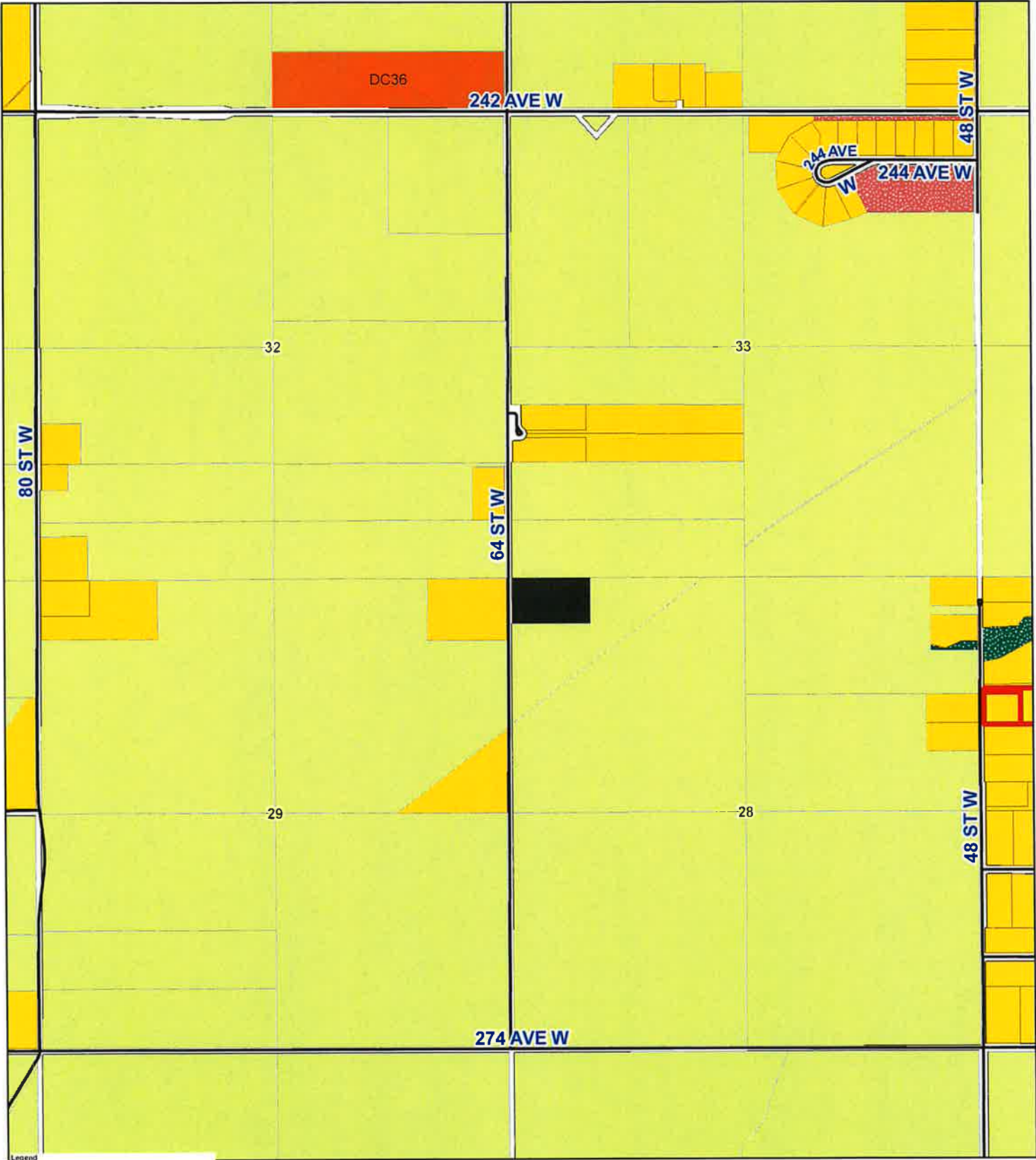




MDF General Project

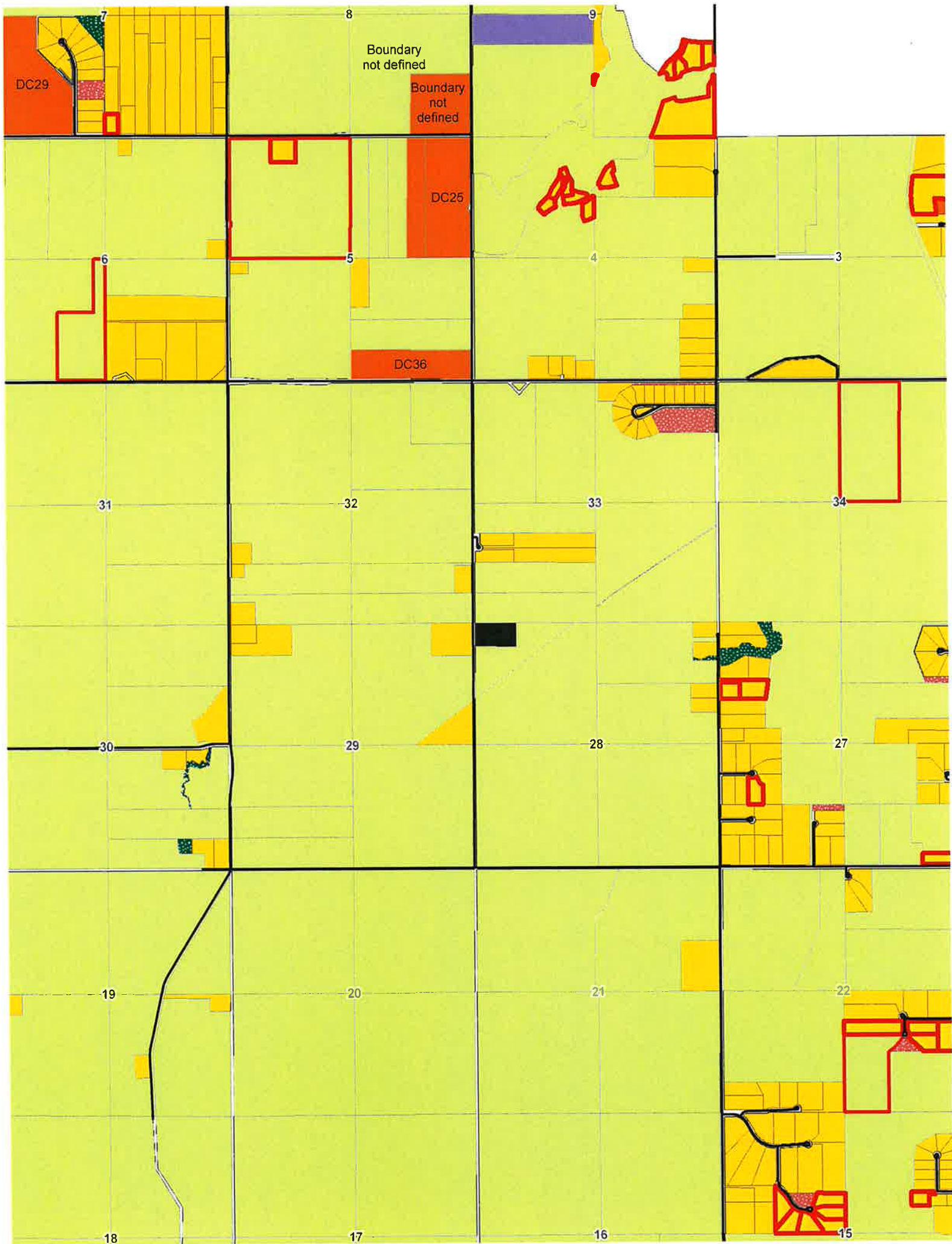


- Legend
- Parcels
 - A- Agricultural
 - CR- Country Residential
 - CRA- Country Residential Sub A
 - DC - Direct Control
 - ER- Environmental Reserve
 - MR- Municipal Reserve

Date Printed: 2025-10-14
1:18,257

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and AltaLIS.
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Existing: 10.34 Acres Development Permit Application: 25D 218

Description: Oversized Accessory Buildings (Secondary Suite, Detached); Relaxation of Setbacks Division: Div 5: Alan Alger

Use: Discretionary File Assigned to: Brenda Bartnik

DEVELOPMENT PERMIT APPLICATION

	Date	INITIAL
File Opened:	August 5, 2025	
Date Accepted as Complete:		
File Checked for Circulation:		
1. LANDOWNER(S):	NAME: Brandon & Theresa Gramlich	
	ADDRESS: [Redacted]	
	PHONE: [Redacted]	
	EMAIL: [Redacted]	
1. APPLICANT:	NAME: Same	
	ADDRESS:	
	PHONE: () -	
	EMAIL:	
3. Complete Legal Description:		
	Plan 9511487, Block 1, Lot 258026-643FW	
	Ptn NW 28 - 21 - 01 W 5 M	
4. Tax Roll:	2101285020	

30 DAY CIRCULATION

1. Approval for Referral	Aug 12/25	
2. Application to be referred to:		
Division Councillor	✓	Economic Development
Development Officer Site Insp.		AB Comm. Development
Alberta Health Services		AB Energy Regulator
Alberta Transportation		AB Agriculture
AB Environment		AB Agriculture, Sustainable Resource
Public Works		AB Agriculture, Public Lands Div.
Building & Safety Codes		
Municipal Fire Services		Fortis Alberta
Municipal Addressing		ATCO Gas
Municipal Community Services		AltaLink
AFICA		Other: City of Calgary

Notes:



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 218
 Receipt No.: 441376 Tax Roll No: 2101285020
 Date Received: July 10/25 Date Deemed Complete: Aug 12/25

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: BRANDON AND THERESA GRAMUCH
 Email: [REDACTED]
 Applicant's Mailing Address: [REDACTED]
 Telephone: [REDACTED]
 Legal Land Description: Plan 9511481, Block 1, Lot , LSD ,
 Quarter NW, Section 28, Township 21, Range 1, West of the 5 Meridian.
 Registered Owner of Land: BRANDON AND THERESA GRAMUCH
 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.

HAVE A PARTIALLY COMPLETED 2ND GARAGE. THERE
ARE NO FOOTINGS FOR THE STRUCTURE. WOULD LIKE TO
POUR A NEW PAD/FOOTINGS AND MOVE THE EXISTING
STRUCTURE ON TO NEW PAD/FOOTINGS. THEN FINISH
THE BUILDING. BUILDING WAS EXISTING WHEN WE MOVED
HERE. JUST WANT TO FINISH IT PROPERLY.
WE WOULD ALSO LIKE TO BUILD A NEW SHOP/BARN
BESIDE THE FIELD. USE IT FOR MACHINES/STORAGE.
INDOOR SPOT TO STORE/WORK ON THINGS.
A POST FRAME SHOP/BARN.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares)

10.34 ACRES

Size Of Proposed Building:

48' W x 78' L - 37' H CR PT

Height:

20' TALL + ROOF (NO DRAWINGS YET)Is There A Dwelling (Residence) On The Site: Yes X NoIf Yes, How Many? ONE

Utilities Presently On Site:

YES - NG, WELL, SEPTIC, ELECTRICAL

Are There Sour Gas Or High Pressure Facilities On Site?

NO

Utilities Proposed:

WATER/NG - FROM HOUSE NEW SEPTIC/ELEC

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.):

SITE PLAN - DON'T HAVE DRAWINGS YET

Estimated Date of Commencement:

SEPT 2025

Estimated Date of Completion:

MAY 2026I, BRANDON GRANLICH

hereby certify that I am:

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

Date:

JULY 6TH, 2025**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.

JULY 6TH, 2025

Date

Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: CR
2. Listed as a permitted/discretionary use: _____
3. Meets setbacks: _____ Yes X No If "NO", deficient in _____

4. Other information: _____

PART 5 DECISION

Date of Decision: Sept 10/25 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: _____

[Signature]
 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.



DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: September 10, 2025

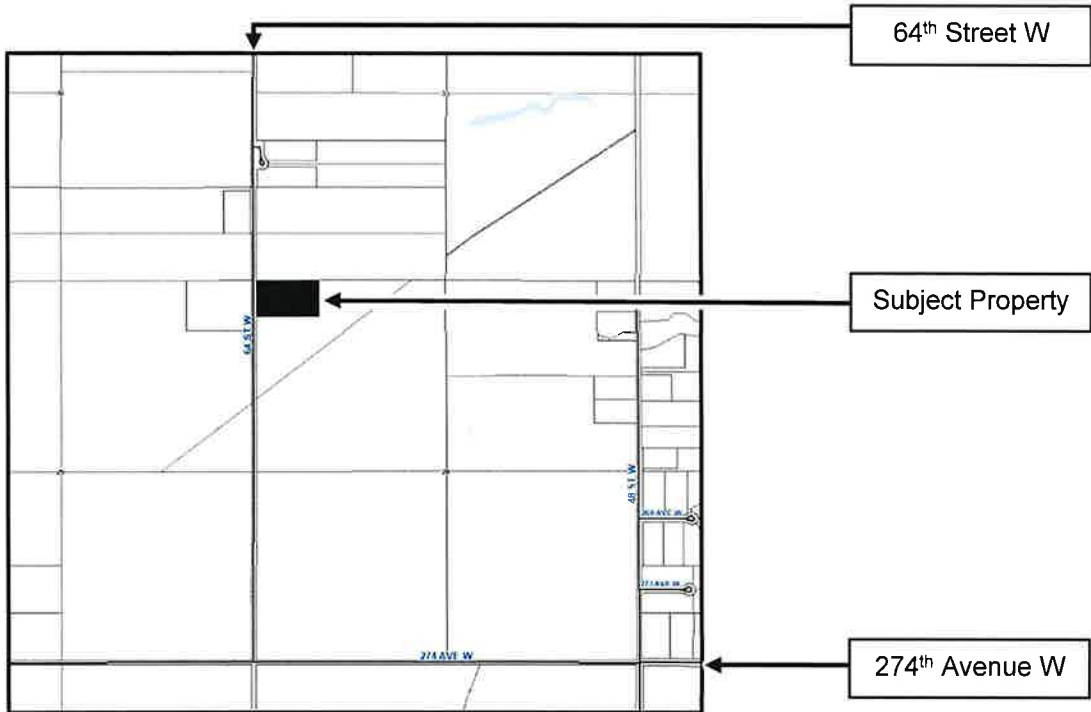
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 218
LANDOWNER(S) / APPLICANT(S): BRANDON & THERESA GRAMLICH
PROPOSAL DESCRIPTION: SECONDARY SUITE, DETACHED;
OVERSIZE ACCESSORY BUILDING
LEGAL DESCRIPTION: PTN. NW 28-21-01 W5M; PLAN 9511487, BLOCK 1

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 10.34 acre Country Residential District parcel that is located adjacent to the east side of 64th Street west, one mile south of 242nd Avenue and a little less than one mile to the north of 274th Avenue.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

The landowners have submitted a new application for development permit in order to allow for:

- a. re-location of an existing Accessory Building that has a footprint of +/- 1,468 sq. ft.; within the boundaries of the property and construct a Secondary Suite within it;
- b. an additional detached Accessory Building on the property;

A prior, similar development permit - 21D 265, has been withdrawn.

Secondary Suite, Detached means a Dwelling, Secondary Suite, which is detached from and subordinate to, the principal dwelling on the same parcel. A Secondary Suite, Detached on parcels 1 acre and larger in size shall be smaller than the habitable area of the principal dwelling, to a maximum of 1,400 sq. ft. in size; so long as all other requirements under the land use district are met.

A maximum of five personal use Accessory Buildings with a total cumulative size not to exceed 4,100 sq. ft. (380.9 sq. m.) are permitted on a parcel of 10.34 acres. Additionally, permanent dwellings on Country Residential District parcels are permitted garage space having a footprint of up to 1,200 sq. ft. (111.48 sq. m.); whether attached or detached.

While varying from the configuration allowed for under section 4.2.1 of the Land Use Bylaw 60/2014; the request for a total footprint of combined Accessory Building and Garage space is 5,222 sq. ft. when the Land Use Bylaw permits a total 5,300 sq. ft. in combined space for these purposes.

Decisions on applications for Development Permit for these uses 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 the proposed one-bedroom Secondary Suite, Detached and one additional Accessory Building on the subject parcel, being a portion of NW 28-21-01 W5M Plan 9511487, Block 1, has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval wholly replaces development permit 21D 265 and allows for the development and use of Ptn. NW 28-21-01 W5M; Plan 9511487, Block 1 for:

- a. The proposed one-bedroom Secondary Suite, Detached within an existing Accessory Building. The suite is to have a total area of up to +/- 932 sq. ft. (86.59 sq. m.);
- b. One additional Accessory Building, having a footprint of +/- 2,760 sq. ft. (256.41 sq. m.)

in accordance with the submitted Development Permit application, as accepted by the County.

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 development is to be executed in accordance with the application for development permit and the plans that have been acknowledged by the municipality to be appropriate;
2. The applicant is required to obtain all necessary building and safety code permits and inspections from Foothills County for the Secondary Suite, Detached and the proposed Accessory Building. Acknowledgement from the Safety Codes Officer that the Secondary Suite, Detached is suitable for use and occupancy for this intended purpose must be obtained prior to occupancy;
3. It is the applicant's responsibility to obtain and properly post independent County address(es) prior to occupancy. *The applicants are advised that additional addressing will cause a change to the existing mailing address for the property. Please contact the County's GIS department for information in this regard;*
4. When developing the lot, natural drainage of the lands must be maintained. Alteration to natural drainage may proceed only under approval from the County;
5. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein.

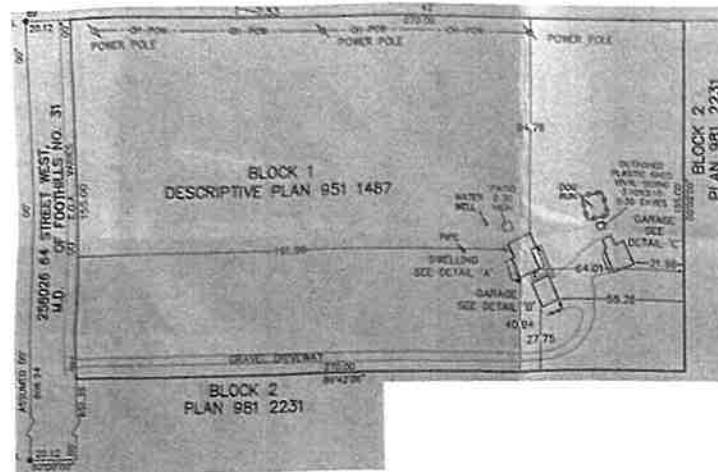
ADVISORY REQUIREMENTS:

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. 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 use of this land shall not proceed except under benefit of appropriate approvals and permits;**
2. Development and use of the land shall comply with all requirements of the applicable Building, Safety, and Fire Codes at all times;
3. A minimum of one parking space 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;
4. Emergency address signage shall be installed and maintained for the life of the development;
5. The applicant is 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);
6. All structures shall be located so as to adhere to municipal setback requirements. No variance for setbacks has been considered under this approval;
7. Accessory Buildings must not exceed 10.67m (35 ft.) from grade to peak in height; which is the maximum that the Land Use Bylaw permits;
8. Additional Accessory Buildings (including any sheds, shelters and/or lean-to's) and/or uses beyond what has been approved under this development permit must not proceed without prior approval from the County;
9. As per the executed Declaration of Understanding submitted with the application, it is the landowners' 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;
10. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
11. All storage on the property shall be in compliance with the requirements of the Land Use Bylaw and the Community Standards Bylaw;
12. The applicant is 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;
13. The applicant agrees to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s). In addition, the applicant will carry insurance to cover general liability including bodily injury and property damage to a third party;
14. The issuance of a development permit by the County does not relieve the landowner(s) of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act or encumbrance held under title to the property; which may affect use of the land.

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. 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 (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices also can 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.

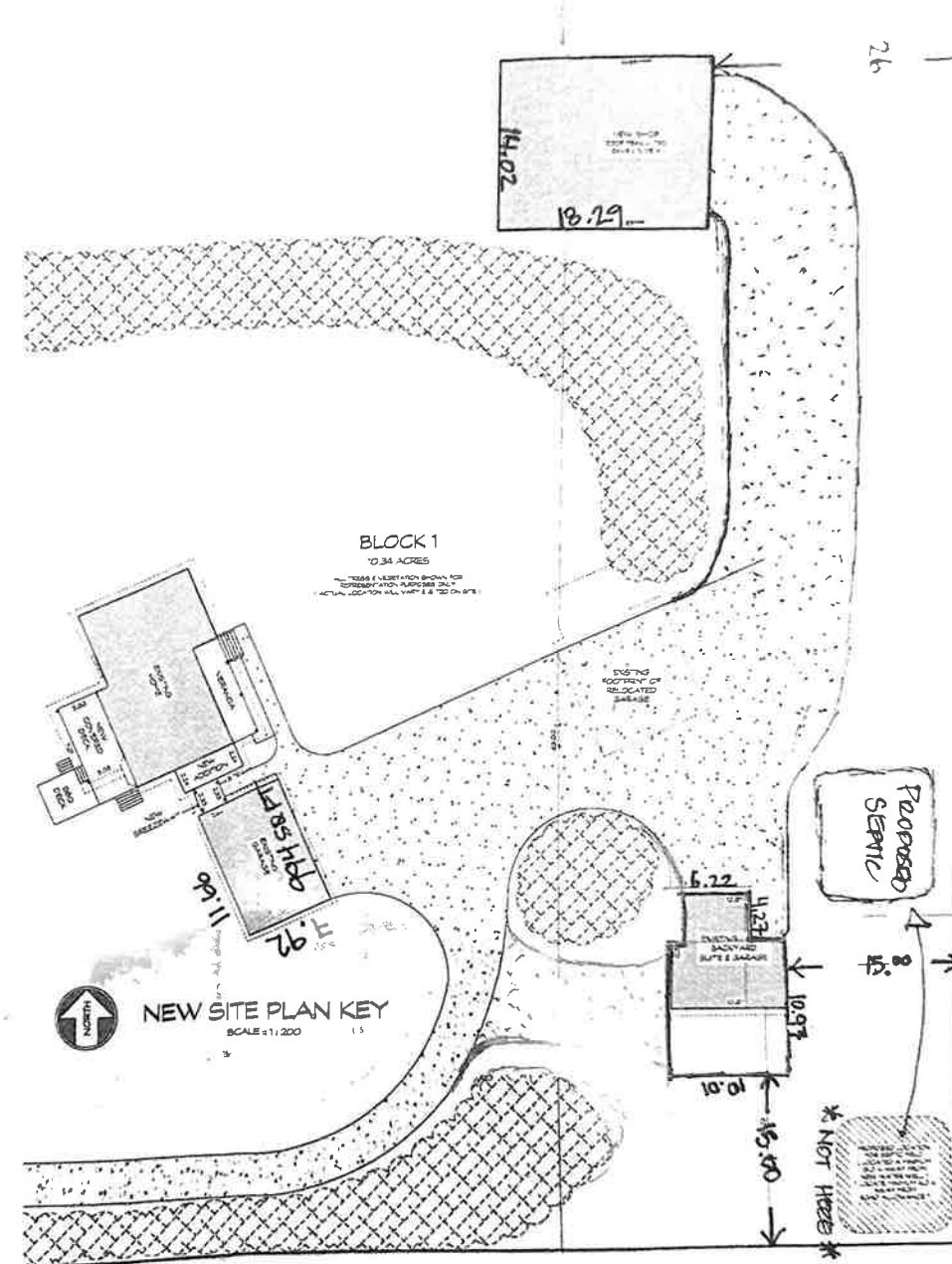


GENERAL 2-5 2-41 NOTES

- **17** **MEMBERSHIP** IN A **TRUST** IS **20% CAPITAL** **OWNED** **OWNERSHIP**
- **TRUST** **WILL** **ACQUIRE** **AND** **TRANSFER** **PROPERTY** **AS** **IF** **THEY** **WERE** **SOLE** **OWNERS** **AND** **ARE** **NOT** **CONSIDERED** **AS** **JOINT** **OWNERS**
- **CONTRACTS** **TO** **CONVEY** **AN** **INTEREST** **IN** **A** **TRUST** **ARE** **NOT** **SUBJECT** **TO** **SUBROGATION** **OR** **RECESSION**
- **TRUSTS** **ARE** **NOT** **TO** **BE** **TERMINATED** **OR** **TO** **BE** **ALIENATED** **BY** **THE** **DEATH** **OR** **INCOMPETENCE** **OF** **THE** **TRUSTEES**
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* WHEN DIMENSIONING PLOTS: SITE PLAN | TO PLOT AREA | HOME DESIGN |
PLOT AREA DIMENSION | HOME DESIGN | W. SURROUNDING PLOT | SITE PLAN
* DO NOT SCALE DRAWING

- SURVEYOR NOTES:**
- 1 DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - 2 ELEVATIONS ARE REDUCED AND DERIVED FROM N.T.A. ADJUSTED SCALE PHOTOGRAPHY.
 - 3 TO OBTAIN ACTUAL ELEVATION ADD 0.002 TO SPOT ELEVATIONS.
 - 4 SURVEY WAS COMPLETED ON:
- SEPTEMBER 22, 2018
- 5 ALL UNDESIRABLE PLANT LIFE PLANTED FROM BLOODMAN PEOPLE PLANT FROM THE SURVIVAL UNDERGROUND WHICH MUST BE LOCATED
 - 6 USED PLANTS ARE NOT PLANTED TO SCALE.

