










Legend

-  A- Agricultural
 CR- Country Residential
 DC - Direct Control
 ER- Environmental Reserve
 MR- Municipal Reserve
 REC- Recreation
 PUL- Public Utility
 RC- Residential Community District
 SD- Service District

Date Printed: 2025-08-26

1:12,500

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Data Sources Include Municipal Records and AltaLIS.
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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: \$500 Application No: 25D 164
 Receipt No.: 439.321 Tax Roll No: 2203290250
 Date Received: June 9 2025 Date Deemed Complete: June 30 2025

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Pat Bruney
 Email: [REDACTED]
 Applicant's Mailing Address: [REDACTED]
 Telephone: [REDACTED]
 Legal Land Description: Plan 0410504, Block 4, Lot 49, LSD [REDACTED],
 Quarter SE, Section 29, Township 22, Range 3, West of the W5 Meridian.
 Registered Owner of Land: Same as above PAT BRUNEY Fay Bruney
 Registered Owner Mailing Address: [REDACTED]
 Email: [REDACTED] Telephone: [REDACTED]
 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.

Home Based Business Type 1 - Storage of Food truck

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 0.76 acres

Size Of Proposed Building: N/A Height: N/A

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

Utilities Presently On Site: yes

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.):

See Attachment

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: 2025/06/09

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.

2025/06/09

Date

Signature of Owner or Authorized Agent

Pat Bruney

Fay Bruney

FOR OFFICE USE ONLY

1. Land use district: Residential Community
2. Listed as a permitted/discretionary use: discretionary
3. Meets setbacks: ☒ Yes ☐ 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.

Samantha Payne

From: pbruney [REDACTED]
Sent: June 8, 2025 11:16 AM
To: Brittany Smith
Subject: Fwd: food truck

Sent from my iPhone

Begin forwarded message:

From: Patterson Bruney [REDACTED]
Date: June 8, 2025 at 11:15:31 MDT
To: [REDACTED]
Subject: Re: food truck

On Jun 8, 2025, at 10:41 AM, Patterson Bruney [REDACTED] wrote:

Business uses within Foothills County
Land Use Bylaw Regulations & Applications

1. Site Plan

See Attachment

2. Full description of business;

Licensed Food Truck Cooking and Selling for Consumption

3. Please indicate if business is primarily run from parcel or off site;

Business is run off site, *only storage of food truck in driveway*

4. What buildings on parcel will be used for business;

No buildings will be used, only truck stored on drive way

5. Buildings Proposed...NONE

6. Number of people employed;

At this time only my wife and myself so 2

7. Product or goods to be sold;

Cooking and selling in take out containers

8. Provisions for loading and parking;

Driveway/land is sufficient for loading/parking

9. Access locations to and from Lot;

Hawks Landing Drive and 22X, Dust control not needed.

10. Vehicle

2006 Ford 650

11. Parking Plan... See Attachment

12. Building Designs... See Attachment

13.Deliveries to site...No
14.Hours of Operation...None set
15. Water Requirements.;
Approximately 10 gallons when needed
16.Garbage and Storage areas;
None required
17.Noise Control;
None required as selling off site
18 20 liters of gas 100 plb propane tank stored in cages back of truck
19 - 28 N/A

On Jun 2, 2025, at 8:19 PM, [REDACTED]
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: "pbruney [REDACTED]"
[REDACTED]

Date: June 1, 2025 at 23:27:55 MDT

To: Brittany Smith

<Brittany.Smith@foothillscountyab.ca>

Subject: Re: food truck

On May 28, 2025, at 12:47,
Brittany Smith
<Brittany.Smith@foothillscountya
b.ca> wrote:

<Application Package_Development Permit 2025.pdf>

Sent from my iPhone

Hi Pat,

See the attached Development
Permit application for a Home-Based
Business Type I – to allow for storage
of the food truck, and the business
uses sheet.

Please read through and complete a site plan and if possible work through as much as you can in the Development Application and answer questions listed in the business uses sheet prior to our meeting on Monday around noon.

Alternately, we can discuss it on Monday and you can submit documents after our discussion.

Kind regards,

Brittany Smith

**Foothills County
Planning & Development
Officer**

brittany.smith@foothillscountyab.ca
Foothills County, 309 Macleod Trail S.
/Box 5605, High River, AB T1V 1M7
P. (403) 603-6257 | F. (403) 652-7880

<image001.jpg>

W. www.foothillscountyab.ca

From: business license
Sent: May 28, 2025 8:41 AM

To: pbruney [REDACTED]
[REDACTED]; business license
<business_license@foothillscountyab.ca>
a>
Subject: RE: food truck

Hi Pat,

Can you confirm where the Food Truck will be parked/stored when not in use?

If on the property being 23 Hawks Landing Drive, you will require a Home-Based Business Type I Development Permit – see attached Home Office & Home Based Business Categories.

Home Based Business Type I is a discretionary use permit within the Residential Community District – zoning of the property.

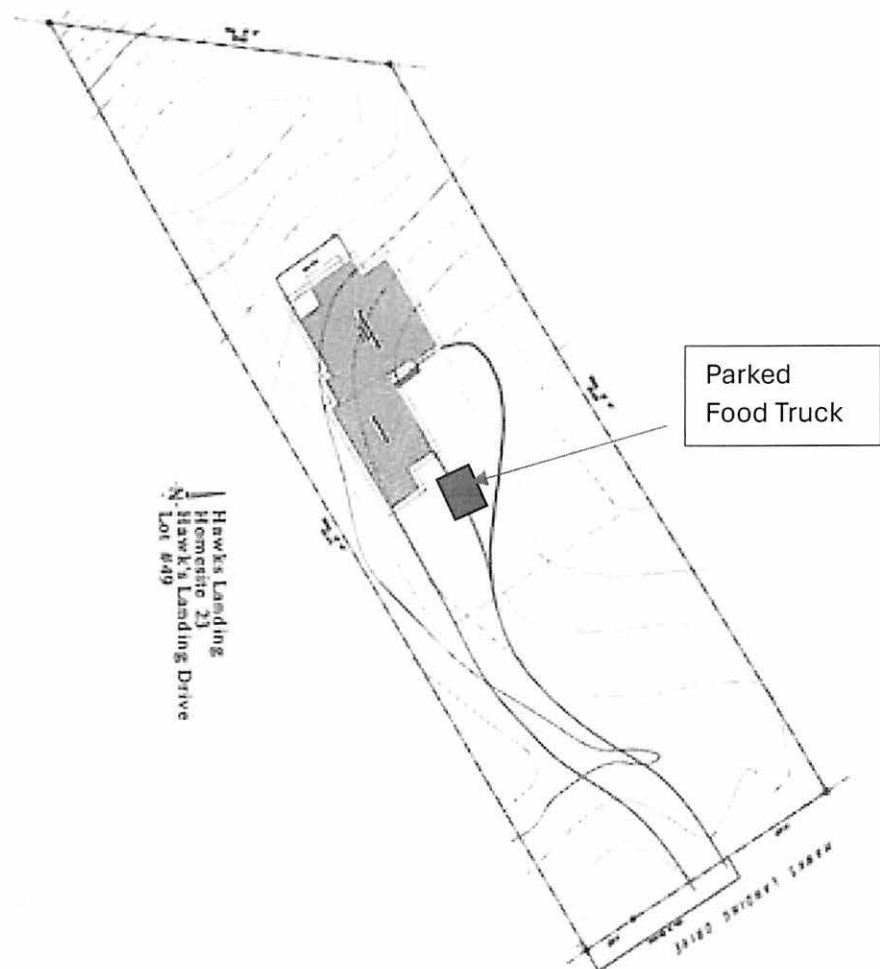
Feel free to give me a call if you have any questions.

Kind regards,

Brittany Smith

**Foothills County
Planning & Development
Officer**

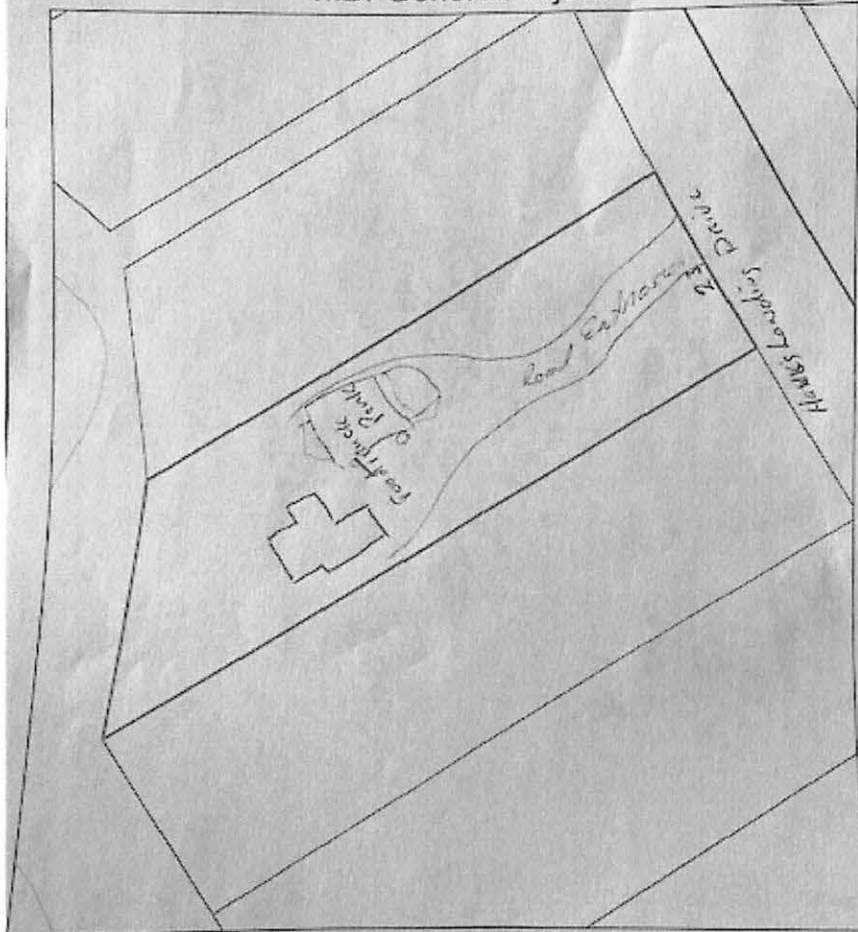
brittany.smith@foothillscountyab.ca
Foothills County, 309 Macleod Trail S.
/Box 5605, High River, AB T1V 1M7
P. (403) 603-6257 | F. (403) 652-7880



Parked
Food Truck

Hawk's Landing
Home site 23
Hawk's Landing Drive
Lot #49

MDFGeneralProject



Legend
 Township
 Parcel
 Parcel

Date Printed: 2025-06-02
 1:620

This map is compiled by the Foot Hills County, Registration, in whole or in part, is published without warranty or guarantee from the Foot Hills County. Foot Hills County provides this information as a general guide only. Foot Hills County does not warrant or accept liability for any errors, omissions, or inaccuracies in this information or its use.

