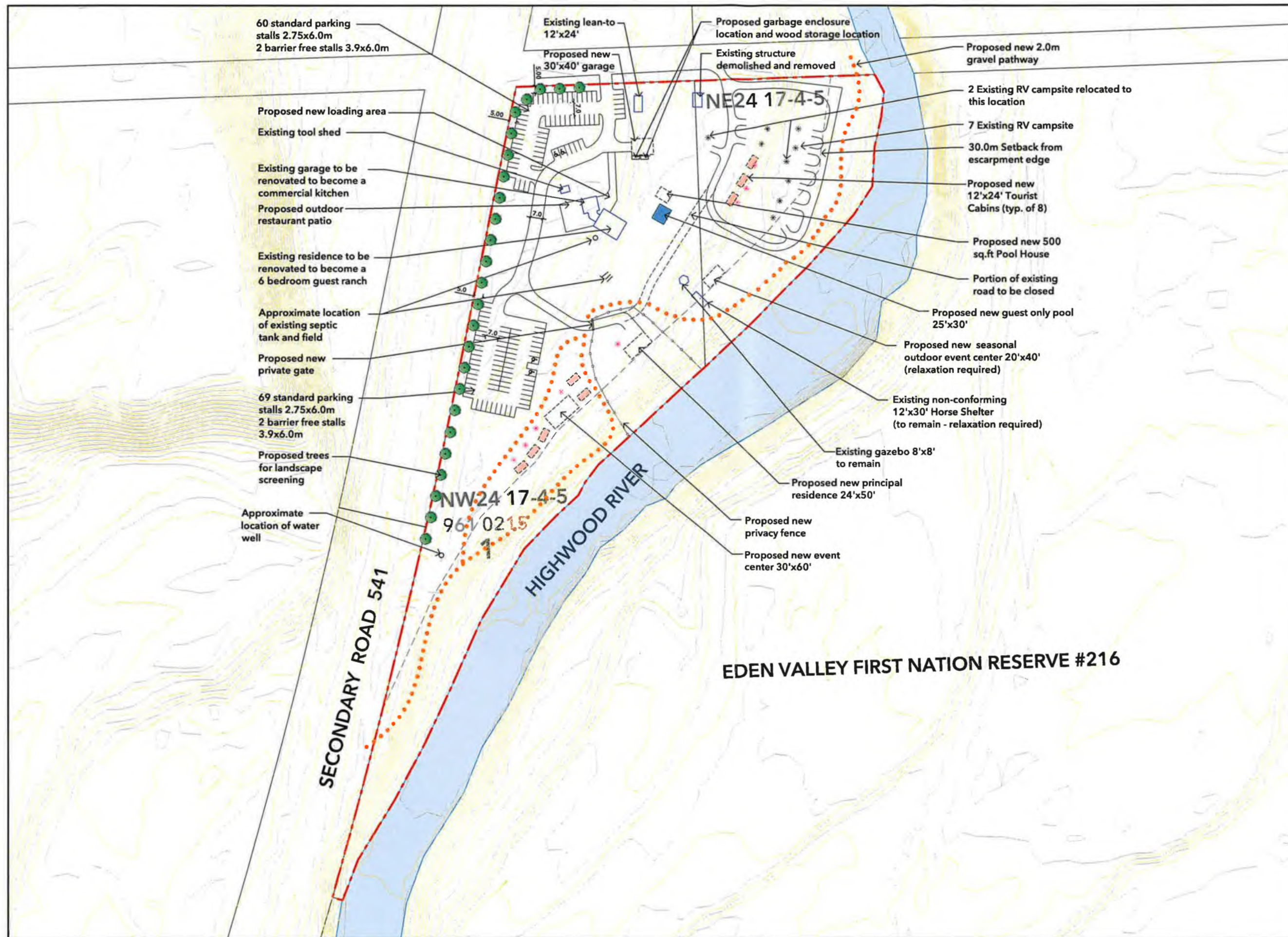
DEVELOPMENT PERMIT  
GUEST LODGE, GUEST CABIN

SCALE  
1:2000

SHEET

S1  
SITE PLAN





CLIENT  
BROADBENT PROPERTIES

PROJECT NUMBER  
23-026

LEGAL ADDRESS  
PLAN 9610215, BLOCK 1  
NW 24-17-04 W5M &  
NE 24-17-04 W5M

DATE  
December 6, 2023

Parcel size  
NW 24-17-04 W5M (±6.65ac)  
NE 24-17-04 W5M (±2.4ac)

**LEGEND**

- Subject Boundary
- 30.0m Escarpment Setback
- Privacy Fence
- Proposed 2.0m Gravel Pathway
- Existing RV Campsites
- Existing RV site to be removed
- Existing Structures
- Proposed New Structures

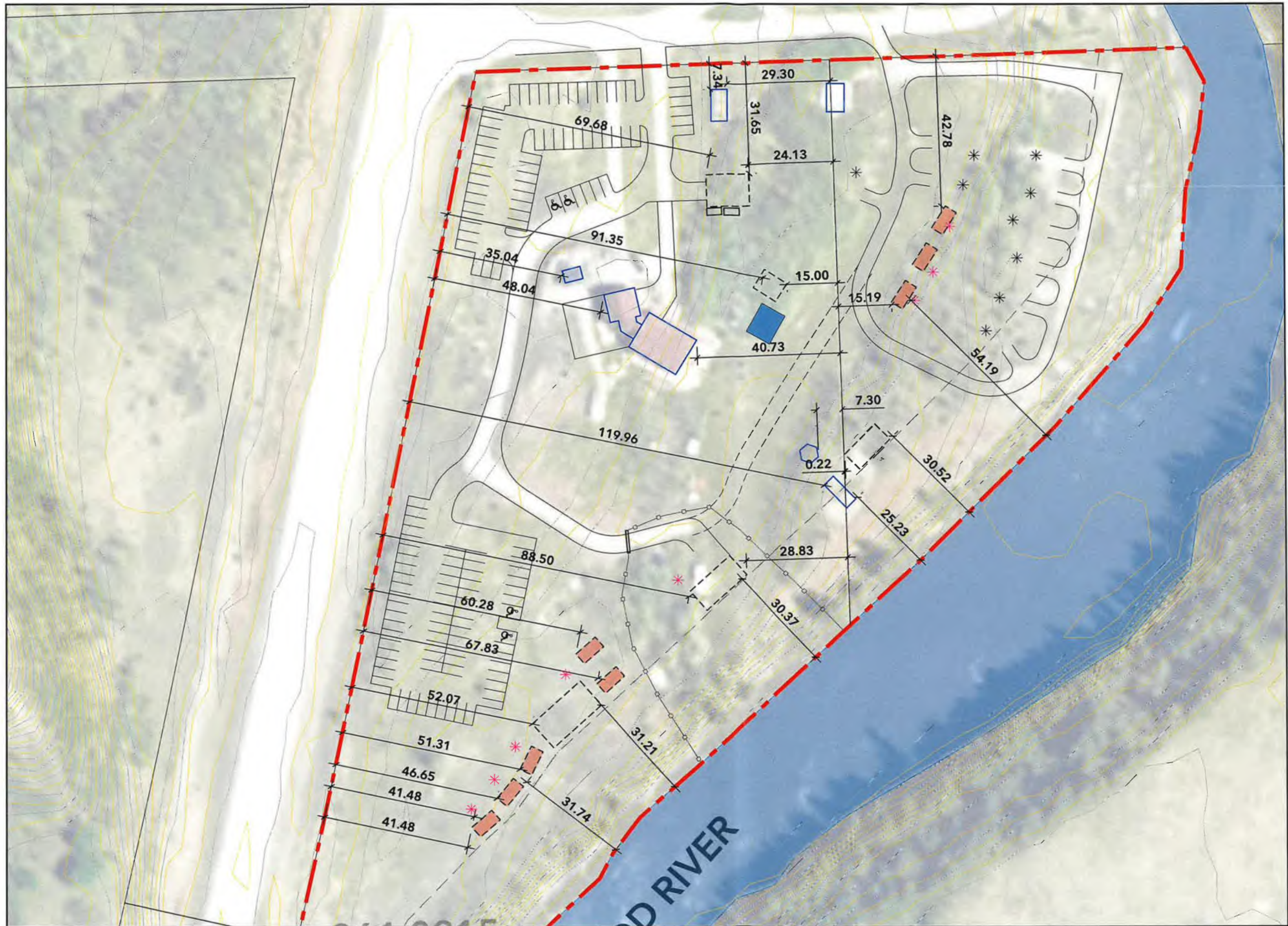
DEVELOPMENT PERMIT  
GUEST LODGE, GUEST CABIN

SCALE  
1:2000

SHEET

**S1**  
SITE PLAN





CLIENT  
BROADBENT PROPERTIES

PROJECT NUMBER  
23-026

LEGAL ADDRESS  
PLAN 9610215, BLOCK 1  
NW 24-17-04 W5M &  
NE 24-17-04 W5M

DATE  
December 6, 2023