[illegible]

san tna

230026 64 STREET WEST

21A-10755
LISA 7,000 20' 48"

REVISIONS TO THE 2000 EDITION

2000年12月

BUILDING PERMIT
SUBMISSION

CLUB 2 BACARE PLAZA WY-425
JUNE 1968 1
JUNE 1968 2
JUNE 1968 3, 4, 5
JULY 1968 6
AUG 1968 7
SEPTEMBER 1968 8
OCTOBER 1968 9

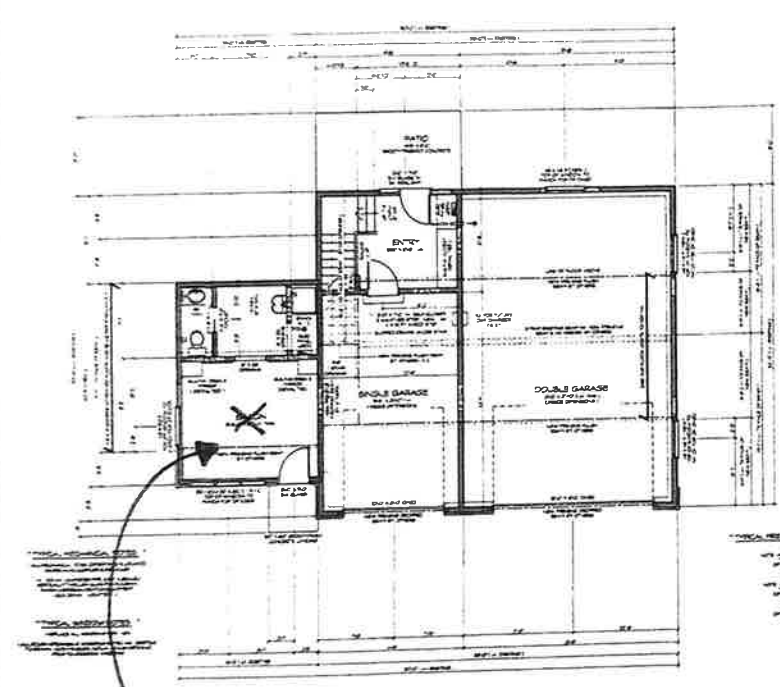
SALES & SUPPLY SQUARE FOOTAGES	
SUPPLY - 100%	1
TOTAL ADVERTISING SPACE	9
SUPPLY SINGLE ADVERTISERS	1
SALES - 100%	2

DATE 08/12/25

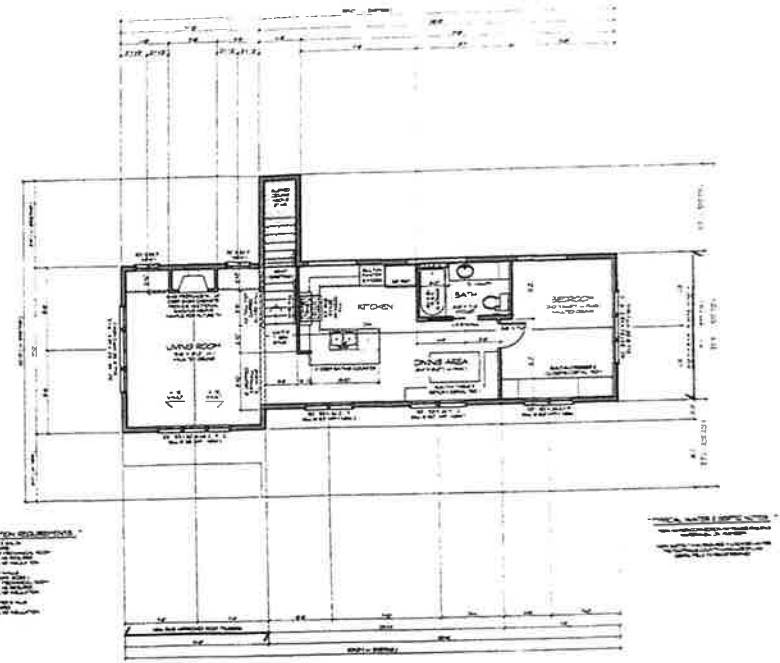
3-10-77

PAGE 3-CHY

SP 1 / 1



No SALON
JUST STORAGE
OR OFFICE FOR SUITE



NEW SUITE PLAN
780 SQ. FT.

CONTRACTOR NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

2. DIMENSIONS SHOWN ARE BASED OFF OF A COMPARISON OF AS-BUILT MEASUREMENTS, EXISTENCE DATA, AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

4. WHEN EXISTING STRUCTURES AND SYSTEMS ARE TO BE DEMOLISHED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL OF THE SAME.

santha
DESIGN
111 THE 2ND STREET
VANCOUVER BC

PROJECT ADDRESS
258026 64 STREET WEST
12 OF 12 PARCELS IN 12 ALBERTA
JULIA CORREIA
SLOTT: PLAN 201 101
REVISIONS DESCRIPTION & DATE

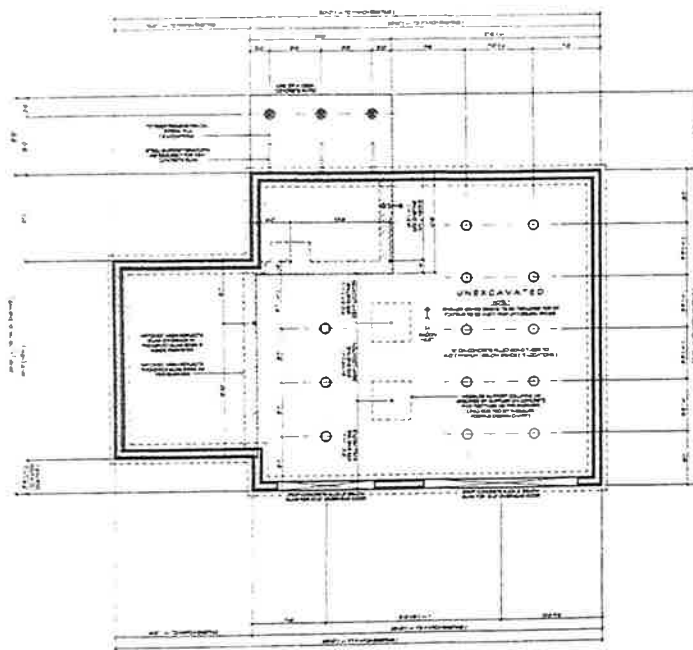
REVISIONS
BUILDING PERMIT
SUBMISSION

SQUARE FOOTAGE	
SUITE - LOFT	822
LOFT - ABOVE GARAGE	932
SUITE - SINGLE GARAGE	524
BATH	208
DOUBLE GARAGE	708

CREATED DATE
FEBRUARY 12, 2024

CREATED SCALE:
3/16" = 1'-0"

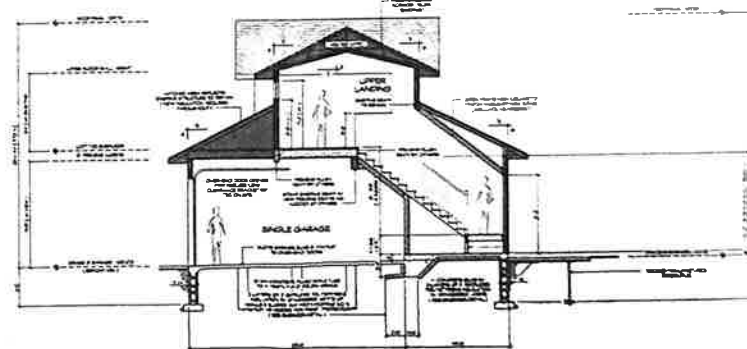
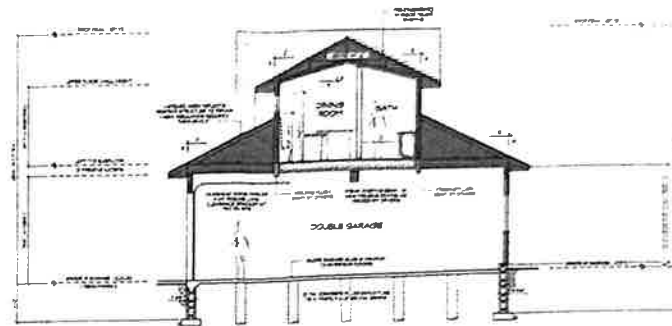
FILED: 01-08-24



CONTRACTOR NOTES:

1. FOUNDATION SHALL BE CONSTRUCTED TO MATCH EXISTING FOUNDATION. FOUNDATION SHALL BE CONSTRUCTED TO MATCH EXISTING FOUNDATION. FOUNDATION SHALL BE CONSTRUCTED TO MATCH EXISTING FOUNDATION.

2. FOUNDATION SHALL BE CONSTRUCTED TO MATCH EXISTING FOUNDATION. FOUNDATION SHALL BE CONSTRUCTED TO MATCH EXISTING FOUNDATION. FOUNDATION SHALL BE CONSTRUCTED TO MATCH EXISTING FOUNDATION.



santha

DESIGN
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 1000 1000 1000

PROJECT ADDRESS:
 258026 64 STREET WEST
 1000 1000 1000

ARCHITECT:
 1000 1000 1000
 1000 1000 1000

BUILDING PERMIT
 SUBMISSION

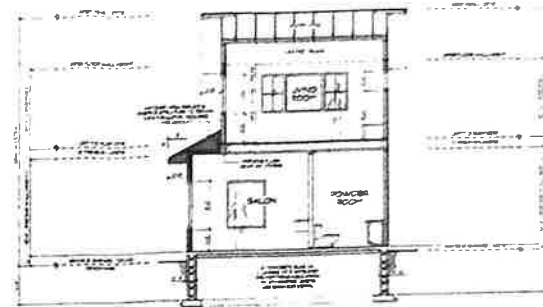
VOLUME FOOTAGE:	
BASE: 1000	1000
TOTAL: 1000	1000
BASE: 1000	1000
TOTAL: 1000	1000

1000 1000 1000

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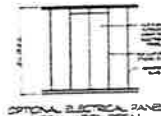
1000 1000 1000

3 / 5



EXISTING / NEW BUILDING SECTOR

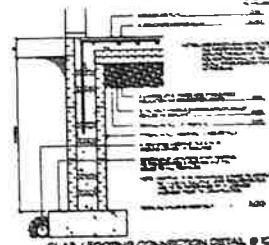
1. The following information is for your information only. It is not intended to be used for any other purpose.



