

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

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www.FoothillsCountyAB.caplanning@foothillscountyab.ca

September 10, 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 204**Legal Description:** NW 27-21-01 W5M; Plan 1911254, Block 4, Lot 6**Approval Description:** Dwelling, Single Family with Attached Garage, Secondary Suite, Detached on CRA**Applicant/Owner** Allen & Susan Threadkell, Jordan & Alyssa Berger / Jessica Wiebe**Location:** Located on the east side of 48 Street W, approximately 1.3 kilometres west of Highway 552 W and 1 kilometre north of 274 Avenue W

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 October 2, 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



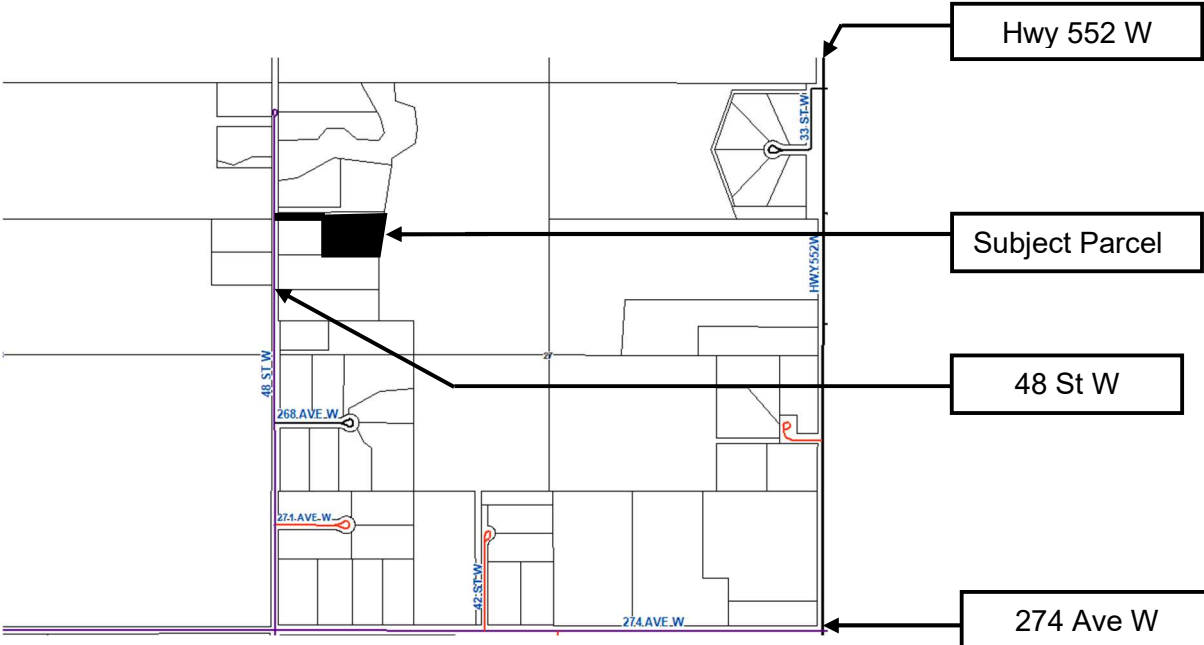
DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: September 10, 2025

THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 204
LANDOWNER(S): JESSICA WIEBE
APPLICANT(S): ALLEN & SUSAN THREADKELL AND JORDAN & ALYSSA BERGER
PROPOSAL DESCRIPTION: DWELLING, SINGLE FAMILY WITH ATTACHED GARAGE, SECONDARY SUITE, DETACHED ON CRA
LEGAL DESCRIPTION: PTN. NW 27-21-01 W5M; PLAN 1911254, BLOCK 4, LOT 6

LOCATION: The subject property is an existing 5.97-acre Country Residential Sub-district “A” parcel, located on the east side of 48 St W, approximately 1.3km west of Hwy 552 W and 1km north of 274 Ave W.