Data Sources: Indiana Municipal Records and Aerials
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Source Path: C:\GIS\Planning\GIS\Planning.mxd

If no wells are listed on-site:

I, _____ being the registered
Owner(s) or agent 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 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 _____ day of _____, 20_____.

OR

If wells are listed on-site:

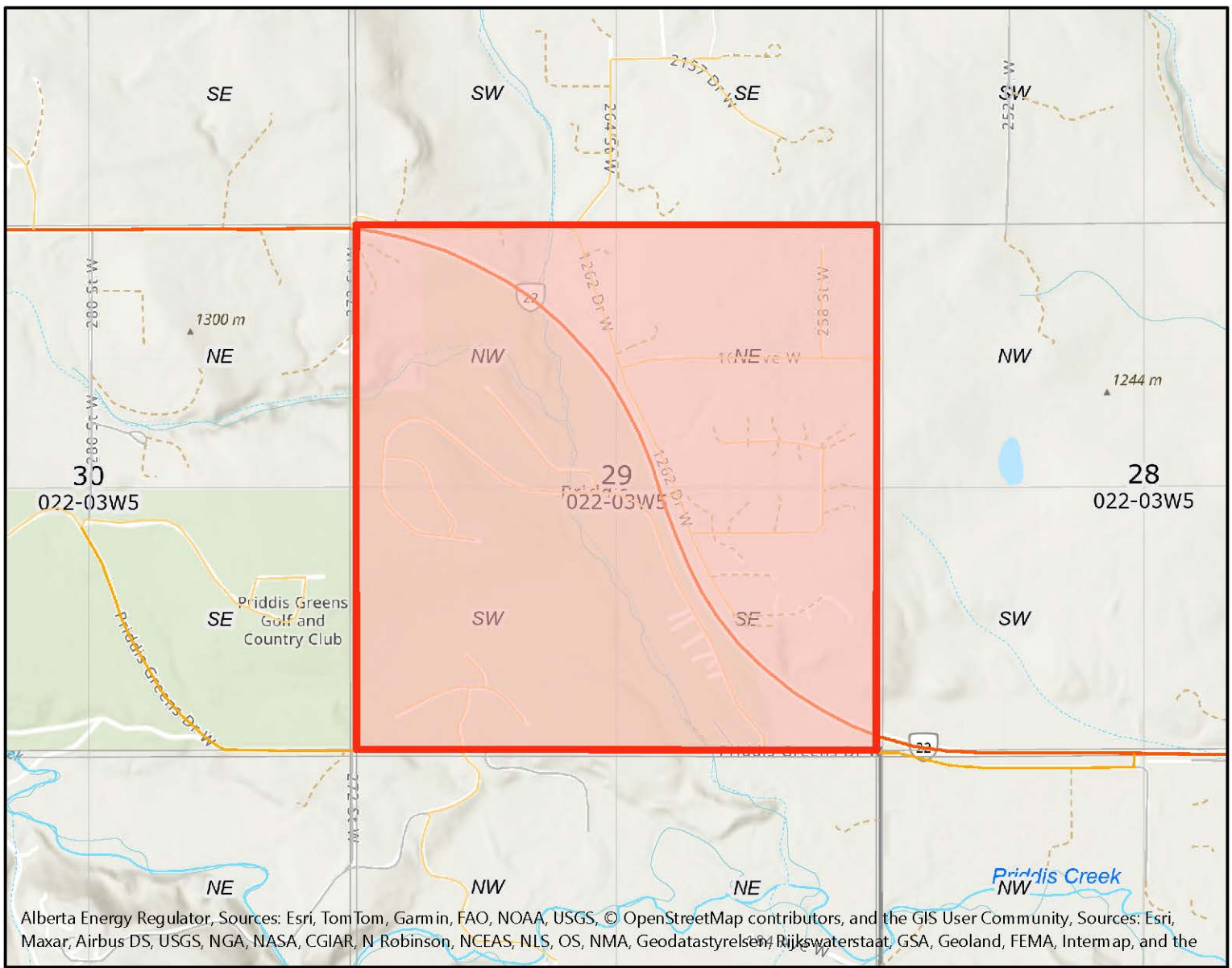
I, _____ being the registered
Owner(s) or agents acting on behalf of the registered owner(s)
of _____
(Legal Description)

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 09 day of June, 20 2025.

***This form shall accompany all applications for Land use,
Subdivisions, Development Permits and Building Permits.***



Alberta Energy Regulator, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

<Layout_Title>

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

6/10/2025

Legend

<ul style="list-style-type: none">Abandoned WellsRevised LocationRevised Location Pointer	Roads - Other <ul style="list-style-type: none">UnimprovedUnclassifiedTruck TrailWinterFord Winter CrossingFerry Route	<ul style="list-style-type: none">ATS Quarter Section withATS Section Label (medium)ATS Section with RoadATS Township (large scale)Provincial BoundaryLake Label (20K)River Label (20K)
Paved Road (20K) <ul style="list-style-type: none">Primary DividedPrimary DividedPrimary Undivided 4LPrimary Undivided 4LPrimary Undivided 2LPrimary Undivided 1LInterchange RampInterchange RampSecondary DividedSecondary DividedSecondary Undivided 4LSecondary Undivided 4LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L	Gravel Road (20K) <ul style="list-style-type: none">Primary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L	Lake/River (20K) <ul style="list-style-type: none">Lake or RiverLake or RiverReservoirIcefieldMajor CanalOxbowQuarryDugout
Railway (20K Large Scale) <ul style="list-style-type: none">Single LineDouble LineMultiple LineSpur LineAbandonedATS Quarter Section Label	Intermittent Lake <ul style="list-style-type: none">Intermittent LakeIntermittent Oxbow	Sandbar / Wetland / <ul style="list-style-type: none">SandbarSandbarSandbar

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>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:29,608



**Alberta
Energy
Regulator**

Brittany Smith

From: FC_Planning
Sent: June 30, 2025 9:56 AM
To: [REDACTED]
Brittany Smith
Subject: Notice of Complete Application – Development Permit 25D 164

Good Morning,

Re: Notice of Complete Application – Development Permit 25D 164
Ptn: SE 29-22-3 W5M; Plan 0410504, Block 4, Lot 49
Home Based Business, Type I

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 June 30, 2025.

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 **Brittany Smith** at Brittany.Smith@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

DEVELOPMENT PERMIT CIRCULATION
MEMORANDUM

From: Foothills County
Box 5605 // 309 Macleod Trail
High River, AB T1V 1M7
planning@foothillscountyab.ca

File Number: 25D 164

Date: June 30, 2025

Landowner: Pat & Fay Bruney **Agent:** Pat Bruney

Legal: Plan 0410504, Block 4, Lot 49

Description: Ptn: SE 29-22-3 W5M

Parcel Size: 0.76 Acres

Proposal: Home Based Business Type I

Enclosed is a copy of the plans for the above-mentioned development. We would appreciate receiving your comments on the proposal within 30 days of the date of this letter.

If you require further information or clarification, please contact the Development Department in High River at (403) 652-2341 by phone or through email using the below address. **Please quote our file name when returning your comments to the attention of our Development Department.** Thank you for your cooperation.

30 DAY CIRCULATION

Contact: Brittany Smith Brittany.Smith@foothillscountyab.ca

Application to be referred to:

Division Councillor		Economic Development	
Development Officer Site Insp.		AB Comm. Development	
Alberta Health Services		AB Energy Regulator	
Alberta Transportation	X	AB Agriculture & Forestry	
AB Environment		AB Agriculture, Sustainable Resource	
Public Works	X	AB Agriculture, Public Lands Div.	
Building & Safety Codes		Fortis Alberta	
Municipal Fire Services		ATCO Gas	
Municipal Addressing		AltaLink	
Municipal Community Services		Other: MEOTA	
AFICA		Hawks Landing HOA	
Erin Frey (HR Airport only)			

Notes:



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 25D 164	LANDOWNER: Patterson Bruney
FILE MANAGER: Brittany Smith	AGENT: N/A
CURRENT LAND USE: RC	PROPOSED LAND USE: Same
LEGAL DESCRIPTION: SE 29-22-3 W5; Plan 0410504 Blk 4 Lot 49	
MUNICIPAL ADDRESS: 23 Hawk's Landing Dr	
ROLL NUMBER: 2203290250	
DATE REFERRED: June 30, 2025	
PROPOSAL: Home Based Business Type I - storage of one food truck in driveway	

PROPOSAL INFORMATION:

Development Permit

- Internal Road Proposed:
- Construction on Road Allowance Proposed:
- Approaches exist on: Hawk's Landing Dr
 - Other:

Information pertaining to roads on side of the subject lands:

Servicing Comments or Review required:

- Other:
- Road Widening -

OTHER COMMENTS:

Any comments appreciated

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

☐ Proposed ☐ Balance

<input type="checkbox"/> Geotechnical Report for Slope Stability	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> High Water Table Testing for Foundation Design:	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Septic Disposal Evaluation (PSTS)	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Stormwater Management Plan	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Lot Grading/Overland Drainage Plan	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Flood Plain Report (1 in 100 years)	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Overland Drainage Easement	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Building Envelopes	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Traffic Impact Assessment (TIA)	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Environmental Site Assessment (Phase1 / Phase2)	<input type="checkbox"/> Redes/Amend	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Development
<input type="checkbox"/> Other: <input type="text"/>	<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.....

Number of new approaches and/or existing approaches requiring upgrades: _____

No comments or concerns.

