



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

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www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

September 10, 2025

«MailName»
«AddLine1»
«AddLine2» «AddLine3»
«City», «Prov» «Postal»

Note: This Notice of Development contains two (2) individual Approved Development Permit Decisions for two (2) separate parcels of land

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 208 25D 209
Legal Description:	NW 01-22-01 W5M; Plan 2510570, Block 2, Lot 9 NW 01-22-01 W5M; Plan 2510570, Block 2, Lot 10
Approval Description:	Dwelling, Semi-Detached and Relaxation of Setbacks
Applicant/Owner	Crystal Creek Homes Inc. / Kastner Development Corporation
Location:	Located on Pine Creek Ridge, approximately 130 and 160 metres east of Pine Creek Road and 112 metres from the current Foothills County and City of Calgary municipal boundary

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...

Stacey Kotlar
Development Officer
Stacey.Kotlar@foothillscountyab.ca
(403) 603-6207

SK/ml

Encl. – Development Authority Decision



DEVELOPMENT PERMIT 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.

APPLICATION FILE NUMBER: 25D 209
LANDOWNER(S): KASTNER DEVELOPMENT CORPORATION
APPLICANT(S): CRYSTAL CREEK HOMES
PROPOSAL DESCRIPTION: DWELLING, SEMI-DETACHED and RELAXATION OF SETBACKS
LEGAL DESCRIPTION: PTN. NW 01-22-01 W5M; PLAN 2510570, BLOCK 2, LOT 10

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 0.127 acre Residential Multi-Family District parcel located on Pine Creek Ridge, approximately 160 metres east of Pine Creek Road and 112 metres from the current Foothills County and City of Calgary municipal boundary.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of a Dwelling, Semi-Detached with an Attached Garage (under 1,200 sq. ft.) and a relaxation of setbacks of the rear yard on the subject property. The proposed Dwelling, Semi-Detached is a Permitted Use, however the application requests a relaxation of setbacks, which requires a Variance.

The Dwelling, Semi-Detached has an above grade deck (3m above grade) that is proposed to be 6m from the south property line at its nearest point, when it is required to be setback 8m. Therefore, the applicants are seeking a 2m or 25% relaxation of setbacks.

Section 13.5.7.1 of the Land Use Bylaw 60/2014 states no building or group of buildings, including their accessory buildings and impervious surfaces shall cover more than 60 percent of the lot area within the Residential Multi-Family District. Impervious surfaces include, but are not limited to, patios, decks, and driveways. The application shows the Lot Coverage for the subject parcel at a total of 59.39%.

Relaxation of Setbacks for an above grade deck is a Permitted Use with a Variance under the Residential Multi-Family Land Use District; therefore, the decision on this application for Development Permit for a Variance is to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of a Dwelling, Semi-Detached with Attached Garage on the subject parcel, being a portion of NW 01-22-01 W5M; Plan 2510570, Block 2, Lot 10 has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

- This approval allows for the development and use of Ptn. NW 01-22-01 W5M; Plan 2510570, Block 2, Lot 10 for:
- a. Construction of a Dwelling, Semi-Detached with Attached Garage (under 1,200 sq. ft.) to be located in accordance with the submitted and accepted Development Permit application and with the professional reports as accepted by the County.
 - b. The rear deck is permitted to be located no closer than 6m from the south property line at its nearest point.

CONDITIONS OF APPROVAL:

The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. The applicants are required to obtain all necessary building and safety codes permits and inspections from the County to the discretion of the Safety Codes Officer.
3. It is the applicants/landowners responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:
 - a. Stormwater Management & Pond Report of March 22, 2024, by Aplin Martin Consultants Ltd., signed by Adam Sullo, P.Eng;
 - b. Geotechnical Report c/o Alipin& Martin Consultants Ltd., of October 25, 2023, by Geotechnical Group, signed by Asad Shaikh, P.Eng.;
 - c. The submitted and accepted Plot Plan by Crystal Creek Homes Inc. dated July 21, 2025;
 - d. Building Grade Slip by Aplin Martin Consultants Ltd. signed on May 21, 2025.
4. Prior to the County acknowledging completion of the development, the applicant shall provide an 'As Built' drawing from a designated professional confirming the development adheres to the accepted stormwater management plan and plot plan as noted in above condition of approval 3, specifically concerning the lot grades and lot coverage to the satisfaction of Public Works;
5. Development of the Dwelling, Semi-Detached with Attached Garage and the associated driveways, walkways, decks and patios exhausts the maximum allowable lot coverage of 60%, and therefore, **no further impervious surfaces or structures/buildings are permitted to be added to the subject parcel.**
6. The applicant/landowner is responsible for preparing and executing a Party Wall Agreement. The applicant/landowner is also responsible for registering the Party Wall Agreement once executed, through Alberta Land Titles, and provide proof of registration to the Development Authority;
7. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. Development shall comply with the applicable Building, Plumbing, Electrical and Fire Codes at all times;
2. 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 or as acknowledged within the accepted Stormwater Management and Overall Site and Grading Plan;
3. The Dwelling, Semi-Detached and attached garage must not exceed the maximum height of 12 metres (39.37 ft.), which is the maximum permitted within the Residential Multi-Family Land Use District;
4. The attached garage shall not exceed a maximum footprint of 1,200 sq. ft. in size;
5. No portion of the Dwelling, Semi-Detached with attached garage shall be used for the purpose of any business related uses or as a Secondary Suite, without first obtaining all necessary approvals from the Foothills County;
6. Emergency address signage shall be installed and maintained, to the satisfaction of the County's GIS Department;
7. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
8. The landowner/applicant indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;
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 all Pre-Release Conditions (if any). Development is not to proceed until this permit has been signed and issued.
3. Pursuant to Sections 685(1) and 685(3) of the Municipal Government Act, no appeal lies in respect of the issuance of a development permit for a Permitted Use unless the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted.
4. 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.
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