INTENT OF APPLICATION:

The applicant has submitted a Development Permit application to allow for a Dwelling, Single Family with Attached Garage (under 1,200 sq. ft). Additionally, the application proposes a 1,404 sq. ft Secondary Suite to be constructed within a portion of a proposed 3,870 sq. ft. Detached Accessory Building.

On a Country Residential property, permanent dwellings are permitted up to two private garages (attached or detached) up to a maximum cumulative size of 1,200 sq. ft. (111.48 sq. m.) on the subject property without a development permit, however as this proposal also requests a Secondary Suite and Oversized Accessory Building the application will be considered as a discretionary use.

Secondary Suite, Detached means a Dwelling, Secondary Suite, which is detached from and subordinate to, the principal dwelling located on the same parcel. A Secondary Suite, Detached may be a stand-alone suite or a suite within or attached to an accessory building or detached garage on the same parcel as the principal dwelling.

At the time of subdivision approval for this property, the Foothills County Council designated the subject property as Country Residential Sub-district “A” to ensure that the recommendations and restrictions as outlined in the Septic Disposal Evaluation, Building Envelope, and Groundwater Investigation (all provided as conditions of subdivision) are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met and a \$5,000 deposit as a pre-release condition to ensure compliance with all conditions of the development permit will be required.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect to the proposed Dwelling, Single Family with Attached Garage (under 1,200 sq. ft), as well as a Secondary Suite within a portion of the proposed Oversized Detached Accessory Building on the subject parcel, being Portion of NW 27-21-01 W5M; Plan 1911254, Block 4, Lot 6, has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

Upon completion of pre-release conditions, this approval allows for the following in accordance with the submitted and accepted Development Permit application as accepted by the County.

- The construction of a Single-Family Dwelling with Attached Garage (under 1,200 sq. ft.);
- Secondary Suite, Detached having a total habitable area not to exceed 1,404 sq. ft. (130.44 sq. m.) to be located within a portion of the proposed 3,870 sq. ft. (359.54 sq. m.) Accessory Building.

PRE-RELEASE CONDITION(S):

Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **January 10, 2026** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).

1. The applicant shall submit a compliance deposit in the amount of \$5,000. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

CONDITIONS OF APPROVAL:

Please note that the following requirements must be completed within the twenty-four (24) month completion period for this Development Permit, unless a time extension is issued under agreement between the Development Authority and the Applicant(s). Failure to complete and/or comply with the conditions of approval will see the Development Permit deemed null and void.

- 1. The applicant shall maintain the development in accordance with all conditions of approval and the application for development permit that has been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;**
- 2. The applicant is required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections from Foothills County, to the discretion of the County's Safety Codes Officer;
- 3. It is the applicant's responsibility to obtain and properly post independent County address(es) for the principal dwelling and secondary suite prior to occupancy. Please contact the County's GIS Department to be assigned address(es) and obtain information regarding address signage.
- 4. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following reports;
 - i. Building Envelope
 - ii. PSTS Assessment and Site Evaluation *prepared by SoilWorx.ca and signed by Chad Widmer on August 19, 2018*
- 5. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from designated professional(s) confirming the development adheres to all comments and recommendations as provided within the accepted reports (above); Please note that an engineer's report review fee may be requested by our Public Works Department;
- 6. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY COMMENTS:

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

- 1. Development on the property shall at all times comply with the requirements of the Alberta Building, Safety, and Fire Codes. Acknowledgement from the Safety Codes Officer that the Secondary Suite, Principal, is suitable for its proposed use and occupancy must be obtained prior to occupancy;
- 2. A minimum of two parking spaces located entirely within the boundaries of the legally titled parcel shall be available for use by the occupant(s) of the Secondary Suite, Detached, at all times;
- 3. It is the applicant's responsibility to obtain and properly post independent County addresses for the Single Family Dwelling and Secondary Suite, Detached. Emergency address signage shall be installed and maintained for the life of the development;
- 4. The applicants are responsible to comply with the requirements of Alberta Health Services, including but not limited to the regulatory requirements under the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards (MHHS);
- 5. As per the executed *Declaration of Understanding*, it is the applicants' responsibility to ensure that water servicing and sanitary sewer servicing are adequately provided, maintained, and operated, in compliance with all pertinent regulatory requirements, for the life of the development;
- 6. No portion of the Dwelling, Single Family, Detached Accessory Building or Secondary Suite shall be utilized for any business related purpose without obtaining the appropriate approvals by the County;
- 7. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
- 8. Any installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
- 9. All structures shall be located to adhere to Municipal setback requirements from the boundaries of the legally titled property, no variance has been considered under this approval. All future development must meet setback requirements.
- 10. 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;
- 11. 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.