Parcel size  
NW 24-17-04 W5M (±6.65ac)  
NE 24-17-04 W5M (±2.4ac)

DEVELOPMENT PERMIT  
GUEST LODGE, GUEST CABIN

SCALE  
1:1000

SHEET  
S2  
SITE PLAN - Dimensions



# NW/ NE 24-17-04 W5M



- Legend
- Townships
  - First Nation
  - Parcels

Date Printed: 2023-11-07

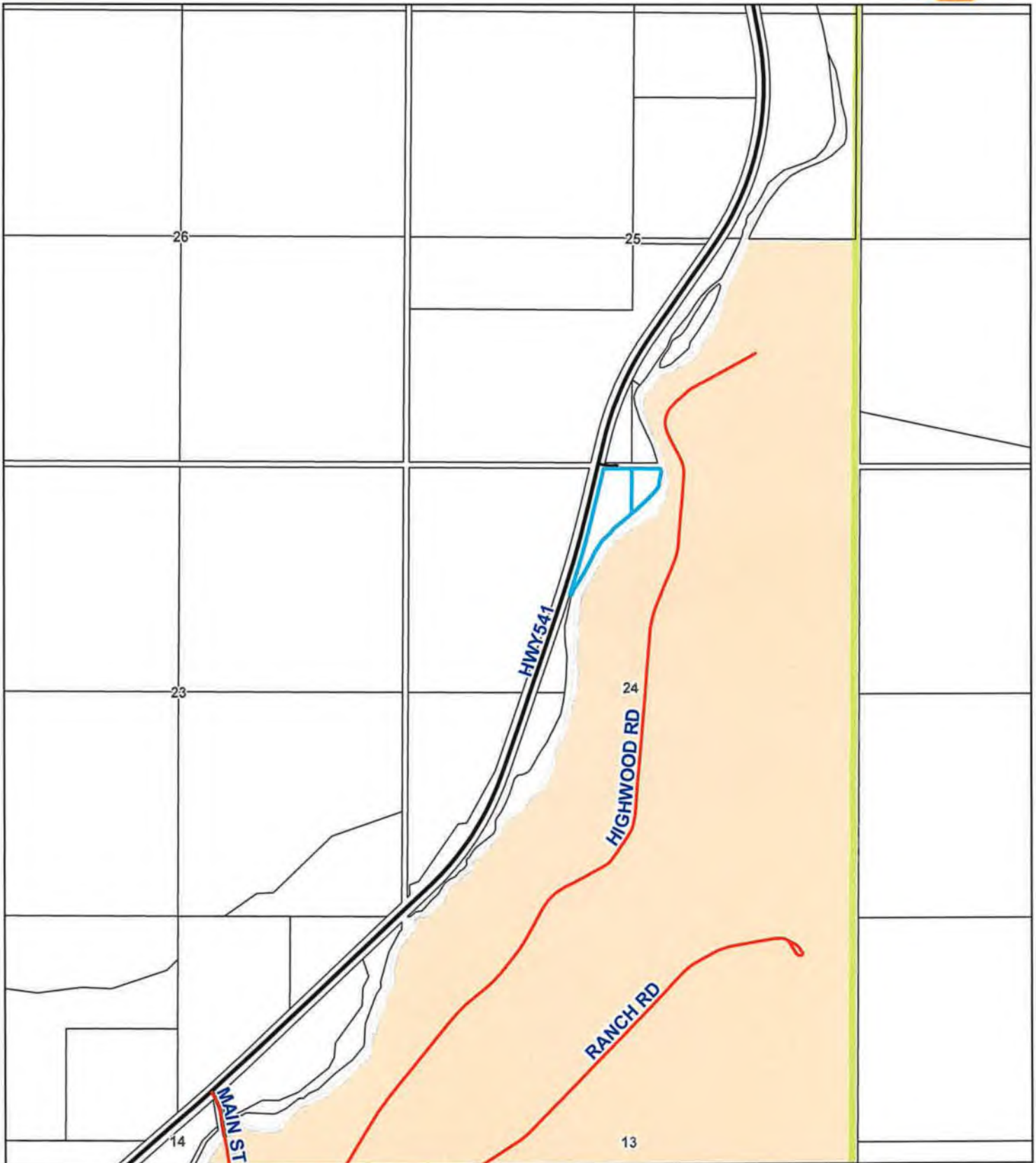
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Data Sources Include Municipal Records and AltaLIS.  
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# NW/ NE 24-17-04 W5M



Legend  
Townships  
First Nation  
Parcels

Date Printed: 2023-11-07

1:19,025

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Data Sources Include Municipal Records and AltaLIS.  
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LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0026 642 470        9610215;1

TITLE NUMBER  
161 100 400 +1

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9610215  
BLOCK 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 2.69 HECTARES (6.65 ACRES) MORE OR LESS

ATS REFERENCE: 5;4;17;24;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 961 023 573

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 100 400	28/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

MAUREEN BROADBENT  
OF [REDACTED]

(DATA UPDATED BY: CHANGE OF NAME 231249201)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
901 023 963	25/01/1990	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - LINDA CAMERON CAVEATOR - STANLEY VAN DYKE BOTH OF: 236-11A STREET N.W., CALGARY ALBERTA AGENT - RONALD F HOLDSWORTH

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 161 100 400 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
161 100 401 28/04/2016 MORTGAGE  
MORTGAGEE - SCOTIA MORTGAGE CORPORATION.  
C/O 201 SOUTHRIDGE DR  
UNIT 721 CORNERSTONE  
OKOTOKS  
ALBERTA  
ORIGINAL PRINCIPAL AMOUNT: \$500,000

231 249 202 19/08/2023 MORTGAGE  
MORTGAGEE - COMMUNITY FUTURES HIGHWOOD.  
14 MCRAE ST, BOX 1599  
OKOTOKS  
ALBERTA T1S1B5  
ORIGINAL PRINCIPAL AMOUNT: \$150,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 7 DAY OF  
NOVEMBER, 2023 AT 02:11 P.M.

ORDER NUMBER: 48820675

CUSTOMER FILE NUMBER:



\*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).



# LAND TITLE CERTIFICATE

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LINC	SHORT LEGAL	TITLE NUMBER
0011 198 710	5;4;17;24;;15	161 100 400

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTH WEST QUARTER OF LEGAL SUBDIVISION  
FIFTEEN (15) IN THE NORTH EAST QUARTER OF SECTION TWENTY  
FOUR (24)  
TOWNSHIP SEVENTEEN (17)  
RANGE FOUR (4)  
WEST OF THE FIFTH MERIDIAN WHICH LIES TO THE NORTH WEST  
OF THE HIGHWOOD RIVER, CONTAINING 0.971 OF A HECTARE  
(2.40 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 891 227 246 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
161 100 400	28/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

## OWNERS

MAUREEN BROADBENT

OF [REDACTED]  
[REDACTED]  
[REDACTED]

(DATA UPDATED BY: CHANGE OF NAME 231249201)

## ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 14 DAY OF  
DECEMBER, 2023 AT 04:27 P.M.

ORDER NUMBER: 49152391

CUSTOMER FILE NUMBER: 23D 225



\*END OF CERTIFICATE\*

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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.

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