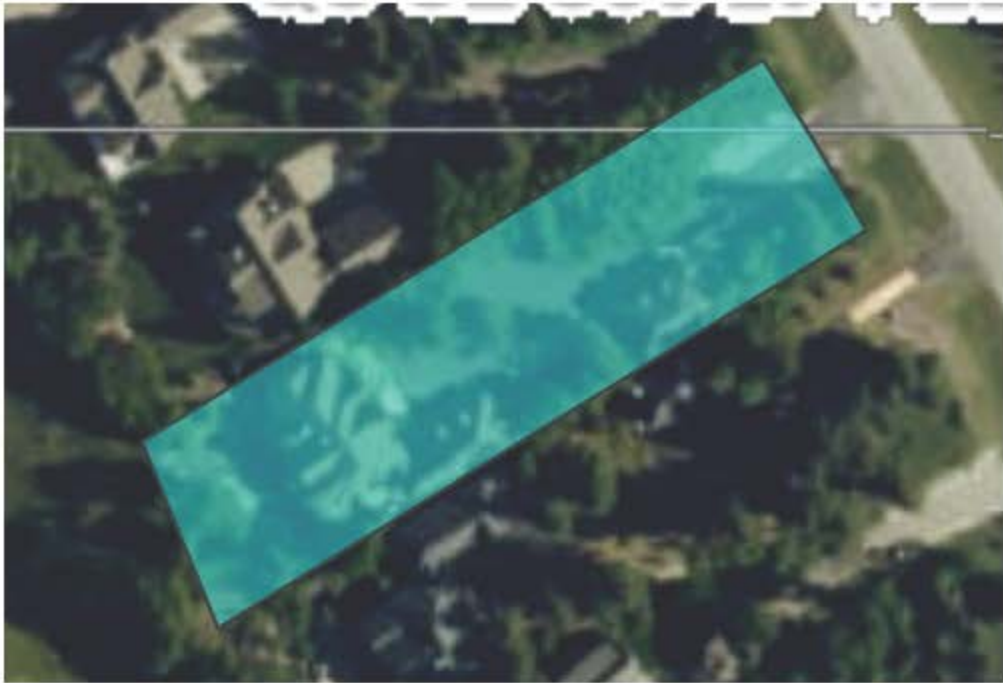
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

Signature: Alfonso

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	25D 164	Highway(s):	22
Legal Land Location:	QS-SE SEC-29 TWP-022 RGE-03 MER-5	Municipality:	Foothills County
Decision By:	Yubin Chen	Issuing Office:	Southern Region / Calgary
Issued Date:	July 2, 2025	AT Reference #:	RPATH0052238
Description of Development:	Home Based Business Type I		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure , and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by Yubin Chen, Asst Dev and Planning Tech, on July 2, 2025
on behalf of the Minister of Transportation and Economic Corridors
pursuant to *Ministerial Order 52/20 – Department of Transportation*
Delegation of Authority

Brittany Smith

From: FC_Planning
Sent: July 8, 2025 11:26 AM
To: Brittany Smith
Subject: FW: Circulation for Development Permit 25D 164, Please Reply by July 30, 2025

From: admin@meotagas.com <admin@meotagas.com>
Sent: July 8, 2025 11:05 AM
To: FC_Planning <Planning@Foothillscountyab.ca>
Cc: admin@meotagas.com
Subject: RE: Circulation for Development Permit 25D 164, Please Reply by July 30, 2025

Meota Gas Co-operative Association Ltd. Has no issue with this application.

Simone Richter
General Manager

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: June 30, 2025 3:20 PM
To: admin@meotagas.com
Subject: Circulation for Development Permit 25D 164, Please Reply by July 30, 2025

Good Afternoon,

Find attached our circulation for development permit 25D 164. Please review and respond **prior to July 30, 2025.**

Should you have any questions or comments, please direct them to **Brittany Smith** at Brittany.Smith@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



**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605


High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.caplanning@foothillscountyab.ca

August 6, 2025

Pat & Fay Bruney


Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 25D 164
Ptn: SE 29-22-03 W5M; Plan 0410504, Block 4, Lot 49
Home Based Business, Type I**

The above-noted development permit application has been approved subject to conditions (copy attached) and subject to a 21-day appeal period. 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).

The County will advertise the approval of this development permit application in two issues of the Western Wheel and circulate to area landowners (according to County records at this time) within the subject quarter section and for one half mile surrounding the subject property. Notices for Development Permit Decisions are also posted on the County website, www.foothillscountyab.ca.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be received **no later than August 28, 2025**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please use the enclosed 'Notice of Development Appeal' form. We will notify you if we receive appeals from other persons.

The appeal fee will be returned 2 to 3 weeks after the appeal hearing, if there is record that the appellant or someone authorized to act on behalf of the appellant was in attendance at the time of the scheduled appeal hearing.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

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

Yours truly,
FOOTHILLS COUNTY



Brittany Smith
Development Officer
brittany.smith@foothillscountyab.ca
(403) 603-6257

BS/ml
Encl.



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

August 6, 2025

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«City», «Prov» «Postal»

Dear Sir/Madam:

TAKE NOTICE that, in accordance with Land Use Bylaw No. 60/2014, a Development Permit application has been approved subject to conditions (attached) and a 21-day appeal period, for a parcel of land that is located within one half mile of your property. The details of the Development Permit application are as follows:

Development Permit Application File#: 25D 164

Legal Description: SE 29-22-03 W5M; Plan 0410504, Block 4, Lot 49

Approval Description: Home Based Business, Type I

Applicant/Owner Pat & Fay Bruney

Location: Located within the Hamlet of Priddis Greens, on Hawk's Landing Drive, approximately 60 metres southeast of Highway 22

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than August 28, 2025**. Notices of Appeal received after the 21-day notification period will be invalid.

The form required for the Notice of Development Appeal is available on the Foothills County website. To access the form, please visit the following link: <https://www.foothillscountyab.ca/resources/notice-development-appeal>. For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at **403-652-2341** or via email at Planning@FoothillsCountyAB.ca.

You should not rely on Notices of Appeal filed by other persons as giving you the right to be heard at an appeal hearing, as only the appellant, applicant or authorized representative of either party is guaranteed the opportunity to be heard at an appeal hearing. If you choose to submit an appeal, please complete the '**Notice of Development Appeal**' form found on our website and return the completed form with payment of the required appeal fee to the Subdivision and Development Appeal Board Clerk by email at appeals@FoothillsCountyAB.ca or by fax at 403-652-7880.

The appeal fee will be returned 2 to 3 weeks after the appeal hearing if there is record that the appellant or someone authorized to act on behalf of the appellant was in attendance at the time of the scheduled appeal hearing.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

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

Yours truly,
FOOTHILLS COUNTY

Original Signed By...

Brittany Smith
Development Officer
Brittany.Smith@foothillscountyab.ca
(403) 603-6257

BS/ml
Encl. – Development Authority Decision

6. Any materials or goods related to the business must be stored within the accessory building, no outside storage is permitted at any time;
7. The Food Truck shall not be used for the purposes of overnight accommodation at any time.

ADVISORY REQUIREMENTS:

The following advisory requirements are provided by Foothills County as a courtesy to the applicant(s) and property owner(s). These requirements will not form the basis of the decision to approve the development permit application. They are simply provided for information purposes.


1. All development is required to comply with all requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times.
2. The applicant(s) shall complete an annual Fire Inspection and obtain a passing inspection report from the Foothills Fire Department. Proof of such is to be submitted to the Development Authority, prior to renewal of the business license;
3. The applicant(s) shall complete and maintain necessary permitting through Alberta Health Services and provide proof of such to the Development Authority.
4. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed only under the authorization of an approved Development Permit for Lot Grading permit, or as acknowledged within the required Site Drainage and/or Lot Grading Plan;
5. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance detectable beyond the boundary of the subject property to be produced by the business;
6. Natural vegetation and trees utilized as screening shall be maintained at all times and shall be replaced as required;
7. All waste materials are to be disposed of at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Receptacles for waste and/or recyclables must be animal and weatherproof and screened from adjacent lands and roadways;
8. The landowner is responsible to ensure access for fire department apparatus is provided for at all times;
9. 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;
10. 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 the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development must not proceed until this permit has been signed and issued.
3. 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.
4. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners 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.
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.

NOTICE OF DEVELOPMENT

The following Development Permit has been approved subject to certain conditions and subject to a 21-day appeal period:

- 
1. **Development Permit Application 25D 117**
Ptn. SE 05-21-29 W4M; Plan 8271HP, South Half of Block B
Child Care Facility
County Contact- Brenda Bartnik- Development Officer
 2. **Development Permit Application 25D 164**
Ptn. SE 29-22-03 W5M; Plan 0410504, Block 4, Lot 49
Home Based Business, Type I
County Contact- Brittany Smith- Development Officer

The file for the development permit application can be made available upon request. Should you wish to review a file or should you have any questions, please contact our Planning & Development Department at Telephone: (403) 652-2341 or Email: Planning@FoothillsCountyAB.ca.

Pursuant to Section 685(2) of the Municipal Government Act, any person affected by these decisions may submit an appeal to the Subdivision and Development Appeal Board (SDAB) Clerk. Should you choose to submit an appeal, please complete the Notice of Development Appeal Form, which can be obtained from our website, www.FoothillsCountyAB.ca or emailed/faxed out upon request. Alternatively, you can submit a letter outlining your appeal, which must contain the following information:

- a. the Development Permit File Number (i.e., 21D 000) that you are appealing.
- b. detailed reasons for appealing; and
- c. your full name (printed and signature), legal description, mailing address, and phone number.

Appeals must be received by the SDAB Clerk no later than 4:30 P.M. on Thursday August 28, 2025, and must be accompanied by a \$100.00 appeal fee. *The appeal fee will be refunded following the hearing if there is record that the appellant or someone authorized to act on behalf of the appellant attended the scheduled appeal hearing.*

SEND NOTICE OF DEVELOPMENT APPEAL FORM AND APPEAL FEE VIA:

Email (scanned pdf): appeals@foothillscountyab.ca or

Fax: 403-652-7880

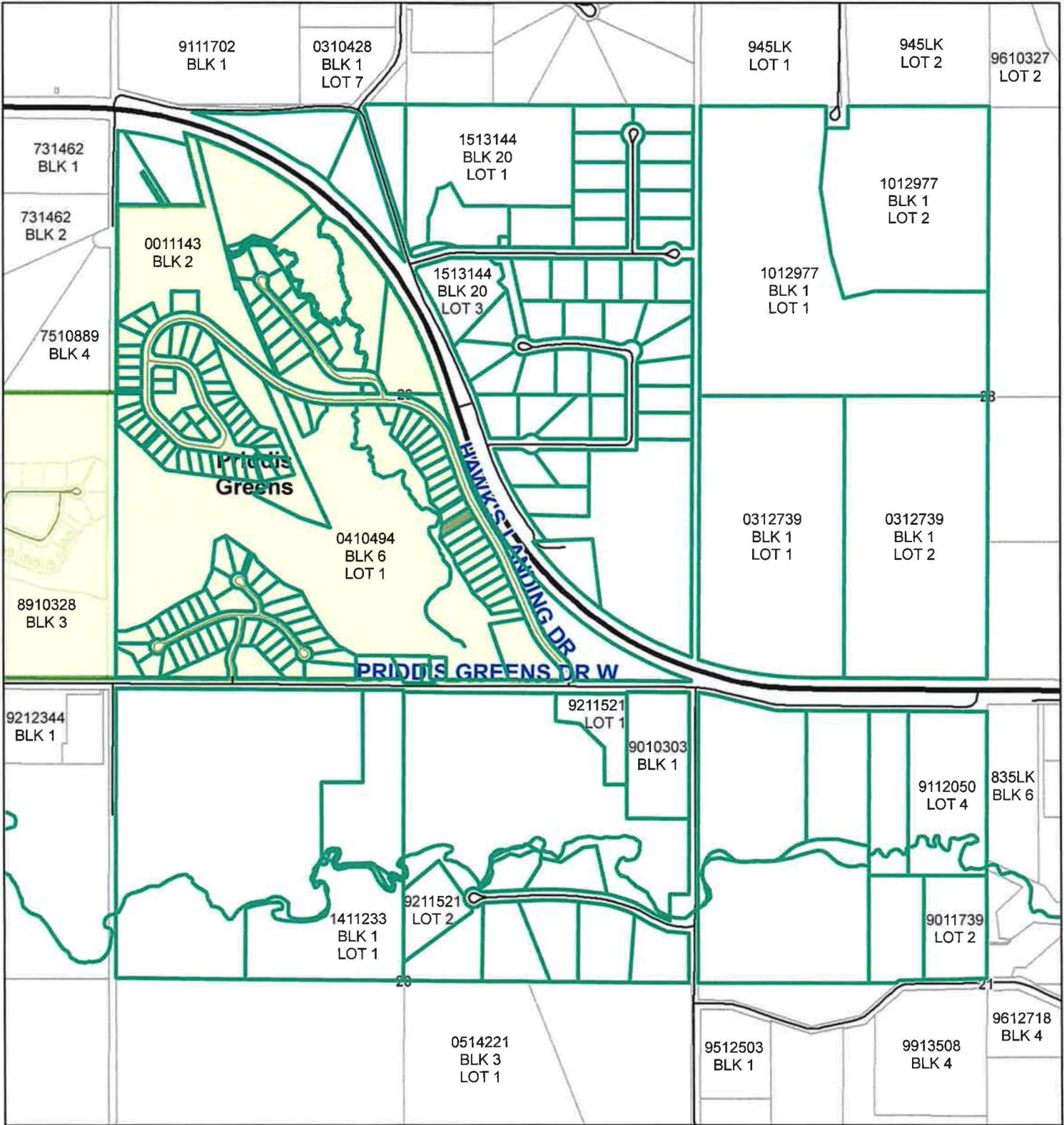
- *For email submissions, if you do not receive a reply email from our office confirming receipt of your submission, please contact the SDAB Clerk immediately (403) 603-6227.*

Appeal Forms can be submitted in-person at our office located at Foothills County, 309 Macleod Trail S, Box 5605, High River, AB, T1V 1M7

Michelle LeDuc

Planning & Development Assistant

Original Dates of Publication **August 6 and August 13, 2025**



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

Date: 2025-07-30



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Data Sources Include Municipal Records and Aerial Imagery.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 348 593 0410504;4;49 081 440 631

LEGAL DESCRIPTION
PLAN 0410504
BLOCK 4
LOT 49
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;22;29;SE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 081 002 113

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 440 631	26/11/2008	TRANSFER OF LAND	\$275,000	\$275,000

OWNERS

ANGELA BRUNEY

AND

PATTERSON BRUNEY

BOTH OF:



AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 101307344)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
031 411 528	27/11/2003	UTILITY RIGHT OF WAY GRANTEE - MEOTA GAS CO-OP LIMITED.
041 059 939	11/02/2004	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
081 440 631

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
31.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7

041 127 737 08/04/2004 RESTRICTIVE COVENANT

111 116 513 12/05/2011 MORTGAGE
MORTGAGEE - CIBC MORTGAGES INC.
5TH FL-400 BURNARD ST
VANCOUVER
BRITISH COLUMBIA V6C3A6
ORIGINAL PRINCIPAL AMOUNT: \$890,000

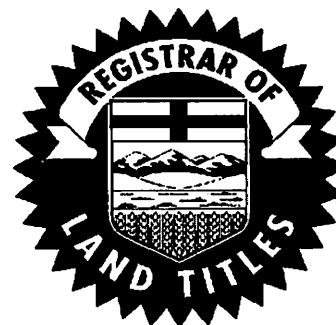
201 037 009 21/02/2020 MORTGAGE
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
P.O. BOX 115, COMMERCE COURT POSTAL STATION,
TORONTO
ONTARIO M5L1E5
ORIGINAL PRINCIPAL AMOUNT: \$200,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF JUNE,
2025 AT 09:49 A.M.

ORDER NUMBER: 54158063

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).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

041127737

ORDER NUMBER: 54161760

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

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**RESTRICTIVE COVENANT
(The Links at Priddis Greens)**

WHEREAS PRIDDIS CREEK DEVELOPMENTS LTD. (hereinafter called the "Development Company") is the fee simple owner of lands legally described as follows:

DESCRIPTIVE PLAN 0410494

BLOCK 6

LOT 1

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
PLAN 0410504 SUBDIVISION	4.914	12.14	

EXCEPTING THEREOUT ALL MINES AND MINERALS

on which the most easterly nine holes of the Priddis Greens Golf Course have been constructed (such lands being hereinafter called the "Golf Course Lands");

AND WHEREAS the Development Company is also the registered owner of the Lot described in Schedule "A" hereto (hereinafter called the "Lot") which is located adjacent to or in close proximity to the Golf Course Lands;

AND WHEREAS the Development Company wishes to ensure that future development of the Lot and future activities on and in connection with the Lot will not adversely affect the Golf Course Lands nor the use and enjoyment of the Priddis Greens Golf Course;

AND WHEREAS the Development Company intends that future development of the Lot and future activities on and in connection with the Lot shall be subject to the restrictions hereinafter set forth.

NOW THEREFORE the Development Company, as owner of the Lot, for itself and for every transferee of the Lot and every other person or party deriving title to the Lot by, through or under it, or deriving title to the Lot through tax sale proceedings, hereby covenants and agrees for the exclusive benefit of the registered fee simple owner from time to time of the Golf Course Lands (hereinafter called the "Golf Course Owner") to observe and be bound by the following provisions.

1. Covenants Running With the Land

The various land use and building restrictions hereinafter described as being applicable to the Lot shall be covenants running with the title to the Lot and shall enure to the benefit of the Golf Course Lands and may accordingly be enforced by the Golf Course Owner for the benefit of which they have been granted, but by no other person or party whatsoever.

2. Binding on the Owner of the Lot

The land use and building restrictions hereinafter described as being applicable to the Lot, shall be binding on the Development Company and every transferee of the Lot and every other person or party deriving title to the Lot by, through or under it, or deriving title to the Lot through tax sale proceedings, so long as it or they are the owner of the Lot, but, subject to compliance with the provisions of subclause 37(i) hereof, shall no longer bind the Development Company and its successors in title to the Lot, as the case may be, after it or they are no longer the registered owner of the Lot.

3. Restriction on Development and Use

The Lot shall not be developed or used otherwise than in conformity with the land use and building restrictions set forth herein.

4. Single Family Dwelling

Only a single family dwelling to be used for private residential purposes may be built on the Lot together with such buildings or structures as may be necessarily accessory thereto. Any such accessory buildings, other than a building to be used solely as a garage, shall be no larger than 150 square feet, shall be subordinate to the residence on the Lot and shall conform in architectural style and exterior finish with the residence on the Lot.

5. Compliance with Architectural Guidelines

- (i) The owner of the Lot shall not construct, locate, alter, renovate, paint, stain, refinish, use or permit to be constructed, located, altered, renovated, painted, stained, refinished or used, any building or other improvement on the Lot unless the plans, specifications, dimensions and location thereof on the Lot shall first have been submitted to and approved in writing either by the Golf Course Owner or by such person or party to whom the Golf Course Owner may from time to time delegate such approval granting authority. The Golf Course Owner and any other approval granting authority as aforementioned shall hereinafter be called the "Approving Authority".
- (ii) Any such approval requested by the owner of the Lot shall not be unreasonably delayed.
- (iii) No building, fence, or other improvement shall be constructed or placed on the Lot or shall, having been placed on the Lot, be used, unless it has been constructed or placed in conformity with plans and specifications approved by the Approving Authority.
- (iv) It is understood that the approval of the Approving Authority may be withheld on the ground that the proposed development or improvement does not comply with architectural guidelines which may be published or amended from time to time by the

Golf Course Owner and any approval withheld on that basis shall be conclusively deemed to have been reasonably withheld. Architectural guideline approval may also be withheld if a fee (not to exceed \$450) is not paid to the Approving Authority with respect to such approval.

6. Further Subdivision of the Lot

The Lot shall not be further subdivided without the prior written consent of the Golf Course Owner.

7. Minimum Building Size

The finished floor area of any dwelling constructed on the Lot shall not be less than:

- (i) 1,800 square feet for a dwelling of single story, bi-level or split level construction;
- (ii) 2,200 square feet for a two-storey dwelling unit with a minimum of 1,400 square feet on the main floor of the residence; and
- (iii) all garages on the Lot shall have a minimum width of 22 feet.

The dimensions of any attached or unattached garage, carport, porch, verandah, sunroom, or other similar structure shall be excluded in computing the finished floor area of any dwelling on the Lot. The finished floor area of any dwelling on the Lot shall be determined on the basis of the outside measurements of the main walls of the building.

8. No Storage

Except during the construction of an improvement on the Lot, the Lot shall not be used for the storage of any materials, vehicles or equipment other than such are usually and ordinarily stored in connection with the occupation of a building used for private residential purposes. Specifically, but without in any way restricting the foregoing, the following items shall not be stored or parked on or adjacent to the Lot:

- (i) Large trucks (over 1 ton);
- (ii) Motor homes, recreational vehicles, travel trailers, travel vans or buses, campers (whether or not mounted on a vehicle), boats and canoes, motorcycles, snow mobiles, sea-doo's, all-terrain vehicles, dirt bikes and other similar equipment (unless stored within a fully enclosed garage on the Lot or unless with the prior written consent of the Approving Authority, provided that if any such consent is granted on any items or conditions, no such items shall be stored or parked on or adjacent to the Lot except in compliance with all such terms and conditions);
- (iii) Construction equipment;
- (iv) Farm equipment;

- (v) Abandoned vehicles or equipment, non-functioning vehicles or equipment, auto or truck bodies, wrecks, and other vehicles or equipment not currently in a functioning state; and
- (vi) Gasoline, diesel, fuel, chemicals, biological wastes, or similar fuel or volatile, explosive or dangerous substances other than those used for ordinary household purposes in quantities reasonably appropriate for ordinary household use.

9. No Nuisance, No Noise

No behaviour, activity or circumstance shall be permitted on the Lot which constitutes a nuisance to any other owners of land within Section 29, Township 22, Range 3, West of the Fifth Meridian within which the Golf Course Lands are located, or any other lot located within that Section, and specifically, but not so as to restrict the generality of the foregoing, there shall be no noise on the Lot which constitutes such a nuisance.

10. Garbage

No garbage or refuse may be:

- (i) stored or accumulated on the Lot in such a way that the garbage containers or the garbage or refuse itself is in any way visible from the road at the front of the Lot or from the Golf Course Lands;
- (ii) burned on the Lot; and
- (iii) stored or accumulated in such a way as to in any way be accessible or an attraction to animals.

11. Visual Appearance and Landscaping

- (i) The exterior of every building, structure and improvement on the Lot and the gardens and grounds on the Lot shall not at any time be left in an unsightly or untidy condition.
- (ii) All areas on the Lot not occupied by a building or driveway shall either be left in a natural state or landscaped and maintained in a first class manner.
- (iii) No excavation shall be made on the Lot except for the construction of a building or other improvement on the Lot or in connection with gardening on or the landscaping or drainage of the Lot.
- (iv) No soil, sand, gravel or similar material may be removed from the Lot without prior written permission from the Approving Authority.
- (v) No alterations or blockages of, or interference with natural drainage on, off or through the Lot shall be permitted or effected by the owner of the Lot without the prior written authorization of the Approving Authority.

12. Hunting and Shooting

No hunting, trapping or shooting of firearms shall be allowed on the Lot.

13. Underground Utilities and Sewage Disposal

- (i) No utilities, including without restricting the foregoing, electrical, cable television or telephone service, shall be provided to the Lot or to any building or improvement on the Lot by means of overhead wires or other visible overhead service.
- (ii) Sewage generated on the Lot shall be disposed of through the communal sewage disposal system and the owner of the Lot shall comply with all rules and regulations prescribed from time to time by the owner or operator of such communal sewage disposal system.

14. Visually Obtrusive Telecommunication Devices

No aerial, antenna, dish or other similar radio, television, telephone, computer or other telecommunication reception or transmitting device that is in the opinion of the Approving Authority, visually obtrusive to any part of the Golf Course Lands shall, without the prior written consent of the Approving Authority, be installed on the Lot.

15. Animals

- (i) No raising or keeping of livestock, including without restricting the foregoing, cattle, horses, sheep, goats, swine, donkeys, alpacas, llamas, rabbits, poultry, pigeons, wild animals or fur bearing animals shall be permitted on the Lot.
- (ii) No dogs shall be permitted on the Lot without the prior written consent of the Approving Authority. If any such consent is granted on any terms or conditions, no dogs shall be permitted on the Lot except in compliance with all such terms and conditions.
- (iii) No more than two cats may at any point in time be kept on the Lot.

16. Residential Use Only

No business, commercial or industrial activity shall be carried out or permitted on the Lot which in the sole opinion of the Golf Course Owner may adversely affect the Golf Course Lands because of any noise or traffic caused by any such activity or the visibility of any such activity.

17. Off-Road Vehicles

Snow mobiles, all-terrain vehicles, dirt bikes or other motorized vehicles customarily used for "off road" transportation shall not be used or permitted to be used or operated on the Lot. The

foregoing shall, however, not preclude the use and storage of a golf cart on the Lot provided that there shall be compliance with the policies applicable thereto of Priddis Greens Golf & Country Club. Those policies of the Club dealing with private golf cart ownership, may be amended from time to time.

18. Duration of Construction

The construction of any dwelling or other improvement on the Lot shall be fully carried out and completed within one year after the commencement of such construction. Any building or other improvement not fully completed within that period of time shall be forthwith torn down and fully removed from the Lot, at the expense of the owner of the Lot, on written request from the Approving Authority.

19. No Camping

No overnight camping or other overnight occupation of the Lot shall be permitted prior to the completion of residential dwelling on the Lot.

20. Fires

No open fires shall at any time be started or permitted on the Lot and no burning barrels or other burning of refuse shall be used or permitted thereon.

21. Fencing

No barbed wire, page wire or chicken wire fences shall be permitted on the Lot. No fence on the Lot shall be constructed, painted or stained without the prior written consent of the Approving Authority which shall discourage any fencing if possible and, if a fence is permitted at the discretion of the Approving Authority, all such fences shall be compatible with the wooded environment and the golf course setting in which the Lot is located.

22. Signs

No signs or advertising matter of any kind shall be displayed on or in connection with the Lot other than reasonably unobtrusive signs offering the Lot for sale which for sale signs must be in the community standard form and standard colour scheme and shall be posted next to the address cairn for the Lot and not elsewhere. No other for sale signs and no realtor signs will be allowed on the Lot or elsewhere in The Links at Priddis Greens community or on Links Drive.

23. Address Cairns

The owner of the Lot shall from time to time repair and shall maintain in a full and complete state of repair and operation, a community standard address cairn at the entrance to the Lot. Other kinds of entrance gate, treatment or entrance signage to the Lot will not be allowed.

24. Building Set Backs and Tree Preservation

- (i) Attached as Schedule "B" and by this reference made a part hereof is a drawing showing the "building envelope" applicable to the Lot. No building or other improvement (other than a front driveway and the utility services thereunder) shall be constructed or located on the Lot in the area outside such building envelope.
- (ii) Schedule "B" hereto also shows the outside boundary of the Lot. No trees located within the Lot boundary and outside the building envelope may at any time or for any reason be removed, cut or damaged without the prior written approval of the Approving Authority.

25. Potable Water

- (i) Potable water supplied to the Lot shall not be used for watering lawns or gardens, washing of vehicles or any other use outside the residential dwelling to be constructed on the Lot. All such potable water shall be used exclusively for domestic purposes within the residential dwelling on the Lot.
- (ii) There shall be no exterior hose connection or hose bib installed on any building on the Lot.
- (iii) The owner of the Lot shall install on all residences on the Lot a water meter that meets the standards and specifications prescribed from time to time by the City of Calgary.
- (iv) The owner of the Lot shall grant reasonable access on the Lot to the operator from time to time of the communal sewage, potable water and non-potable water systems in connection with the Lot and to any other rural utility or operator as well as to Priddis Creek Developments Ltd., to conduct inspections, repairs and replacements, and to read meters for the potable water, non-potable irrigation water and sewage systems that serve the Lot.
- (v) The source of potable water supply originating from Priddis Greens Services Co-op Ltd. shall not be changed with respect to the Lot without the prior approval of the Municipal District of Foothills No. 31.

26. Wastewater

- (i) In recognition of the fact that the waste water from the Lot is to be used for irrigation purposes on the Priddis Green Golf Course, and the fact that there is central water

softening carried out at the water processing plant which supplies the potable water to the Lot, the owner of the Lot shall not utilize and shall not permit the installation anywhere on the Lot of any salt based or other chemical based water softening equipment or mechanism.

- (ii) The owner of the Lot shall not place nor allow to be placed any explosive, flammable or corrosive materials in the sewer system on the Lot.
- (iii) The owner of the Lot shall not install any system or mechanism which permits storm water or groundwater to enter the sanitary sewer system.

27. Notice of the Existence of Certain Circumstances and Facilities

The owner of the Lot, by taking title to the Lot, acknowledges, confirms the existence of, and expressly accepts the following circumstances in relation to the Lot, namely:

- (i) A municipal transfer site (which in years past was a local municipal dump) is located adjacent to the Golf Course Lands at the south east corner of the Golf Course Lands and not all of the lots located on or adjacent to the Golf Course Lands meet the usual set-back requirements of Alberta Environment from such a facility;
- (ii) There is (or is to be) a wastewater treatment plant located in the south east corner of the Golf Course Lands together with a related effluent storage pond (which also serves as a water hazard on the golf course and an irrigation storage pond for all of the golf course on the Golf Course Lands) and many of the lots located on or adjacent to the Golf Course Lands do not meet the usual set-back requirements of Alberta Environment with respect thereto; and
- (iii) Water from the said effluent pond is used to irrigate the golf course on the Golf Course Lands, notwithstanding the fact that all the greens, tees and fairways on such golf course may not meet the usual set-back requirements of Alberta Environment with respect to such effluent irrigated areas.

28. Groundwater

No groundwater wells shall be permitted on the Lot.

29. Access Paving

- (i) Within six months after the completion of the construction of a residential dwelling on the Lot, all driveways and access roads which give access from the Lot to such public roads, together with all parking areas on the Lot, shall be paved.
- (ii) All paved areas on the Lot referred to above shall at all times be kept in a reasonable state of repair, free of potholes and other material blemishes in the paved surface.

- (iii) All references to paving and paved surfaces in subclauses (i) and (ii) above:
 - i. shall mean pavement having a thickness of at least 50 mm. of hot asphaltic pavement mix; or
 - ii. may include other treatments of the areas using concrete, interlocking paving stone, or other similar materials, provided that in each such case prior written approval must be obtained from the Approving Authority.

30. Enforcement

- (i) The land use and building restrictions set forth herein may be enforced by the Golf Course Owner, but shall not be enforceable by any other person or party whatsoever.
- (ii) In the event of a breach of any of the provisions hereof, the Golf Course Owner may commence such legal proceedings for the enforcement hereof, for damages and for any other appropriate remedy as it may deem appropriate.
- (iii) In the event that the Golf Course Owner commences legal proceedings as a result of a breach of any provision hereof, and in the event that the Golf Course Owner is successful in whole or in part in such legal proceedings, then the owner of the Lot shall be responsible to pay, and shall forthwith pay, to the Golf Course Owner all of the legal fees and disbursements incurred, on a solicitor and his own client basis, by the Golf Course Owner in connection with such legal proceedings and in connection with the breach hereof.

31. Future Subdivision of the Golf Course Lands

Notwithstanding the provisions of clause 1 hereof, in the event of any future subdivision of the Golf Course Lands, the exclusive interest in this Agreement and the sole right to enforce this Agreement shall accrue only to the registered fee simple owner from time to time of such part of the Golf Course Lands which includes the most easterly nine (9) holes of the Priddis Greens Golf Course, and no other person or party who is an owner of any other parcel of land shall have any interest herein.

32. The Lot Owner to Hold Harmless

There are located on the Golf Course Lands, Municipal Reserve Lands, Environmental Reserve Lands, Public Utility Lands, road allowances and property owned by 496290 Alberta Ltd., various potential hazards such as ponds, lakes, water hazards, effluent ponds, ditches, gulches, trenches, holes, pump houses, water storage and processing reservoirs, sewage treatment plants, water processing plants, pumps, pipes, water pipelines, natural gas pipelines, wells, culverts, trees, stumps, fire, wild animals, dogs, golfers including members of the Priddis Greens Golf & Country Club and members of the public, flying golf balls, wires, ropes, tractors, lawn mowers, vehicles, machinery, equipment, and all manner of other things, animals, and persons that may in certain circumstances constitute a danger or threat to the safety of persons including children residing on the

Lot, invited onto the Lot, or coming to or from the Lot. The owner of the Lot shall indemnify and shall hold harmless the Golf Course Owner, Priddis Creek Developments Ltd., Priddis Greens Golf & Country Club, Priddis Greens Services Co-op Ltd., any other rural utility operating sewer and/or water facilities anywhere on or adjacent to the Golf Course Lands, 496290 Alberta Ltd., the Municipal District of Foothills No. 31 and all of their respective officers, directors, managers, general managers, employees, members, servants, agents, representatives, and contractors, from and in respect of all manner of liabilities, costs, expenses, damages, losses, suits, actions, and claims of every nature and kind whatsoever arising out of or in relation to the ownership of the Lot by the owner of the Lot, any form of occupation, leasing, rental or possession of the Lot, or presence on the Lot, gaining access to or egress from the Lot and presence on the Golf Course Lands, Municipal Reserve Lands, Environmental Reserve Lands, Public Utility Lands, road allowances or property owned by 496290 Alberta Ltd., it being understood and agreed that this indemnity shall also apply to all claims that may be made by the owner of the Lot himself, herself or itself, as the case may be.

33. Severability

If any provision hereof is or is made to be void or rendered invalid or unenforceable by any law from time to time in force in the Province of Alberta, and if any provision hereof is determined by any court of competent jurisdiction to not be a covenant running with the land, then the same shall not invalidate or render in any way unenforceable any of the remaining provisions of this Agreement.

34. Delegation of Authority

The Golf Course Owner may from time to time and at any time delegate by instrument in writing its authority hereunder to any person or party to grant permission, authorization, authority, approval or consent to the owner of the Lot with respect to any aspect hereof, and may at any time and from time to time revoke such delegation by instrument in writing. Specifically, but without in any way restricting the generality of the foregoing, the Golf Course Owner may grant such delegation to the Priddis Greens Community Association or to any other association or organization of home owners in the Priddis Greens community as may exist from time to time.

35. No Waiver

Failure by the Golf Course Owner or by the Approving Authority to enforce or require compliance with any provision hereof shall not render any such provision in any way unenforceable or invalid. No provision hereof shall be waived except in writing duly signed and delivered by the Golf Course Owner.

36. No Interest in Other Parcels

Each person or party who from time to time is to become the owner of the Lot, by taking title to the Lot, conclusively and irrevocably acknowledges and agrees that he/she has no interest whatsoever in, and has no right to enforce or to expect the enforcement of, any Restrictive Covenant(s) in form or content similar hereto which may be registered in favour of the Golf Course Owner against the title to any adjacent or nearby lots or parcels of land.

37. Transferees

- (i) Each owner of the Lot shall upon transferring any legal or beneficial interest in the Lot to any other person or party, obtain for the benefit of the Golf Course Owner and shall deliver to it, a covenant in writing from the transferee whereby such transferee shall agree to be bound by all of the provisions hereof including this clause 37.
- (ii) Failure of a transferor to obtain such a covenant in writing from a transferee of the Lot shall result in the transferor's remaining liable to the Golf Course Owner for all obligations hereunder even after such transferor is no longer the owner of the Lot.

38. Singular and Plural, Etc.

Reference herein to the singular shall include the plural and *vice versa* and reference herein to the masculine shall include the feminine and neuter and *vice versa*.

IN WITNESS WHEREOF these presents have been executed on the 20th day of February, 2004.

PRIDDIS CREEK DEVELOPMENTS LTD.



S. Carscallen, Vice-President
As Owner of the Golf Course Lands

PRIDDIS CREEK DEVELOPMENTS LTD.



S. Carscallen, Vice-President
As Owner of the Lot

011 122737-041
THIS IS SCHEDULE "A" TO THE RESTRICTIVE COVENANT BETWEEN
PRIDDIS CREEK DEVELOPMENTS LTD., AS OWNER OF THE GOLF COURSE
LANDS, AND PRIDDIS CREEK DEVELOPMENTS LTD., AS OWNER OF THE
LOT, DATED THE 20th DAY OF FEBRUARY, 2004

The Legal Description of the Lot

PLAN 0410504
BLOCK 4
LOT 49
EXCEPTING THEREOUT ALL MINES AND MINERALS

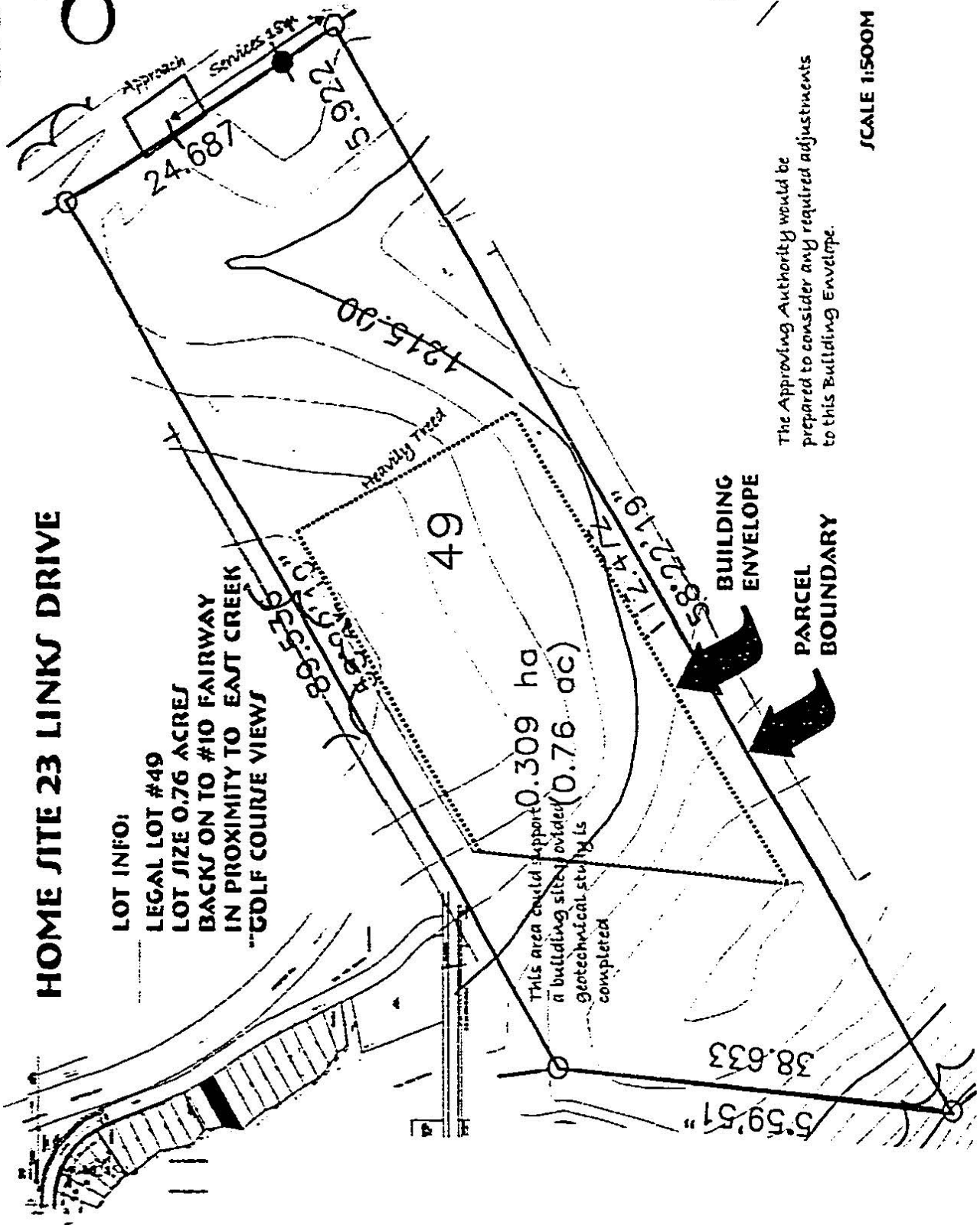
THIS IS SCHEDULE "B" TO THE RESTRICTIVE COVENANT BETWEEN PRIDDIS CREEK DEVELOPMENTS LTD., AS OWNER OF THE GOLF COURSE LANDS, AND PRIDDIS CREEK DEVELOPMENTS LTD., AS OWNER OF THE LOT, DATED THE 20th DAY OF FEBRUARY, 2004

THE Links
AT PRIDDIS CREEK

HOME SITE 23 LINKS DRIVE

LOT INFO:

LEGAL LOT #49
LOT SIZE 0.76 ACRES
BACKS ON TO #10 FAIRWAY
IN PROXIMITY TO EAST CREEK
--GOLF COURSE VIEWS



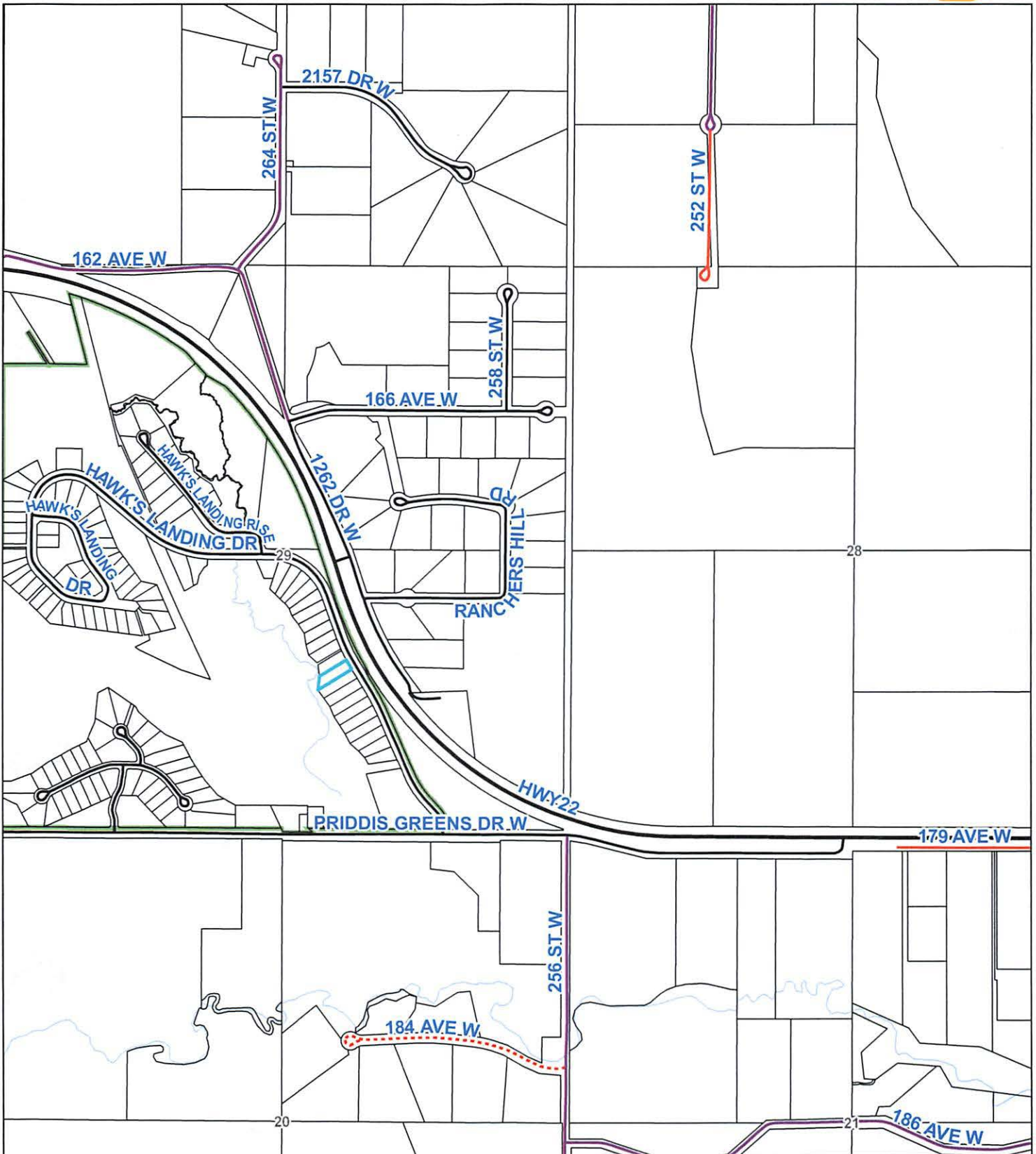
The Approving Authority would be prepared to consider any required adjustments to this Building Envelope.

SCALE 1:500M



041127737

041127737 REGISTERED 2004 04 08
RESC - RESTRICTIVE COVENANT
DOC 1 OF 1 DRR#: 9951352 ADR/LPORTER
LINC/S: 0030348593 +



Legend
Townships
Hamlet
Parcels

Date Printed: 2025-06-30

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Legend
Townships
Hamlet
Parcels

Date Printed: 2025-06-30

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13.4 RESIDENTIAL COMMUNITY DISTRICT

RC

13.4.1 PURPOSE AND INTENT

To provide for municipally or communally serviced residential development located within Hamlet boundaries and/or in comprehensively planned developments outside of Hamlet boundaries, where supported by an adopted area structure plan and/or outline plan, consistent with the policies outlined in the Municipal Development Plan. This District was formerly named Hamlet Residential District and Residential District and includes all lands previously zoned as such in the County.

13.4.2 SUB-DISTRICT

13.4.2.1 Parcels may include the following sub-districts in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district:

- a. Sub-district "A" is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district "A".

13.4.3 GENERAL REQUIREMENTS:

13.4.3.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.

13.4.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

13.4.4 PERMITTED USES	13.4.5 DISCRETIONARY USES
Accessory buildings not requiring a development permit Accessory uses Dwelling, Attached (where contemplated in an approved ASP) Dwelling single family Home office Public works Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Temporary storage of one (1) recreational vehicle Utility services, minor	Accessory buildings requiring a development permit Antenna structures, private Bed and Breakfast Family Day Home Dwelling, Attached Dwelling, moved on Home based business Type I Home based business Type II Kennels, private Lot grading Manmade water bodies, private Secondary Suite, Principal Secondary Suite, Detached Signs requiring a development permit Solar Power System, Private requiring a Development Permit Temporary storage of up to 2 unoccupied recreation vehicles

13.4.6 LAND USE REQUIREMENTS

- 13.4.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 13.4.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of Residential Community uses within the District, the following applies to applications for subdivision:
- a. Parcel Density:
 - i. Minimum 3 gross units per acre (3 gross upa);
 - ii. Maximum 10 gross units per acre (10 gross upa).
 - b. Minimum Parcel Size:
 - i. 464m² (0.11 acres);
 - ii. The area in title at the time of passage of this Bylaw.
 - c. Maximum Parcel size:
 - i. 0.32 ha (0.80 ac) unless the lot forms part of a condominium plan; or
 - ii. The area in title at the time of passage of this Bylaw.
- 13.4.6.3 Required Developable Area:
- a. In accordance with Section 9.8 of this Bylaw.
- 13.4.6.4 Utility Servicing Criteria
- a. Communal water and communal wastewater disposal systems;

13.4.7 DEVELOPMENT REQUIREMENTS

- 13.4.7.1 Maximum Lot Coverage:
- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than 50 percent of the lot area.
- 13.4.7.2 Maximum Dwelling Unit Density
- a. Maximum dwelling unit density for a parcel is one Dwelling, Single Family in accordance with Section 10.10, and one Dwelling, Secondary Suite in accordance with Section 10.26.
 - b. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.
- 13.4.7.3 Minimum Yard Setbacks Requirements
- a. Front Yard Setbacks:
 - i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
 - ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iii. 48m (157.48 ft) from the centreline of a Municipal road;
 - iv. 15m (49.21 ft) from internal subdivision road outside of a hamlet boundary;
 - v. 4m (13.12 ft) from the right of way of a municipal road or internal subdivision road located within a hamlet boundary.

- b. **Side Yard Setbacks:**
 - i. 1.5m (4.92 ft) from the property line.
 - ii. Notwithstanding sub-section 13.4.7.3 (b)(i), the side yard setbacks do not apply to the common wall side of a structure where a common wall exists
- c. **Rear Yard Setbacks:**
 - i. Principal Building – 8m (26.25 ft) from the property line;
 - ii. Accessory Building – 1m (3.28 ft.) from the property line; and
 - iii. Decks and associated staircases (steps) may project into the rear yard setback to a maximum of 1.5m (4.92 ft.);
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- e. See Section 13.4.8 “Exceptions” for any setbacks exemptions that have been approved by Bylaw for particular developments.

See Section 9.27.9 through 9.27.12 for additional provisions regarding setbacks pertaining to parcels with two frontages.

13.4.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.;

13.4.7.5 Other Minimum Setback Requirements:

- a. See Section 9.27 “Special Setback Requirements” of this bylaw for additional setback requirements that may apply.

13.4.7.6 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory Buildings:
 - i. 10.67m (35 ft.)
- c. Radio antennas, internet towers and wind turbines
 - i. 16m (52.49 ft.);

13.4.7.7 Minimum habitable area per dwelling

- i. 84 sq. m. (904.20 sq. ft.)

13.4.8 EXCEPTIONS:

13.4.8.1 Secondary Suites are not permitted on any lot with the hamlets of Heritage Pointe or Priddis Greens.

Heritage Pointe Development:

13.4.8.2 Front yard setbacks: 4m (13.12 ft.) from the property line adjacent to the internal road for all residential properties under the Heritage Pointe Area Structure Plan;

- 13.4.8.3 Rear yard setbacks: 3m (9.84 ft.) from the property line, only on those lots located on “Ravine Drive” in Heritage Pointe in accordance with Bylaw 805 including the CRR49 District amendments from 1986;
- 13.4.8.2.i Bareland Condominium Units on “Ravine Drive” in Heritage Pointe shall be no less than 3.048m (10 ft.) between buildings;
- 13.4.8.4 Front Yard setbacks: relaxation of up to 90% on front yard setbacks for corner lots for those properties under the Heritage Pointe Area Structure Plan;
- 13.4.8.5 Dwelling, attached is a Discretionary Use only on parcels along “Ravine Drive” in Heritage Pointe;
- 13.4.8.6 Rear yard setbacks: 1.5 meter encroachment into regular rear yard setbacks requirements for above grade decks; for those properties within Heritage Pointe Area Structure Plan area;
- 13.4.8.7 A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted on parcels that are located on lands within the Heritage Pointe Area Structure Plan.

See Section 13.4.8.1 - Secondary Suites are not permitted on any lot with the Hamlet of Heritage Pointe.

Heritage Pointe Stage 3 - Artesia Development:

- 13.4.8.8 Front yard setbacks: 4m (13.12 ft.) from the property line adjacent to the internal road; for those properties within the Heritage Pointe Stage 3 Area Structure Plan area - Artesia;
- 13.4.8.9 Side Yard setbacks: relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the developer for those properties within Heritage Pointe Stage 3 Area Structure Plan area - Artesia;
- 13.4.8.10 Rear yard setbacks: 1.5m encroachment into regular rear yard setbacks requirements for above grade decks; for those properties within Heritage Pointe Stage 3 Area Structure Plan area - Artesia;
- 13.4.8.11 Maximum Height Requirement: relaxation of the maximum height requirements for all buildings to 12m within Heritage Pointe Stage 3 Area Structure Plan area - Artesia;
- 13.4.8.12 Dwelling, attached is a discretionary use on parcels along “Artesia Gate” “Spring Water Bay, and “Spring Water Close” in Heritage Pointe Stage 3 – Artesia
- 13.4.8.13 A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted on parcels that are located on lands within the Heritage Pointe Stage 3 – Artesia Area Structure Plan.

See Section 13.4.8.1 - Secondary Suites are not permitted on any lot with the Hamlet of Heritage Pointe which includes Artesia Development.

Greenhaven Development:

- 13.4.8.14 Front yard setbacks: 8m (26.25 ft.) from property line adjacent to 48th St. E; for those properties registered as Plan 1210671, Block 3, Lots 3 – 5;
- 13.4.8.15 Front yard setbacks: 4m (13.12 ft.) from the property line adjacent to Green Haven Drive and 100 Green Haven Court; for those properties registered as Plan 1210671, Block 3, Lots 3 – 5;

- 13.4.8.16 Front yard setbacks: 8m (26.25 ft.) from the property line adjacent to 48th St. E. to; for those properties included in Phase 2 & Phase 3 of the Green Haven Estates Area Structure Plan;
- 13.4.8.17 Front yard setbacks: 4m (13.12 ft.) from the property line adjacent to the internal road; for those properties registered in Phase 2 & Phase 3 of the Green Haven Estates Area Structure Plan;
- 13.4.8.18 Lots within Green Haven Estates may range in size from 0.81 acres (0.33 ha) to 2.54 acres (1.03 ha.), in accordance with the Green Haven Estates Area Structure Plan;

Priddis Greens Development:

- 13.4.8.19 Dwelling, attached is a Discretionary Use only on parcels Priddis Greens in SE 30-22-03-W5 consisting of the following plans:

Located on Sunset Way: Units 1 – 4 in the following plan numbers:

9010223, 8910127, 8910128, 8910356, 8910538, 8911028, 9010222, 9011301, 9011856, 9012391, 9110935, 9012392, 9011855, 9010650, 9010780, 89114631, 8910665.

Located on Sunrise Way: Units 1 – 4 in the following plan numbers:

8810478, 8811193, 8810198, 8711262, 8810237, 8810019, 8711609, 8810236, 8811193.

- 13.4.8.20 A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted on parcels that are located on lands within Priddis Greens.

See Section 13.4.8.1 - Secondary Suites are not permitted on any lot with the Hamlet of Priddis Greens.

Hawks Landing:

- 13.4.8.21 A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted on parcels that are located on lands within the Hawks Landing Area Structure Plan.
- 13.4.8.22 Setback: 8m (26.25 ft.) from the undeveloped road allowance right of way on the west side³ of the development located on Plan 0713569, Block 4, Lots 59-62 & Plan 0410490, Block 4, Lot 1

See Section 13.4.8.1 - Secondary Suites are not permitted on any lot with the Hamlet of Priddis Greens which includes the Hawks Landing development.

Cottonwood Development:

- 13.4.8.23 Dwelling, attached is a Discretionary Use only on parcels in S.E. 07-22-28-W4 along “Cottonwood Boulevard” in Cottonwood, consisting of Plan 0112316, Units 1-4, Plan 9212354, Units 1-4, and Plan 9410836, Units 1-4.

Hamlet of Naphtha

- 13.4.8.24 Front yard setbacks on lots within the boundaries of the Hamlet of Naphtha are reduced to 15m from the right of way of Highway #22.

10.12 HOME BASED BUSINESSES

The purpose of a home based business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into, and are compatible with, adjacent non-commercial or non-industrial properties. Uses that exceed the business standards of a home based business should be located within an alternative and compatible land use district.

Home Office:

- 10.12.1 No Development Permit is required for a *Home Office* where it is listed as a permitted use under the applicable land use district in accordance with Section 4.2.1 of this bylaw.
- 10.12.2 Notwithstanding Section 10.12.1, an annual Foothills County business license shall be obtained for any *Home Office* operating in the County.
- 10.12.3 There is no limit to the number of employees for a *Home Office* where a portion of the dwelling and/or accessory building is the office for a business that operates off site (construction, landscaping, etc.), provided all interaction with the employees is off the property and employee vehicles are not on the premises and all other provisions of the *Home Office* are met.
- 10.12.4 When a Home office is situated on a property in support of another business use approved for the site (for example uses such as event venue or dog kennel), the home office should be incorporated as part of the Development Permit approval and appropriate provisions included under the Development Permit for office in conjunction with the approved business use.

Home Based Businesses:

- 10.12.5 A Development Permit is required for all Home Based Businesses that are not exempt from obtaining a Development Permit under Section 4.2.1 of this Bylaw.
- 10.12.6 Upon issuance of a Development Permit for any home based business, the applicant shall obtain a Foothills County Business Licence from the County. If the business licence is not obtained or is revoked or suspended, the Development Permit shall be and remain suspended until the business licence is obtained or re-instated.
- 10.12.7 All *Home Based Business* shall provide parking in accordance with Section 9.19 of this bylaw.
- 10.12.8 Large commercial vehicles to be used in conjunction with a Type II and Type III Home Based Business, may be permitted at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, site screening, etc.
- 10.12.9 Home Based Businesses must comply with the criteria in the corresponding Home Based Business Tables as follows:
 - a. Home Based Business Type I - Table 10.12A.
 - b. Home Based Business Type II – Table 10.12B
 - c. Home Based Business Type III – Table 10.12CIf more than one Home Based Business is operating on a parcel, the cumulative numbers of employees, business visits and vehicles stored on site shall be utilized to determine the level of Home-Based Business that is applicable.
- 10.12.10 A Home Based Business Type I, II, or III shall not be operated from a *Dwelling temporary* on a parcel.

10.12.11 A Home Based Business Type I, II, or III, listed as a permitted use in a land use district shall be considered a Discretionary Use, and require a Development Permit where situated in a Secondary Suite on a parcel.

10.12.12 Home based businesses do not include Cannabis Production or Cannabis Sales.

10.12.13 The cumulative impact of things such as business visits to the site, number of employees, vehicles or equipment stored on site, for all businesses or uses outside of the principal use on the site (for example Kennels, Event venue) shall be taken into consideration when Development Permits are being considered.

Table 10.12 A Home Based Business Type I

Home Based Business – Type I	
Development Permit	No Development Permit required where listed as a permitted use. Where listed as a discretionary use, a Development Permit is required.
Employees	Maximum one (1) non-resident employee working on the site.
Business visits	Maximum three (3) business visits on site per day.
Business Vehicles on Site	Maximum one (1) business vehicle per day. Large Commercial vehicles, used in conjunction with the business are <u>NOT</u> permitted on the parcel as part of a Home Based Business Type I.
Storage of Business Material	No outside storage of business-related material or goods. All storage within the principal dwelling or accessory building.
Nuisances	The business shall not create any impacts outside the dwelling or its accessory building.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties.
Parking	Minimum 1 parking stall per non-resident employee on the property, plus a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking or as determined by the Development Authority as a condition of Development Permit.
Signage	Sign no larger than 0.55 sq. m. (5.92 ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
Business license	Yes, annual Foothills County Business license required.

- f. The addition of any accessory building in conjunction with the array (whether for mounting, battery storage, or similar purposes) which is within the sq. ft. requirement allowed for accessory buildings under Table 4.2.1.7 A.
- g. It meets all provisions outlined in Section 10.22 of this bylaw pertaining to solar power system, private.

4.2.1.19 A home office situated in a dwelling where *Home Office* is listed as a permitted use under the applicable land use district and is operated in accordance with the Home Office definitions and provisions under Section 10.12 of this Bylaw, provided that an annual business license is obtained.

4.2.1.19.1 A *Home Based Business Type I* operating in accordance with Section 10.12 of this bylaw where it is listed as a permitted use under the appropriate land use district, provided an annual business license is obtained.

Compost Activity:

- 4.2.1.20** No Development Permit approval is required for on-site household composting or composting as part of agricultural, general use on a property so long as:
- a. Material is not brought on site for the purpose of composting.
 - b. Compost material is not removed from the property.
 - c. The compost site is located within the building setback area on the property in accordance with the applicable land use; and
 - d. There is no offensive smoke, dust, odor, or heat produced by the activity that extends beyond the boundary of the lot.

Provisions on composting activity can be found under Section 10.8 of this Bylaw.

Demolition:

- 4.2.1.21** Demolition of a building as long as all other requirements of this bylaw are complied with.

Dugouts/Private Dam:

- 4.2.1.22** A dugout or private dam on Agricultural district parcels when it is being used for agriculture, general use so long as it complies with all other requirements of this bylaw.

Provisions on dugouts/private dams and other man-made water bodies can be found under Section 9.18 of this Bylaw.

Dwellings:

- 4.2.1.23** The construction of a first Dwelling, Single Family, Dwelling Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, 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.