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I AM APPEALING (check only one)		
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) _____	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order <u>Enforcement Order #</u> Date of Decision: (Y/M/D) _____
REASON FOR APPEAL (attach separate page(s) if required)		
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.		

Submitting an Appeal – Subdivision Authority Decisions

Appeals of decisions on subdivision applications are covered by [sections 678 to 682 of the Municipal Government Act](#).

A decision on an application for subdivision may be appealed by the applicant, by a Government department (if that department is required to be circulated on the application) or by the School Authority (with respect to matters related to municipal reserve or school reserve lands).

Appeals must be made by filing a notice of appeal within **14 days** of receipt of the decision with either the local Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears subdivision appeals where there is a provincial interest. Otherwise, the appeals are heard by the local SDAB.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- within Alberta’s "Green Area"
- ‘adjacent’ to or contains a body of water
 - adjacent means contiguous or would be contiguous if not for a railway, road, utility right of way or reserve land
- adjacent to or contains (either partially or wholly) land identified on the Listing of Historic Resources or public land set aside for use as historic resource
- the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas
- within the following distances:
 - 1600 metres of a provincial highway
 - 450 metres of a hazardous waste management facility
 - 450 metres of the working area of an operating landfill
 - 300 metres of the disposal area of any landfill
 - 300 metres of a wastewater treatment plant
 - 300 metres of the working area of a non-hazardous waste storage site

Some of the distances may be varied in writing by a provincial government department, in which case the SDAB will hear the appeal.

Submitting an Appeal – Development Authority Decisions

Appeal of development authority decisions are covered by [Sections 684 to 687 of the Municipal Government Act](#).

A decision on an application for development may be appealed by the person applying for the permit or by any person affected by an order, decision or development permit made or issued by a development authority.

An order issued under a decision of Enforcement Services, being a Stop Order or Compliance Order, may be appealed by the person affected by the order.

Appeals must be made by filing a notice of appeal within **21 Days** after the date on which the written decision is given with either the local Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

**Appeal fees are set in the County’s Fee Bylaw, which is generally reviewed and amended annually.*

Appeal Type	Fee
Development Authority Decision (fee refunded if appellant appears before the Subdivision and Development Appeal Board)	\$100
Development Authority Decision – Automatic Refusal	\$575
Stop Order	\$575
Subdivision Authority Decision (paid at time of subdivision application and used as a credit on endorsement fees except where the owner/agent appeals the subdivision decision or a condition of the subdivision)	\$2,000

How to submit your appeal and pay your fee

Completed Notice of Appeal forms may be submitted by mail, in person or by email. Your Notice of Appeal must be received on or before the final appeal deadline and must include the applicable fees as outlined above.

Mail or deliver to:

SDAB Clerk, Foothills County
Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

To pay by Credit Card, please use the Credit Card Authorization section found on page 2 of the Notice of Appeal Form.

****NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY****

What happens after my appeal is submitted?

Once your completed Notice of Appeal form is submitted on time and with the required fee, the appeal will be heard by the SDAB within 30 days. The SDAB Clerk will provide you with additional information regarding the appeal hearing.

If the appeal is against the decision of a Subdivision Authority, notice will be sent to you and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to you and to landowners located within the half mile surrounding the subject property.

More information

For more information about filing an appeal or SDAB procedures, please contact the SDAB Clerk at:

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca