



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

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www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

October 29, 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 244

Legal Description: NW 26-20-03 W5M; Plan 1012558, Block 1, Lot 1

Approval Description: Dwelling, Temporary for Compassionate Reasons

Applicant/Owner Guy & Judith LeBlanc (Owner)

Location: Located directly east of Highway 22 and south of 354th Avenue West. Approximately 15 kilometers north of the Town of Diamond Valley and 5 kilometers south of the Hamlet of Millarville.

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 November 20, 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... 

Theresa Chipchase
Development Officer
Theresa.Chipchase@foothillscountyab.ca
(403) 603-6223

TC/as
Encl. – Development Authority Decision



DEVELOPMENT PERMIT DECISION
DATE OF DECISION: OCTOBER 29TH, 2025

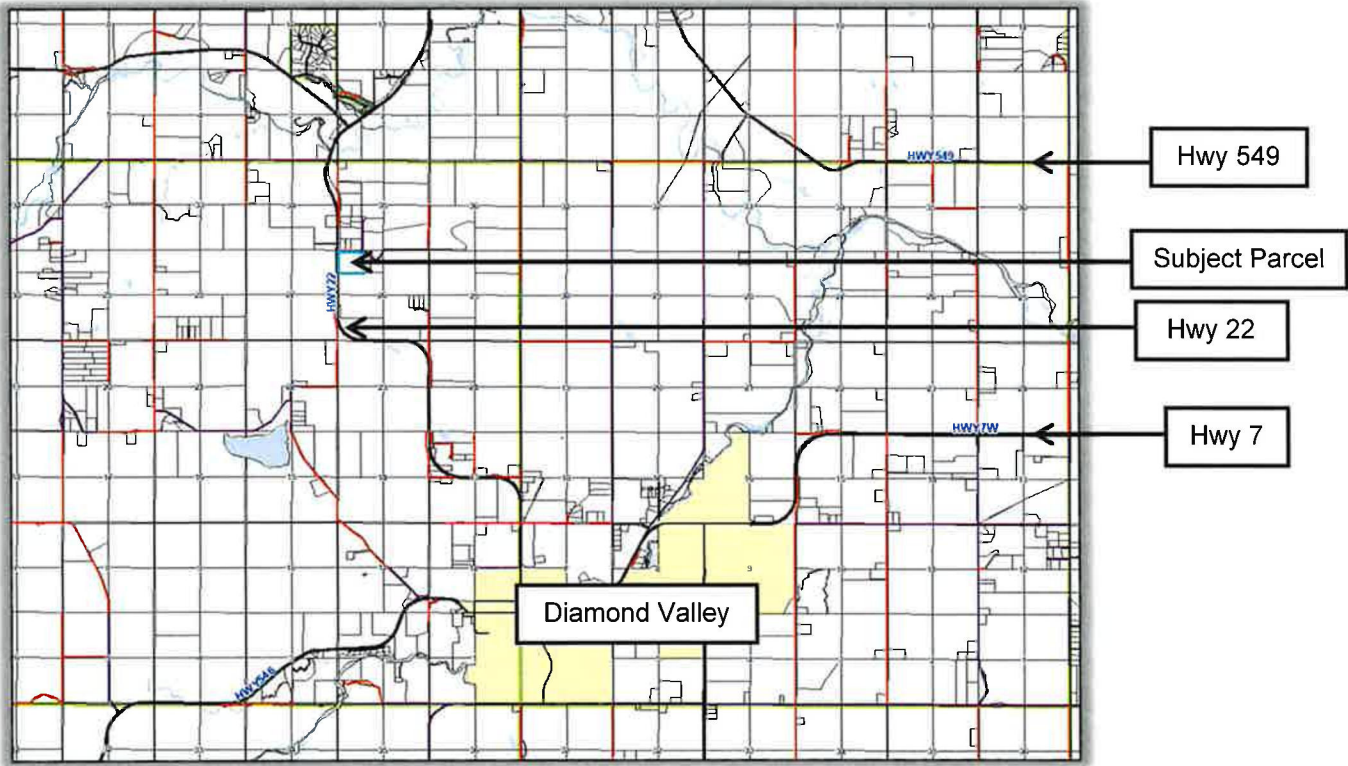
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 25D 244
LANDOWNER(S): GUY AND JUDITH LEBLANC
APPLICANT(S): GUY AND JUDITH LEBLANC
PROPOSAL DESCRIPTION: DWELLING, TEMPORARY FOR COMPASSIONATE REASONS
LEGAL DESCRIPTION: PLAN 1012558, BLOCK 1, LOT 1, PTN: NW 26-20-03-W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 42.09 acre Agricultural District parcel, located directly east of Highway 22 and south of 354th Avenue West. Approximately 15 kilometres north of the Town of Diamond Valley and 5 kilometres south of the Hamlet of Millarville.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted for renewal of an existing Dwelling, Temporary (mobile home) for Compassionate Reasons for a Child of a Landowner, which has been active since 2011.

Section 12.1.7.2(a) of the Agricultural Land Use District identifies that the maximum dwelling unit density is one Dwelling, Single Family and either one Secondary Suite or Dwelling, Temporary.

Section 10.10.28 of the Land Use Bylaw identifies that a development permit for a Dwelling, Temporary for Compassionate Reasons, not to be placed on a permanent foundation, may be issued when it is used for the housing of a child of the landowner, and can be issued for a 36-month period.

Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner is a Discretionary Use under the Agricultural Land Use District; therefore, decisions on applications for Development Permit for this use are 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 Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner, on the subject parcel being a portion of Plan 1012558, Block 1, Lot 1, PTN: NW 26-20-03-W5M 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 Plan 1012558, Block 1, Lot 1, PTN: NW 26-20-03-W5M for:
- A Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner for a period of 36 months from the date of this decision. The development is to remain in accordance with the accepted site plan and is to be used solely as a residence for the son of the landowner.

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 except under benefit of appropriate approvals.
2. The Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner is approved for a period of 36 months only, from the date of the decision. The Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner is to be used solely as a residence for the children of the landowner.

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. The applicants are advised that, as per Section 10.10 of the Land Use Bylaw 60/2014, the maximum term for renewals on Development Permits for a Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner shall not exceed six (6) years. **As such, any future application submitted for the subject Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner, will be considered as a new application.**
2. All development is required to comply with all requirements of the Alberta Building, Safety and Fire Codes at all times. Applications for building and/or safety code permits shall include, but not be limited to: proof of CSA approval, and/or an engineer's report that verifies the constructions meets the requirements for the intended use and occupancy, and illustrates sufficient capacity and functionality of the existing septic disposal facilities on the subject property;
3. The applicants are advised that this approval does not allow for the replacement of the Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner. Should replacement of the Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner be required for any reason, issuance of a new development permit would be necessary prior to placement of a new Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner and would be subject to and considered under the policies within the Land Use Bylaw at the time of application;
4. This approval does not permit the Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner to be placed on a permanent foundation, nor will any permanent attachments be permitted (i.e. enclosed porch, additions, attached deck or attached garage);
5. Emergency address signage shall be installed and maintained. The installation of any farm identification signage, or directional signage shall occur only under appropriate permit/authorization from the Foothills County, and as identified within the Land Use Bylaw;
6. Upon expiration of this approval, should the applicant(s) and/or landowner(s) fail to make a new application or make a new application that is not successful, the Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner must be removed within 60 days from the subject property in its entirety.
7. Should the Dwelling, Temporary (Mobile Home) for Compassionate Reasons no longer be utilized for its approved use as a residence for the child of a landowner, then the Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner must be removed immediately from the parcel. Should any future application for this use be unsuccessful, the landowners are responsible for having the Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner removed immediately from the property. The County is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in this permit;
8. The Dwelling, Temporary (Mobile Home) for Compassionate Reasons for a Child of a Landowner shall be assessed for taxation purposes;
9. All structures shall be located to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
10. Development shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy as a single family dwelling;
11. 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;
12. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
13. 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;
14. 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 cannot proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) 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.
4. 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.
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 Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

APPELLANT INFORMATION (e.g. Landowner or Affected Party)			
Name of Appellant(s)			
Mailing Address		Province	Postal Code
Main Phone #		Alternate Phone #	
I consent to receive documents by email: ☐ Yes ☐ No			
Email Address:			
AGENT INFORMATION & CERTIFICATION (complete section if applicable)			
Name of Organization:			
Contact Name:			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by email: ☐ Yes ☐ No			
Email Address:			
I (We)_____hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
_____ Signature of Appellant(s)		_____ Date	_____ Signature of Appellant(s)
_____ Date		_____ Date	
SITE INFORMATION			
Municipal Address (house and street number):			
Legal Land Description: Quarter-Section	Plan Township	Block Range	Lot Meridian

I AM APPEALING (check only one)		
Development Authority Decision ☐ Approval ☐ Conditions of Approval ☐ Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) _____	Subdivision Authority Decision ☐ Approval ☐ Conditions of Approval ☐ Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	Decision of Enforcement Services ☐ Stop Order ☐ 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