OPTIONAL ELECTRICAL PANEL
INSTALLATION IS AL



6 NUDURA CONCRETE CORE (TYP) EXT WALL
ASSEMBLY DETAIL W/ MASONRY W/ HSRV



ABOVE GRADE W/ HEATED SLAB (W/ HWY

- When returning engines, vehicles and tools with the supplier a copy of a site memorandum of the findings must always be included prior to resumption of the engine checks
- Do not sign off engines

53026 64 STREET WEST

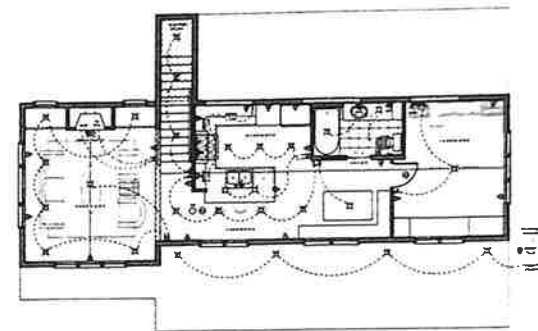
© 1997 Blackwell Science Ltd

2000 年 1 月 1 日

ANALYSIS DESCRIPTION (12/17)



E.C. = SHOP / GREASE WALL HEIGHT (EXISTING)



8.2' x 10.0' WALL HEIGHT (EASTING)

செலவுகள்	₹ 3.3
மொத்தம்	952
செலவுகள்	3.3
மொத்தம்	3.3
செலவுகள்	7.7

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

240 x 140

4-22 6-027.

E1 / E1

Brenda Bartnik

From: Theresa Gramlich [REDACTED]
Sent: August 11, 2025 9:16 PM
To: Brenda Bartnik; Brandon Gramlich
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Gramlich
Attachments: REVISED SITE PLAN.pdf

Hi Brenda,

Here are the attached documents and answers below. Please let us know if we completed anything wrong or if we forgot anything.

Thanks

Answers

A. Yes we are wanting to withdraw the old application and this is the proposed new developments we would like to do.

B. No we are not doing a salon in the new building at this point.

C. We have changed the new drawings to have the 15 meter set back required

D. Here is the footprint of all the buildings - I also added the sq ft for our existing garage as well
2nd garage (1181 sq ft) + storage (286 sq ft) - 1,467 sq ft Shop/barn - 2,760 sq ft = Total 4,227 sq ft

I will follow this email with the secondary suite application. For some reason it won't let me attach it to this email.

Thank you,

Sent from Outlook

From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: August 5, 2025 10:42 AM
To: Brandon Gramlich [REDACTED] Theresa Gramlich <[REDACTED]>
Subject: Foothills Notice of Incomplete Application - 25D XXX - Gramlich

**Re: Notice of Incomplete Application – Development Permit
Oversize Accessory Buildings; Secondary Suite, Detached; and Relaxation of Setbacks
Plan 9511487, Block 1; Ptn. NW 28-21-01 W5M**

This correspondence is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of August 5, 2025.

Attached are the File Manager's comments regarding this application as well as a copy of the receipt for your payment. If you have any questions or concerns, please feel free to contact me.

Please fill in form, print and sign application before returning to Foothills County.
The form must be signed by the landowner(s) of the property.



Secondary Suite Checklist

Foothills County

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 and Safety Code Permits. An application must be made for all required Building and/or Safety Codes Permits.

Construction of Secondary Suites may not commence, nor can a Secondary Suite be occupied, prior to the issuance of all required Development, Building, and Safety Code approvals.

LANDOWNER/APPLICANT INFORMATION

Name of Landowner(s) BRANDON AND THERESA GRAMLICH

Name of Applicant(s) BRANDON AND THERESA GRAMLICH

Legal Land Description: Plan 9511497 Block 1 Lot _____

Quarter Section NW Township 21 Range 1 Meridian 5

Area of Lot (In Acre or Hectares) 10.34

TYPE OF SECONDARY SUITE

(LOCATED WITHIN)	CHECK	(STAND-ALONE)	CHECK
Existing Principal Dwelling/Attached Garage		Proposed New Detached Secondary Suite	
Existing Accessory Building	☒	Existing Detached Secondary Suite	
Proposed New Principal Dwelling/Attached Garage			
Proposed New Accessory Building			

SUITE INFORMATION

Secondary Suite existed before Bylaw 68/2023 was adopted: January 31, 2024 ☐ YES ☒ NO

Estimated date of Construction (if Secondary Suite existed prior January 31, 2024):

Total habitable area of principal dwelling (pre-Secondary Suite): MAIN HOUSE APPROX 3400 SQ FT

Total area of the Secondary Suite area (sq. ft.): 780 SQ FT (1750 MAIN + 1650 BASEMENT)

The following definitions may be used to help determine the total area of the Secondary Suite:

HABITABLE AREA of a Secondary Suites is the sum of all floors of all livable space contained within the exterior walls of the structure, including the basement, designated for human occupancy including areas for living, sleeping, eating or food preparation, or recreational purposes, but does not include the garage or areas devoted exclusively to mechanical or electrical equipment servicing the development.

BUILDING FOOTPRINT means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing things such as lot coverage.

Maximum height of Secondary Suite: 25'

Total number of Dwelling Units on the parcel (prior to making this application): 1

Number of parking spaces provided for the Secondary Suite: 2

Describe availability of storage space accessible to the occupants of the Secondary Suite: STORAGE IN THE ENTRY + GARAGE

WATER SOURCE

1. Connection to Municipal Water System

Name of Municipal Water System or Hamlet/Subdivision: _____

Requirements:

- ☐ I have attached a letter of confirmation from the County indicating there is adequate water to service the additional use (Secondary Suite) on the subject parcel.
- ☐ I have completed and attached the necessary "Application for Connection to Municipal Services" and Municipal Servicing Declaration for approval to connect to the municipal water system.
- ☐ I have included a site plan showing the existing water line on the parcel and illustrating the proposed new water line and/or water line connection location as it ties into the existing system.

2. Connection to Non-Municipally Owned Communal Water System

Name of Private Water System Provider: _____

Requirements:

- ☐ I have attached a letter from owner/operator of the piped water system, confirming approval to connect and confirmation there is adequate water available to service the additional use for the Secondary Suite on the subject parcel.

3. New or Existing Groundwater Well (Check one)

- ☐ Connected to new well specifically for the Secondary Suite
- ☒ Connection to existing groundwater well on the parcel specifically for the Secondary Suite
- ☐ Propose to share existing groundwater well on site.

Explain shared use: _____

- ☐ I am installing a water cistern to supplement the groundwater source for the Secondary Suite (if this option is selected, the below Section 4 must also be completed).

4. Water is hauled to the site to the cistern or water storage system as the water source for the Secondary Suite

- ☐ Cistern/Water Storage System (please include size of storage) _____
- ☐ Where is the water supply hauled from (municipal treated source)? _____
- ☐ I have provided a Water Management Plan outlining a proposal to dictate how an adequate potable water supply is to be maintained for the Secondary Suite at all times.

SEWAGE TREATMENT AND DISPOSAL

1. Connection to Municipal Wastewater/Sewer System

Name of Municipal System/Hamlet/Subdivision: _____

Requirements:

- ☐ I have attached a letter of confirmation from the County indicating there is adequate capacity for the additional wastewater to service the additional use on the subject parcel.
- ☐ I have completed and attached the necessary "Application for Connection to Municipal Services" for approval to connect to the municipal wastewater/sewer system.
- ☐ I have included a site plan showing the existing wastewater/sewer line on the parcel and have illustrated the proposed new wastewater/sewer line and/or connection location as it ties into the existing system.

2. Connection to Non-Municipally Owned Wastewater /Sewer System

Name of Private Wastewater/Sewer System Provider: _____

Requirements:

- ☐ I have attached a letter from owner/operator of the wastewater/sewer system, confirming approval to connect to the system and confirmation there is adequate capacity to service the additional use of a Secondary Suite on the subject parcel.
- ☐ I have completed and attached the necessary "Application for Connection to Municipal Services" and Municipal Servicing Declaration for approval to connect to the municipal wastewater system.

3. Private Wastewater /Sewer System

- ☐ Connection to existing private sewage treatment system on the property
* (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
- ☐ Expansion of existing private sewage treatment system on the property
* (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
- ☒ Construction of new private sewage treatment system on the property
* (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)

ADDITIONAL INFORMATION REQUIRED

Specify other supporting material attached that forms part of this application (i.e., Site plan, Covenants, Servicing plans, Floor Plan, Elevation Drawings, proposed and/or existing screening, and supporting information).

SEE ATTACHED SET OF PLANS:
SITE PLAN/GARAGE+ SUITE DRAWINGS

Estimated Date of Commencement: SEPT 2025

Estimated Date of Completion: SEPT 2026

Describe how the potential for impact on neighbouring properties is minimized (location, design, screening/landscaping, installation of cistern/water storage, etc.)

Will BE PLANTING TREES AROUND TO MINIMIZE VISIBILITY
REQUESTED LOCATION NOT VERY VISIBLE TO MOST OF THE
NEIGHBORING PROPERTIES.

911 ADDRESS INFORMATION

- ☒ I hereby acknowledge and understand that I may be required to obtain a new 911 address for safety and emergency purposes for the Secondary Suite developed on the property and agree to do so in accordance with the rules and requirements of the Foothills County and acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand and accept that this may result in changes to the Canada Post mail address. The county is not responsible for associated costs of such.

PRE-APPLICATION BUILDING AND SAFETY CODES INSPECTION

- ☐ I hereby acknowledge that I understand that I have the option to have a Building and Safety Codes Officer conduct a pre-development permit application inspection of the existing Secondary Suite for a fee of \$160.00 + 4% Safety Codes Fee. This inspection would allow for a certified Building Inspector to outline how well the existing un-permitted Secondary Suite meets the Alberta Building Code and would provide a better understanding of renovations or changes that may be required to bring the Secondary Suite into compliance with safety regulations.
- ☐ Pre-application inspection completed (Provide copy of the County's preliminary inspection report)
- ☒ Pre-application inspection not requested

SECONDARY SUITE REGISTRY

☒ I hereby consent to Foothills County publishing my legal description, municipal address, parcel size, land use, Development Permit Application #, and type of Secondary Suite approved on the property within the Secondary Suite Registry as public information. Applicant/Landowner names will not be disclosed on the Registry. This Registry is intended to allow prospective tenants, landowners, realtors, and other interested parties to search permitted Secondary Suites in the Municipality.

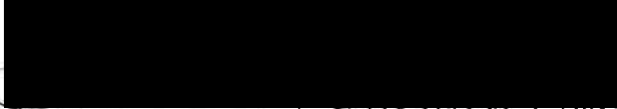
SIGNATURES



Signature of Landowner(s) BRANDON GRAMLICH

AUG 14, 2025

Date



Signature of Landowner(s) THERESA GRAMLICH

AUG 11, 2025

Date

Signature of Applicant(s)

Date

Signature of Applicant(s)

Date



DECLARATION OF UNDERSTANDING

Foothills County

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

Landowners are required to review this Declaration of Understanding and then sign it before a Commissioner for Oaths. Commissioners are available at the County Office by appointment with the Planning Department.

REGISTERED LANDOWNER(S) DECLARATION

This is to certify that the Landowners (names of all landowners registered on the certificate of title must be included):

Brandon Gramlich

Print Name

Theresa Gramlich

Print Name

I/(we) understand:

- a. Proof of water for the purposes of household consumption (human consumption, sanitation, fire prevention and water animals, gardens, lawns and trees) is legislated and enforced under the Provincial Water Act.
- b. It is the Landowner's responsibility to understand and acknowledge the estimated water supply requirements necessary for all existing and proposed uses on the property.

The province has developed a worksheet titled, "Calculation of the Average Daily / Annual Water Requirements" that can be used to assist you with understanding this requirement and is available on the Province's website here: <https://open.alberta.ca/publications/9781460143414>

- c. It is the Landowner's responsibility to ensure that an adequate potable water supply is provided and maintained for both existing and proposed uses on the property, including the Secondary Suite.
 - i. Where a Secondary Suite is being connected to a piped water system, it is the landowner's responsibility to submit a letter to the Development Authority providing confirmation from the supplier of the piped water system indicating that there is adequate water available to service the existing uses and proposed additional use (Secondary Suite and associated water use) on the subject parcel, and that the supplier has authorized the approval to connect.
 - ii. Where groundwater is being utilized as potable water supply for a Secondary Suite, it is the Landowner's responsibility to supply and maintain an adequate quantity of potable water while still complying with the maximum allowance of 1250m³ per year (750 imperial gallons per day) per household for groundwater sources on a parcel under the Water Act (a Secondary Suites constitutes as an additional household).

Alberta Environment and Parks has published a document called "Water Wells That Last." as a guide for private well owners in Alberta. It is recommended that you review this document if utilizing groundwater as a water supply for your property. A copy can be found at the following link <https://open.alberta.ca/publications/9781460143414>.
 - iii. Where water is hauled to the site to be utilized as the potable water supply for a Secondary Suite, it is the landowner's responsibility to ensure the appropriate size of cistern or holding tank is installed in accordance with all applicable Municipal and/or Provincial Legislation. The landowner is also responsible for ensuring that all road bans are adhered to.

Municipal Road Ban information can be found on the County's website here: <https://www.foothillscountyab.ca/alerts/2024-spring-road-bans>

- d. It is the Landowner's responsibility to ensure that the water quality meets the Guidelines for Canadian Drinking Water Quality and Alberta Health Services Criteria to ensure that the water quality is suitable.
- e. It is the Landowner's responsibility to provide adequate wastewater/sewage disposal for the Secondary Suite to the satisfaction of the Building/Safety Codes Officer.
 - i. Where sewage disposal is connected to an approved piped communal collection system, the operator of the communal system must confirm that the system has adequate capacity for the additional sewage and has authorized the approval to connect.

- ii. Where an existing private sewage treatment system is being used, a certified septic designer/installer must confirm that the existing system can adequately manage the additional waste or a new system or addition to the existing system has been adequately sized to accommodate the additional waste and the location is suitable.
- f. I acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand that this may result in changes to the Canada Post mailing address. The county is not responsible for associated costs of such.

I (we) declare to have read and understand the above requirements and have exercised due diligence to ensure that we meet these above noted requirements prior to making application for approval of a Secondary Suite in Foothills County.

Sworn before me at the Town
of HIGH RIVER in the Province
of Alberta this 11 day of AUGUST, 2025


A Commissioner for Oaths in and for the Province of Alberta

SAMANTHA LYNN PAYNE
A Commissioner for Oaths
in and for Alberta
My Commission Expires December 11, 2025

Sworn before me at the Town
of HIGH RIVER in the Province
of Alberta this 11 day of AUGUST, 2025


A Commissioner for Oaths in and for the Province of Alberta

SAMANTHA LYNN PAYNE
A Commissioner for Oaths
in and for Alberta
My Commission Expires December 11, 2025

Landowner (Print Name Below)

BRANDON GRAMMUCH

Landowner (Print Name Below)

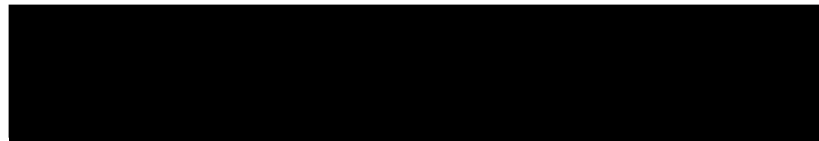
THERESA GRAMMUCH

If no wells are listed on-site:

I, BRANDON GRAMUCH being the registered
Owner(s) or agent acting on behalf of the registered owner(s)

of Q: NW S: 28 T: 21 R: 1 W: 5
(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 6th day of JULY, 20 25.

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 _____ day of _____, 20 _____.

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

DEVELOPMENT PERMIT CIRCULATION
MEMORANDUM

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

File Number: 25D 218

Date: August 13, 2025

Landowner: Brandon & Theresa Gramlich **Agent:**

Legal: Plan 9511487, Block 1

Description: Ptn: NW 28-21-01 W5M

Parcel Size: 10.34 Acres

Proposal: Oversized Building & Secondary Suite, Detached

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: Brenda Bartnik Brenda.Bartnik@foothillscountyab.ca

Application to be referred to:

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

Notes:

Michelle LeDuc

From: FC_Planning
Sent: August 13, 2025 9:22 AM
To: Alan Alger
Cc: Brenda Bartnik
Subject: Circulation for Development Permit 25D 218
Attachments: 25D 218 Circulation Package.pdf

Good morning,

Please find attached the Circulation for Development Permit 25D 218. This is being provided to you for information purposes only as the subject parcel is located within your Division.

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

Michelle LeDuc

From: FC_Planning
Sent: August 13, 2025 9:22 AM
To: fhcircs@calgary.ca
Cc: Brenda Bartnik
Subject: Circulation for Development Permit 25D 218 - Please respond by September 15, 2025
Attachments: 25D 218 Circulation Package.pdf

Good morning,

Find attached our circulation for Development Permit 25D 218. Please review and respond **prior to September 15, 2025.**

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

Brenda Bartnik

From: FC_Planning
Sent: August 15, 2025 11:15 AM
To: Brenda Bartnik
Subject: FW: Circulation for Development Permit 25D 218 - Please respond by September 15, 2025

From: Fuenmayor, Geraldine <Geraldine.Fuenmayor@calgary.ca>
Sent: August 15, 2025 10:24 AM
To: FC_Planning <Planning@Foothillscountyab.ca>
Cc: Cave, Kristine <Kristine.Cave@calgary.ca>
Subject: RE: Circulation for Development Permit 25D 218 - Please respond by September 15, 2025

Good Morning Brenda Bartnik,

The City of Calgary has reviewed the below noted circulated application referencing the *Intermunicipal Development Plan for the Municipal District of Foothills and the City of Calgary (IDP)* and other applicable policies.

The City of Calgary has **no comments** regarding **Application #25D 218** for oversized building and secondary suite, detached.

Thank you,

Geraldine Fuenmayor

Planner | Regional Planning

C 587.890.9137 | E geraldine.fuenmayor@calgary.ca

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Wednesday, August 13, 2025 9:22 AM
To: Foothills Circulations <[fhcirs@calgary.ca](mailto:fhcircs@calgary.ca)>
Cc: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Subject: [External] Circulation for Development Permit 25D 218 - Please respond by September 15, 2025

This Message Is From an External Sender

This message came from outside your organization.

Michelle LeDuc

From: FC_Planning
Sent: September 10, 2025 9:18 AM
To: [REDACTED]
Cc: Brenda Bartnik
Subject: Development Officer's Decision for Development Permit 25D 218
Attachments: 25D 218 Notice of Decision Landowner.pdf; Appeal Form.pdf; 25D 218 Development Officers Decision.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 25D 218, originals to follow in the mail. **Please reply stating you have received this email and attachment.**

If you have any questions, please contact **Brenda Bartnik** of our Planning Department at Brenda.Bartnik@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

Michelle LeDuc

From: FC_Planning
Sent: September 10, 2025 9:19 AM
To: FC Assessment
Cc: Brenda Bartnik
Subject: Development Officer's Decision - Development Permit 25D 218 (2101285020)
Attachments: 25D 218 Development Officers Decision.pdf

Good morning,

Please find attached the Development Officer's Decision for Development Permit 25D 218. The roll number for this parcel is 2101285020.

If you have any questions, please contact **Brenda Bartnik** of our Planning Department at Brenda.Bartnik@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

Michelle LeDuc

From: FC_Planning
Sent: September 10, 2025 9:19 AM
To: Alan Alger
Cc: Brenda Bartnik
Subject: Development Officer's Decision - Development Permit 25D 218
Attachments: 25D 218 Development Officers Decision.pdf

Good morning,

Please find attached the Development Officer's decision for Development Permit 25D 218. This is being provided to you for information purposes only as the subject parcel is located within your Division.

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



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

September 10, 2025

Brandon & Theresa Gramlich

COPY

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 25D 218
Ptn: NW 28-21-01 W5M; Plan 9511487, Block 1
Oversized Accessory Building and Secondary Suite, Detached**

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 October 2, 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

Brenda Bartnik

Development Officer

Brenda.Bartnik@foothillscountyab.ca

(403) 603-6222

BB/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

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 218

Legal Description: NW 28-21-01 W5M; Plan 9511487, Block 1

Approval Description: Oversized Accessory Building and Secondary Suite, Detached

Applicant/Owner Brandon & Theresa Gramlich

Location: Located adjacent to the east side of 64th Street west, one mile south of 242nd Avenue and a little less than one mile to the north of 274th Avenue

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...

Brenda Bartnik

Development Officer

Brenda.Bartnik@foothillscountyab.ca

(403) 603-6222

BB/ml

Encl. – Development Authority Decision



DEVELOPMENT AUTHORITY DECISION
DATE OF DECISION: September 10, 2025

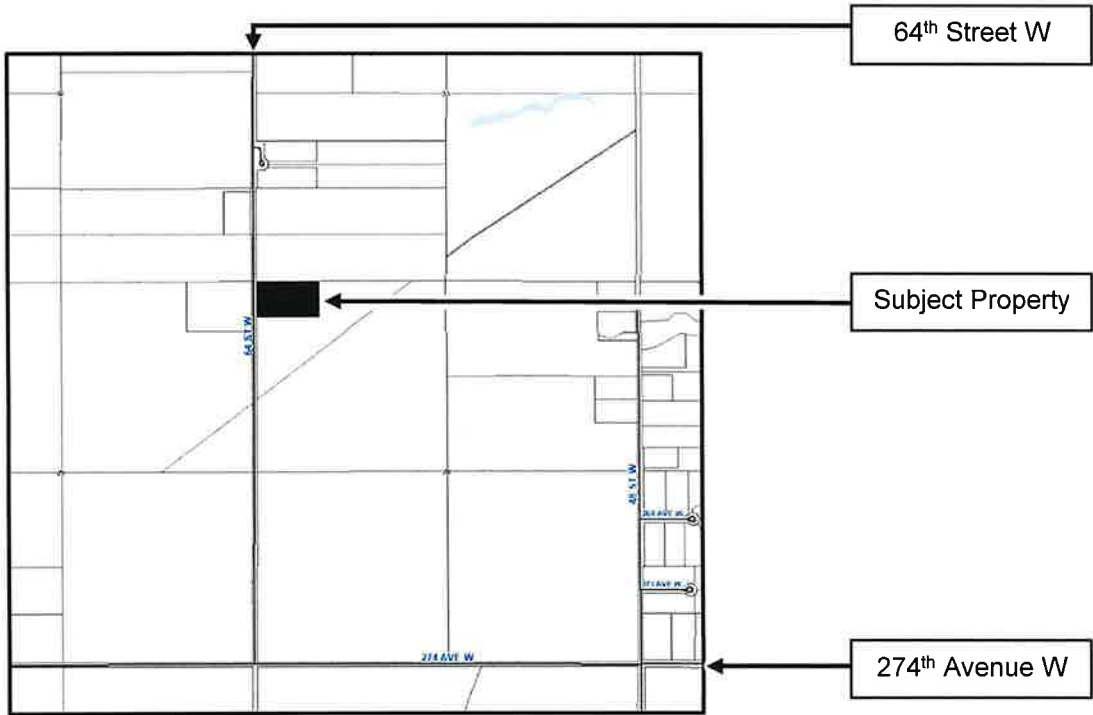
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 218
LANDOWNER(S) / APPLICANT(S): BRANDON & THERESA GRAMLICH
PROPOSAL DESCRIPTION: SECONDARY SUITE, DETACHED;
OVERSIZE ACCESSORY BUILDING
LEGAL DESCRIPTION: PTN. NW 28-21-01 W5M; PLAN 9511487, BLOCK 1

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 10.34 acre Country Residential District parcel that is located adjacent to the east side of 64th Street west, one mile south of 242nd Avenue and a little less than one mile to the north of 274th Avenue.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

The landowners have submitted a new application for development permit in order to allow for:

- a. re-location of an existing Accessory Building that has a footprint of +/- 1,468 sq. ft.; within the boundaries of the property and construct a Secondary Suite within it;
- b. an additional detached Accessory Building on the property;

A prior, similar development permit - 21D 265, has been withdrawn.

Secondary Suite, Detached means a Dwelling, Secondary Suite, which is detached from and subordinate to, the principal dwelling on the same parcel. A Secondary Suite, Detached on parcels 1 acre and larger in size shall be smaller than the habitable area of the principal dwelling, to a maximum of 1,400 sq. ft. in size; so long as all other requirements under the land use district are met.

A maximum of five personal use Accessory Buildings with a total cumulative size not to exceed 4,100 sq. ft. (380.9 sq. m.) are permitted on a parcel of 10.34 acres. Additionally, permanent dwellings on Country Residential District parcels are permitted garage space having a footprint of up to 1,200 sq. ft. (111.48 sq. m.); whether attached or detached.

While varying from the configuration allowed for under section 4.2.1 of the Land Use Bylaw 60/2014; the request for a total footprint of combined Accessory Building and Garage space is 5,222 sq. ft. when the Land Use Bylaw permits a total 5,300 sq. ft. in combined space for these purposes.

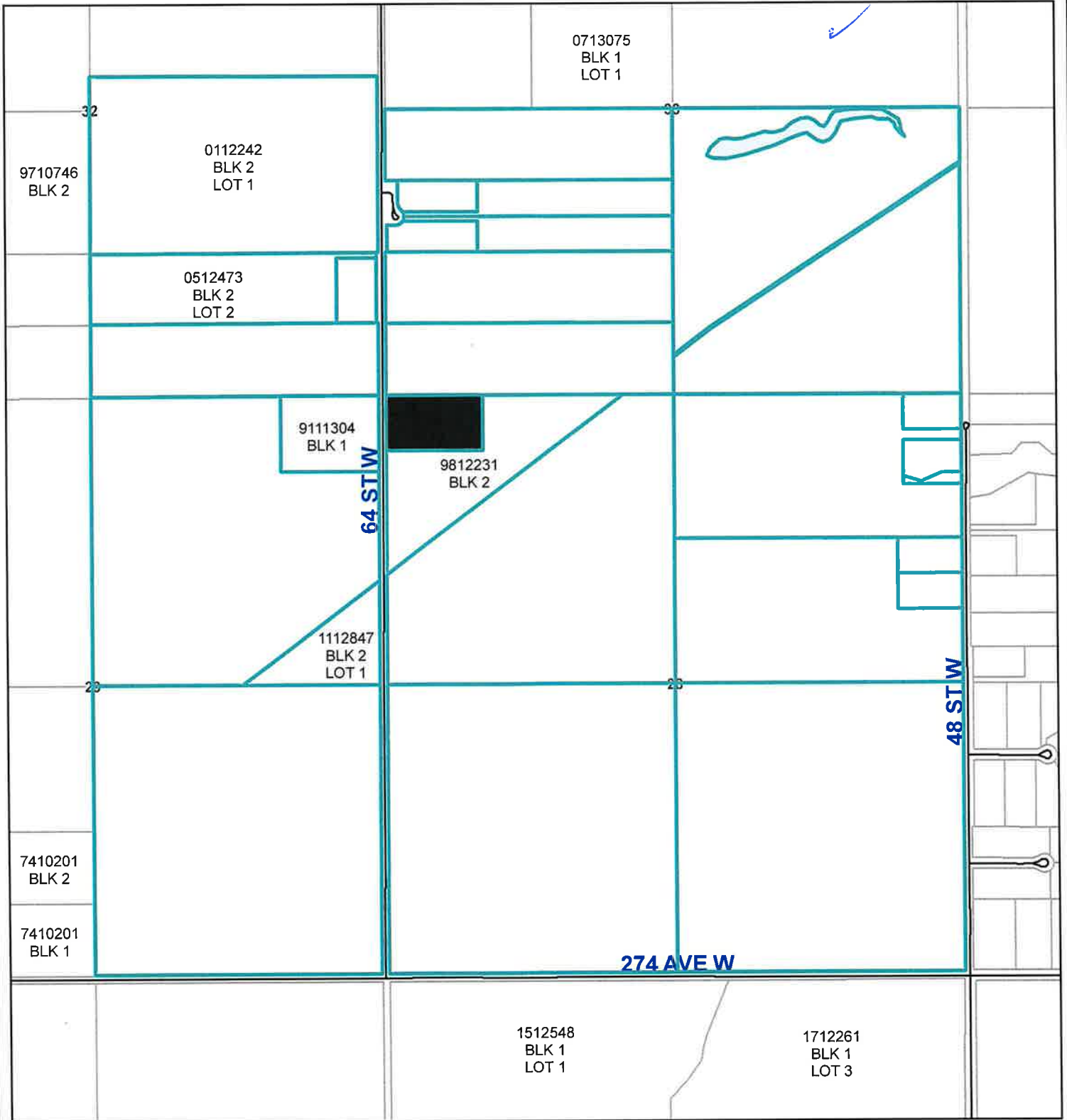
Decisions on applications for Development Permit for these uses are to the discretion of the Development Officer and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed one-bedroom Secondary Suite, Detached and one additional Accessory Building on the subject parcel, being a portion of NW 28-21-01 W5M Plan 9511487, Block 1, has been considered by the Development Officer and is **APPROVED** subject to the following:



Half Mile Map

NW 28-21-01 W5M; Plan 9511487, Block 1



Legend

- Roads
- Parcels
- Subject Parcel

Date: 2025-09-03

0 0.25 0.5

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and Aerials. 1 Miles

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 208**
Ptn. NW 01-22-01 W5M; Plan 2510570, Block 2, Lot 9
Dwelling, Semi-Detached and Relaxation of Setbacks
County Contact- Stacey Kotlar- Development Officer
2. **Development Permit Application 25D 209**
Ptn. NW 01-22-01 W5M; Plan 2510570, Block 2, Lot 10
Dwelling, Semi-Detached and Relaxation of Setbacks
County Contact- Stacey Kotlar- Development Officer
3. **Development Permit Application 25D 198**
Ptn. SE 15-21-29 W4M; Plan 9112581, Block 6, Lot 2
Oversized Attached Garage and Sea-cans
County Contact- Brenda Bartnik- Development Officer
4. **Development Permit Application 25D 218**
Ptn. NW 28-21-01 W5M; Plan 9511487, Block 1
Oversized Accessory Building and Secondary Suite, Detached
County Contact- Brenda Bartnik- 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., 25D 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 October 2, 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 **September 10 and September 17, 2025**

Michelle LeDuc

From: FC_Planning
To: [REDACTED]
Cc: Brenda Bartnik
Subject: Notice of Complete Application – Development Permit 25D 218

Good morning,

Re: Notice of Complete Application – Development Permit 25D 218
Ptn: NW 28-21-01 W5M; Plan 9511487, Block 1
Oversized Accessory Buildings & Secondary Suite, Detached

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 August 12, 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 Brenda Bartnik at Brenda.Bartnik@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

Brenda Bartnik

From: Brenda Bartnik
Sent: August 5, 2025 10:42 AM
To: Brandon Gramlich; Theresa Gramlich
Subject: Foothills Notice of Incomplete Application - 25D XXX - Gramlich
Attachments: Notice of Incomplete Application 25DXXX - Gramlich.pdf; 2024 Secondary Suite Application.pdf; Secondary Suites in Foothills County Information Guide June 2024.pdf; Accessory Buildings.pdf; Setbacks Relaxation.pdf; 1040_001.pdf

Re: Notice of Incomplete Application – Development Permit

Oversize Accessory Buildings; Secondary Suite, Detached; and Relaxation of Setbacks

Plan 9511487, Block 1; Ptn. NW 28-21-01 W5M

This correspondence is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of August 5, 2025.

Attached are the File Manager's comments regarding this application as well as a copy of the receipt for your payment.

If you have any questions or concerns, please feel free to contact me.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605
High River, Alberta T1V 1M7
Tel: 403-652-2341 Fax: 403-652-7880
www.foothillscountyab.ca

August 5, 2025

Brandon & Theresa Gramlich

VIA email:

RE: Plan 9511487, Block 1; Ptn. NW 28-21-01 W5M

NOTICE OF INCOMPLETE APPLICATION – Development Permit

This letter is being sent to serve as notice of acknowledgement that the application as noted above is considered incomplete as of **August 5, 2025**.

The outstanding information required to complete the application includes:

1. The site plan and the secondary suite drawing set are difficult to read. Is it possible to get clearer copies of the plans?
2. To better understand the overall intent of the application, please provide the following:
 - a. Identify the status of development permit application 21D 265. I.e. Is 21D 265 being withdrawn and replaced with this new application?
 - b. The submitted site plan shows 'new salon' but the floor plan shows 'no salon'. Please confirm which is correct and verify as to if a salon is to be located on the property.
 - c. A relaxation of setbacks appears to be requested for the Secondary Suite, Detached. As the building is being relocated on the property, a relaxation to 10m from the property line at this location may not be able to be approved. The request for relaxation would need to place the building, at nearest, 11.25m from the property lines. Alternately, if refused, you have the ability to appeal the refusal and state your case before the Development Appeal Board.
 - d. Please confirm the combined footprint for all accessory buildings that are proposed to be located on the property. I.e: What is the total footprint for the Secondary Suite, Detached + the proposed new shop + any sheds/shelters, whether existing or proposed. Please keep in mind that over and above your existing house and existing garage, the maximum combined footprint for personal use accessory buildings on a 10.34 acre property is 4,100 sq. ft. Requests exceeding this may be refused and you would have the opportunity to appeal any refusal to the Development Appeal Board.
3. Complete the current Secondary Suite checklists that have been included with this communication. This includes the required Declaration of Understanding that must be witnessed by a Commissioner of Oaths. The commission may be performed outside of this office, or all owners on title may make an appointment to attend this office and an on-site Commissioner will perform the service at no charge.

The above listed information is requested prior end of day August 20, 2025.

You are encouraged to contact me with any questions that you may have.

Sincerely,
Foothills County

Brenda Bartnik
Planning & Development Officer
Direct: (403) 603-6222
Email: Brenda.Bartnik@FoothillsCountyAB.ca

Encl. Secondary Suites – Checklist, Declaration of Understanding, current Secondary Suite guidelines, Accessory Buildings, Relaxation of Setbacks

ABATTOIR MAJOR means a federally licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell or export to another Province or out of Country. Due to the large scale of the land/ business, there may be off-site impacts such as noise, emissions, odor, and appearance.

ACCESSORY BUILDING, DETACHED means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings. *Additional information on accessory buildings can be found in Section 9.2 and Section 4.2.1.7 of this bylaw.*

ACCESSORY USE means a use that is naturally or normally incidental, subordinate and exclusively devoted to the uses approved on the land located on the same lot as the principal use.

ACCESS ROAD is any part of a privately owned property developed for the purposes of vehicular access directly to and from a municipally or provincially owned right of way. The access road is not considered a structure. *Additional information on access roads can be found in Section 9.1 of this bylaw.*

ACT means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto.

ADMINISTRATION OFFICE means a specific building or rooms within a building providing for the day-to-day business operation of a facility or primary use on a parcel and may include kitchen and washroom facilities for staff use.

AERODROME/AIRSTRIP (PRIVATE USE) means an area of land or water, including the frozen surface thereof, or other supporting surfaces used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith.

AGRICULTURAL GENERAL means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation except where:

- the intent of the building or structure is to be used as an “arena, private”, “arena, limited public”, or “arena, commercial”. *More information on agricultural use and livestock regulation can be found in Section 10.1 of this bylaw. Arenas are defined further on in this section of the Bylaw and addition information on riding arenas can be found in Section 10.3.*

AGRICULTURAL (INTENSIVE USE) means systems of tillage and animal husbandry which involve concentrated methods used on areas of land to raise crops or keep livestock, poultry, and other animals, or their products for market, and includes intensive livestock operations, intensive swine operations, intensive poultry operations, and intensive vegetative operations. *More information on agricultural use and livestock regulation can be found in Section 10.1 of this bylaw.*

AGRICULTURAL PROCESSING AND DISTRIBUTION means the use of land or a building for the upgrading of a product, for distribution or for sale that was originally produced in an agricultural operation but does not include an abattoir or Cannabis production or sales, or an Anaerobic Digester Facility.

AGRICULTURAL SPECIALTY means the use of land to produce specialty products onsite. Such specialties may be (but are not limited to) game farms, fish hatcheries, and aquaculture.

AGRICULTURAL SUPPORT SERVICES means the use of land, buildings, and structures for the purpose of supplying goods, materials, or services directly and primarily to the agricultural industry. This use would include the sale and storage of seed, feed, fertilizer, chemical products, fuel, and agricultural machinery.

B

BACKYARD Hen refers to the keeping of domesticated female chickens on a parcel less than 3 acres in size for non-commercial purposes, where the keeping of livestock is not otherwise permitted in Foothills County.

BAY means a self-contained unit or part of a building which can be sold or leased for individual occupancy.

BED AND BREAKFAST means the secondary use of a principal dwelling unit where the owner/operator of the dwelling provide temporary lodging or sleeping accommodation (maximum 14 day stay) of no more than four (4) guest rooms and the guests may be provided with meals. This use shall be subordinate to the principal use of the dwelling as a residence and the accommodation shall be hosted (where the dwelling owner/operator are on site during the majority of the visitor's stay)

More information on bed and breakfast can be referenced in Section 10.4 of this bylaw.

BED AND SHORE The bank of a body of water as defined under the Provincial Surveys Act, which states that "when surveying a natural boundary that is a body of water, the surveyor shall determine the position of the line where the bed and shore of the body of water cease, and the line shall be referred to as the (top of) bank of the body of water". The Bed and Shore of a permanent water body is usually under the ownership of the Province of Alberta under the Public Lands Act.

BEE KEEPING means an activity of housing bees for the production of honey and/or pollination of agricultural crops.

BIOGAS is a gas produced in an anaerobic digester, mainly composed of methane and carbon dioxide, resulting from the decomposition of organic materials. Biogas can be used for heat and electricity generation, as renewable natural gas for injection into pipelines or vehicle fuel, directly in industrial processes, or for household cooking and heating.

BOARDING SERVICES See Animal Boarding Services.

BORROW PIT is any place or premises where dirt, soil, sand, gravel, or other material is removed below the grade or surrounding land for any purpose other than that necessary and incidental to site grading or building construction. See *Section 9.17 Lot Grading and Drainage for more information on permit requirements.*

BUILDING includes any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment. Any tent or bin used for any of the said purposes shall be deemed a building.

BUILDING FOOTPRINT means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.

BUILDING HEIGHT means the vertical distance between grade and the highest point of a building excluding: a roof stairway entrance, elevator shaft, a ventilating fan, a skylight, a steeple, a chimney, a smokestack, a fire wall or a parapet wall, a flagpole, or similar devices not structurally essential to the building. See *Section 9.11 Height and Grade for more information.*

BUILDING SETBACK means the least horizontal distance permitted between a lot line of a lot and the nearest portion of any building envelope on such lot. Building setbacks are outlined in the Land Use Districts. *Section 9.27 provides additional information of Special Setback Requirements.*

BUSINESS means;

- a commercial, merchandising, or industrial activity or undertaking,
- a profession, trade, occupation, calling or employment, or

SAND & GRAVEL OPERATIONS means those operations engaged in the extraction of sand and gravel which may include washing, crushing, stockpiling, concrete plants, and asphalt plants.

SATELLITE ANTENNA means a three axis, parabolic, tracking antenna and attendant processing equipment for reception and transmission of electromagnetic radio signals from and to orbiting satellites.

SATELLITE DISH means an accessory use or structure where a parabolic “dish” shaped structure is used for the transmission and reception of high frequency electromagnetic waves that are transmitted from an orbiting satellite. *More information can be found in Section 10.21 of this bylaw.*

SCALE HOUSE means an office, located a short distance from the main entrance, where all incoming vehicles must stop to be weighed or measured and receive a disposal ticket.

SCREENING means a fence, earth berm, hedge or trees used to visually and/or physically separate areas or functions. *Refer to Section 9.14 Landscaping, Fencing and Screening and Appendix G Screening Standards for more information.*

SEA-CAN (sea-can, intermodal shipping container, cargo container, steel container, and railway car) means an intermodal shipping container off a chassis that was originally used for the shipping of goods, which is now used as an accessory building. A chassis may be defined as a wheeled structure which the Sea-can may be affixed to for the purposes of vehicular transportation. *Additional information on how Sea-cans relate to accessory building regulations can be found in Section 9.2 of this bylaw. Information on signage on Sea-cans can be found in Section 9.24 of this bylaw.*

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 and shall be constructed in accordance with all provisions under Section 10.26.

SECONDARY SUITE, PRINCIPAL means a dwelling, *Secondary Suite*, located within the principal dwelling unit, in an extension or addition to the principal dwelling, or above a garage attached to the principal dwelling in accordance with Section 10.26 of this bylaw.

SERVICE STATION means the servicing and minor repairing of vehicles, including the sale of fuel, lubricating oils, and minor accessories. This use may also include a truck stop.

SETBACK means the distance which a building or other structure is to be removed from a property line, a street or road, a river or stream, a shore or flood plain, or any a place which needs protection.

SEWAGE LAGOON means an artificial pool constructed for storage and treatment of sewage. More information on regulations related to man-made water bodies can be found in Section 9.18 of this Bylaw.

SHOW HOME means the use of an unoccupied residential building as a sales office for a builder and/or as a facility to demonstrate a builder’s construction quality, design options or methods.

SIGN means any device or structure used for the display of advertisements, pictures and/or messages and without, in any way, restricting the generality of the foregoing, includes posters, notices, panels and boarding. *More information and specific definitions for signage can be found in Section 9.24 of this bylaw.*

SITE PLAN means a plan showing the boundaries of a lot; the location and use of all existing and proposed buildings upon that lot, the use or intended use of the portions of the lot on which no buildings are situated, the fenced, screened, and grassed areas, and the location and species of all existing and proposed shrubs and trees within a development.

SITE-SPECIFIC USE BYLAW means a bylaw which amends this Bylaw to make provision for a site-specific permitted or discretionary use to be carried out on a specified lot subject to any limitations contained in the bylaw.

- e. The placement of fill or topsoil on any site in excess of the limits identified under 4.2.1.37.

Accessory Buildings/Structures:

- 4.2.1.7 A detached accessory building where it is accessory to a primary residence:
- a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district "A", Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and
 - b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district "A", Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

- 9.1.7 As a condition of development permit, redesignation or land use amendment, or subdivision approval, the Approving Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives.
- 9.1.8 All approaches shall be constructed or upgraded to the satisfaction of the Director of Public Works and Engineering in accordance with the "Rural Approach Standards Policy" which can be found in Appendix I. Where required, adjustments to approaches shall be at the cost of the applicant.
- 9.1.9 The Council may allow access by way of easement in special circumstances if deemed appropriate. In such case, the County will be party to the easement agreement and the agreement shall be registered on title. A road acquisition agreement and Caveat may be required over the easement area registered on title of the subject lands.
- 9.1.10 Upgrading and surfacing of private driveways within the Municipal right of way will require approval by the Director of Public Works and Engineering and shall be in accordance with the "Rural Approach Standards" included as Appendix I of this bylaw.

9.2 ACCESSORY BUILDINGS AND USES

- 9.2.1 In all residential districts, the principal building on each lot shall be a Dwelling, Unit. Notwithstanding anything contained in the land use rules applicable to such districts, accessory buildings shall be considered as permitted uses only in cases where a permitted permanent Dwelling, Unit is actually located on the Lot.
- 9.2.2 Notwithstanding section 9.2.1, an accessory building exceeding the maximum area allowed in accordance with Section 4.2.1.7, shall be considered as a discretionary use and required to have an approved Development Permit.
- 9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where:
 - a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or
 - b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .
- 9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use districts.
- 9.2.5 All accessory buildings shall be located at least 2.4m (7.8 ft.) from any principal building and shall meet all minimum setback requirements.
- 9.2.6 Where another building is attached to the principal building on a site by a roof, common wall, or foundation, it is considered to be part of the principal building and not an accessory building.
- 9.2.7 An accessory building shall not be used as a dwelling unless specifically approved for that purpose.

use do not unduly affect the amenities of the residential neighborhood in which they are located:

- a. The intent of the occupant is to stay for short term vacation purposes rather than use the property as a residence.
- b. None of the sleeping unit(s) within the dwelling are permitted to contain a kitchen or kitchen facilities.
- c. Tourist homes shall not interfere with the rights of other residents to quiet enjoyment of a residential neighborhood.
- d. Only an approved dwelling, by way of building permit, is permitted to be used for overnight accommodations, no sleeping accommodations are permitted in any garage or accessory building on site.
- e. Provide one on-site parking stall per bedroom.
- f. Ensure that the dwelling conforms to the Alberta Safety Codes and any other provincial regulations.
- g. Ensure that the dwelling is inspected and signed off by the M.D. of Foothills Fire Chief.
- h. Where food is being prepared by the owner of the home, Alberta Health approvals will be required, where food is being prepared by the renters, no approvals are required.
- i. Not display any form of signage unless approved under the Development Permit or is permitted under Section 4.2.1.39.

10.26 SECONDARY SUITES

10.26.1 A Secondary Suite may be considered in accordance with the following:

- a. Secondary Suite, Principal - located within a principal Dwelling Unit, in an extension or addition to the principal dwelling, or above a garage attached to the principal dwelling on the same parcel, as per the definitions in Section 2.5 in accordance with all provisions under Section 10.26.
- b. Secondary Suite, Detached - detached from and subordinate to the principal dwelling, and 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, as per the definitions in Section 2.5 in accordance with all provisions under Section 10.26.

10.26.2 Secondary Suites are not permitted within the hamlets of Heritage Pointe and Priddis Greens.

10.26.3 A Secondary Suite shall be subordinate to a principal dwelling and shall only be located on a parcel where Secondary Suite, Principal or Secondary Suite, Detached is listed as a permitted or discretionary use under the appropriate land use district.

10.26.4 Where a Secondary Suites is a Permitted Use under the applicable land use district but does not meet all other provisions under this bylaw, it shall be considered a Discretionary Use.

10.26.5 A Development Permit shall be obtained for all Secondary Suites in the County.

10.26.6 All Secondary Suites shall have an approved Building Permit and shall comply with all applicable Building and Safety Code Requirements.

10.26.7 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, and lot coverage, for the applicable land use district.

- 10.26.8 A Secondary Suite shall only be permitted on a site in accordance with the maximum dwelling unit density requirements under the applicable land use district or in accordance with Section 10.10.5 where the maximum dwelling unit density is not listed in the land use district.
- 10.26.9 A parcel shall be limited to one Secondary Suite.
- 10.26.10 Occupancy shall be restricted to a maximum of two bedrooms per suite.
- 10.26.11 A Secondary Suite, Principal, shall be smaller than the habitable area of the principal dwelling to a maximum of 1,400 sq. ft. in size.
- 10.26.12 Notwithstanding Section 10.26.11, a Secondary Suite may exceed 1,400 sq. ft. in size where a Secondary Suite, Principal is situated:
- Entirely within the basement of the principal dwelling and the building footprint of the basement is greater than 1,400 sq. ft. in size.
 - Within the entire loft area above a garage attached to the principal dwelling, provided the Secondary suite does not exceed the building footprint of the attached garage and the Secondary suite remains smaller in size than the habitable area of the principal dwelling.

Building Footprint means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.

For the purpose of determining Secondary Suite size, the habitable area of a Secondary Suite is the sum of all floors of all livable space contained within the exterior walls of the structure, including the basement, which is designated for human occupancy. This includes areas for living, sleeping, eating or food preparation, or recreational purposes, but does not include the garage, or areas devoted exclusively to mechanical or electrical equipment servicing the development.

- 10.26.13 A Secondary Suite, Detached shall meet the following maximum size requirements:
- on parcels 1 acre and larger in size, the Secondary Suite shall be smaller than the habitable area of the principal dwelling up to a maximum of 1,400 sq. ft. in size, so long as all other requirements under the appropriate land use district are met (including but not limited to minimum building setbacks, maximum height requirements, maximum dwelling unit density, and maximum lot coverage) and the Secondary Suite meets all requirements of Section 10.26.
 - on parcels less than 1 acre in size, the Secondary Suite shall be smaller than the habitable area of the principal dwelling up to a maximum of 1,000 sq. ft. in size, so long as all other requirements under the appropriate land use district are met (including but not limited, to minimum building setbacks, maximum height requirements, maximum dwelling unit density, and maximum lot coverage) and the Secondary Suite meets all requirements of Section 10.26.
- 10.26.14 A Secondary Suite, Detached shall be considered as part of the total allowable number of accessory buildings and total accumulated area of accessory buildings in accordance with parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw.
- 10.26.15 Where a Secondary Suite, Detached exceeds the maximum total number of buildings and/or total cumulative size of buildings allowed, based on parcel size in accordance with Table 4.2.1.7A of this bylaw, the Development Authority reserves the right to refuse a Development Permit for the Secondary Suite should they feel the number of buildings and/or cumulative size of buildings on the parcel is

excessive and may materially interfere with, or affect the use, enjoyment, or value of the neighbouring property.

- 10.26.16 Each Secondary Suite shall provide the following on-site parking spaces for Secondary Suites:
- a minimum of one additional on-site parking space for a Secondary Suite up to a maximum 1,000 sq. ft. in size, in accordance with Section 9.19 of this bylaw.
 - a minimum of two additional on-site parking spaces for a Secondary Suite larger than 1,000 sq. ft. in size, in accordance with Section 9.19 of this bylaw.
- 10.26.17 All Secondary Suites shall have their own distinct County address to facilitate accurate emergency response.
- 10.26.18 All restrictive covenants existing on title shall be submitted with applications for Secondary Suites. Should a restrictive covenant be contrary to allowing for a Secondary Suite or additional dwelling unit, the application shall be considered a Discretionary Use under the land use district in which the Development Authority may refuse the Development Permit application.
- 10.26.19 A Dwelling, Manufactured Home or Dwelling, Mobile Home may be approved by Development Permit as a Secondary Suite, Detached where:
- The unit has been prefabricated, built or factory-constructed within ten (10) years of the date of the application.
 - The unit is placed upon an approved permanent foundation pursuant to the provisions of the building code.
 - The development is in compliance with all requirements of Section 10.26 for Secondary Suites.
 - It would not cause the maximum dwelling density for the parcel to be exceeded.
 - The development meets all other development requirements as per the applicable land use district.
 - All applicable fire, building and safety codes requirements are met.
 - The Secondary Suite is finished in a manner that is visually compatible with the principal dwelling on the same lot and in keeping with the visual character of the area (consideration given to color/finish) to the satisfaction of the Development Authority.
 - A current report, completed by a certified engineer, is submitted for consideration with the application, confirming that the construction and condition of the unit meets all building code requirements, if deemed necessary by the Development Authority.
 - Site design features are submitted for consideration with the Development Permit application, including landscaping or screening proposed to provide privacy between the Secondary Suite and adjacent properties and dwellings, if deemed necessary by the Development Authority.
- 10.26.20 The Development Authority, in their discretion, may consider a development permit for a change of use from an existing Dwelling, Temporary to a Secondary Suite, Detached, if the Dwelling, temporary has approvals under a previous Development Permit and can provide, to the satisfaction of the Development Authority, the following:
- The unit is placed upon an approved permanent foundation pursuant to the provisions of the applicable building code as part of the change of use approval.
 - The unit must be prefabricated, built or factory-constructed more recently than September 2, 2007.

- c. Must be in compliance with all requirements of Section 10.26 for Secondary Suites.
 - d. Does not exceed the maximum dwelling density and maximum height requirements and meets all other requirements as per the applicable land use district.
 - e. The unit is finished in a manner that is visually compatible with the principal dwelling on the same lot and in keeping with the visual character of the area (consideration given to color/finish).
 - f. A current Engineer's report is submitted for consideration with the application, confirming that the construction and condition of the unit meets all building code requirements, if deemed necessary by the Development Authority.
 - g. Site design features are submitted for consideration with the Development Permit application, including landscaping or screening proposed to provide privacy between the Secondary Suite and adjacent properties and dwellings, if deemed necessary by the Development Authority.
- 10.26.21 Further to 10.26.20, in all cases a Development Permit for the change of use of a Dwelling, Temporary to a Secondary Suite, Detached will be considered a Discretionary Use.
- 10.26.22 The Development Authority reserves the right to refuse a Development Permit for a prefabricated dwelling (Dwelling, manufactured home or Dwelling, mobile home) that is of poor appearance or condition.
- 10.26.23 Existing unpermitted Secondary Suites that were not allowed under the land use bylaw prior to the passing of Bylaw 68/2023 (January 31, 2024), may be allowed some variances, within two years from the date these provisions were passed, in accordance with Section 5.6 of this bylaw when applying for Development Permit approval to bring them into conformance.

Servicing Requirements

- 10.26.24 It is the landowner's responsibility to provide proof of adequate water servicing and sanitary sewer servicing for a Secondary Suite, to the satisfaction of the Development Authority.
- 10.26.25 Where a proposed Secondary Suite is to be serviced with a communal or municipal piped water supply, the following is required:
- a. a letter shall be submitted to the Development Authority providing confirmation from the owner/operator of the piped water system, indicating that there is adequate water available to service the additional use of the proposed Secondary Suite on the subject parcel.
 - b. Where a separate water connection/or line extension may be required, confirmation from the utility corporation/ owner/operator of the piped water system, that the line has been installed, connected, and where applicable appropriate meters installed to their satisfaction, shall be submitted to the Development Authority.

In some areas, such as the Foothills County Hamlets, the water connection may need to be assessed on a case-by-case basis to ensure there is sufficient line size to accommodate the additional use for the site prior to approval. Separate water meter devices may be required for Secondary Suites at the discretion of the utility provider.

10.26.26 Where a secondary suite is to be serviced utilizing ground water, the Development Authority (Development Officer, Council, or Development Appeal Board) may require an updated pump test and/or hydrogeologist report or other validation data, completed by a professional engineer or hydrogeologist, on the source groundwater well be submitted to the County for review to confirm that the source water well can sustain an adequate water supply for the existing and proposed development with no anticipated interference to any neighboring wells.

10.26.27 Where water is hauled to the site as the primary water source for a Secondary Suite (to a cistern or water storage system) the applicants must provide proof, to the satisfaction of the Development Authority, that the system will provide an adequate quantity of potable water for the proposed use.

Where there is no piped municipal or communal water system available for water supply to a Secondary Suite, installation of a water cistern, in support of the water supply, is encouraged and recommended.

10.26.28 The proposed method of managing the wastewater/sewage system for the Secondary Suite shall be provided to the satisfaction of the Development Authority and shall consist of either:

- a. A private sewage treatment system that can adequately manage the additional waste; or a new system or additions to the existing system, that have been adequately sized to accommodate the additional waste, and the location is suitable, and meets the current Safety Codes.
- b. Where sewage disposal is connected to an approved piped communal collection system, a letter providing conformation from the sewage disposal operator that the system has adequate capacity for the additional sewage and authorization to connect.

Permit Considerations

10.26.29 In considering a Development Permit application for a Secondary Suite, the Development Authority may consider factors such as:

- a. Any significant adverse impacts on the adjacent properties and dwellings (for example: drainage, fire protection, access, etc.).
- b. Adequate water and wastewater services to sustain the current and proposed additional use on the site.
- c. The architectural character of the Secondary Suite, including:
 - i. In the case of a Secondary Suite, principal, the use of design strategies that minimize structural changes to the exterior of the principal dwelling, so that it maintains the appearance of a single dwelling; and
 - ii. In the case of a Secondary Suite, Detached, the suite, should be constructed and finished in a manner that is visually compatible with the principal dwelling on the same lot and in keeping with the visual character of the area (consideration given to size/scale, location, and/or color/finish).
 - iii. The availability of an indoor storage area located on the property for use of the residents of the Secondary Suite to minimize visual impact to neighboring properties.

- d. Site design features, including:
 - i. The need for landscaping or screening to provide privacy between the Secondary Suite and adjacent properties and dwellings.
 - ii. The need for adequate space to accommodate parking and loading for use by residents of the Secondary Suite.
- e. Such other considerations as the Development Authority may deem to be relevant.

All Secondary Suites, with a valid Development Permit may be recorded on the Secondary Suite Registry for public information.

10.27 BACKYARD HENS

- 10.27.1 No Development Permit is required for the keeping of backyard hens in accordance with Section 10.27 of this bylaw. Section 4.2.1 outlines where no Development Permit is required under this bylaw.
- 10.27.2 Backyard hens are only permitted as an accessory use to a principal dwelling on site and hen owners must reside on the property upon which the hens will be kept.
- 10.27.3 A maximum of six (6) backyard hens shall be permitted on a parcel under 3 acres in size, outside of Hamlet boundaries in accordance with provisions under this section.
- 10.27.4 Roosters are prohibited on parcels under 3 acres in size and are not included within the backyard hen provisions under Section 10.27.
- 10.27.5 Backyard hens shall not be permitted to run at large and shall be maintained in an appropriate coop and/or enclosure.
- 10.27.6 Coops and enclosures for backyard hens shall be located in the rear yard and shall meet all other provisions under the land use bylaw including but not limited to lot coverage, building allowances based on parcel size, maximum height requirements, and minimum yard setbacks.
- 10.27.7 Location of the hen coop should be in a place that will be mindful and considerate of your neighbors.
- 10.27.8 Manure must be removed, discarded, and/or properly composted to prevent nuisance to neighboring properties.
- 10.27.9 Landowners shall take reasonable measures to ensure that coops are maintained in good repair and sanitary condition, and free from vermin and noxious or offensive smells, carcasses, or excessive manure or waste.
- 10.27.10 Hens shall not be slaughtered or disposed of on site.
- 10.27.11 Backyard hen owners shall comply with Alberta Animal Health Act and any other applicable standards adopted by the Province of Alberta.
- 10.27.12 Owners must obtain Premises Identification (PID) under the Premises Identification Regulation in the Alberta Animal Health Act.
- 10.27.13 Hen owners are encouraged to obtain some level of training on small flock ownership or study the Guide for small flock owners published by the Alberta Government and operate in accordance with the most current guidelines. *Link: 2015-raising-chickens-alberta-06-2015.pdf.*

SECTION 13 RESIDENTIAL DISTRICTS

13.1 COUNTRY RESIDENTIAL DISTRICT

CR

13.1.1 PURPOSE AND INTENT

To provide for acreage development consistent with the policies outlined in the Municipal Development Plan.

13.1.2 SUB-DISTRICT

- 13.1.2.1 Parcels may include the following sub-district 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.
- 13.1.2.2 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".

13.1.3 GENERAL REQUIREMENTS:

- 13.1.3.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 13.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
Accessory buildings not requiring a development permit Accessory uses Agricultural (general) Dwelling, single family Home Based Business Type I Home office Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Temporary storage of no more than 1 unoccupied recreation vehicles (within Hamlet boundary) Temporary storage of up to 5 unoccupied recreation vehicles (outside a Hamlet boundary) Public works Secondary Suite, Principal Utility services, minor	Accessory buildings requiring a development permit Agricultural intensive – on lots 3 acres or more in size Agricultural specialty Antenna structures, private Arenas, private Bed and Breakfast Family Day Home Dugout (for general ag use) Dwelling, moved on Dwelling, temporary Home based business Type II Home based business Type III Intensive vegetation operation Kennels, private Lot grading Man-made water bodies, private Secondary Suites, Detached Signs requiring a Development Permit

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
	Solar Power System, Private requiring a Development Permit Temporary storage of no more than 2 unoccupied recreation vehicles (within Hamlet boundary)

13.1.6 LAND USE REQUIREMENTS

13.1.6.1 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.

13.1.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of country residential uses within the District, the following applies to applications for subdivision:

- a. Parcel Density:
 - i. Maximum one lot per 2.02 ha (5 acres) of existing land contained under the same title to a maximum of 32 lots per quarter section.
- b. Minimum Parcel Size:
 - i. The area in title at the time of passage of this Bylaw; or
 - ii. A parcel of land no less than 0.81 ha (2.0 acres).
- c. Maximum Parcel size:
 - i. 8.49 ha (20.99 ac); or
 - ii. The area in title at the time of passage of this Bylaw.

13.1.6.3 Required Developable Area:

- a. In accordance with Section 9.8 of this Bylaw.

13.1.6.4 Utility Servicing Criteria

- a. Individual wells and individual wastewater disposal systems;
- b. Communal water and communal wastewater disposal systems; or
- c. A combination of a. and b. as determined by Bylaw amending this section.

13.1.7 DEVELOPMENT REQUIREMENTS

13.1.7.1 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than forty (40) percent of the lot area.

13.1.7.2 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite in accordance with Section 10.26, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10.
- b. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.

13.1.7.3 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 the right of way of an internal subdivision road.

b. Side Yard Setbacks:

- i. 15m (49.21 ft.) from the property line.

c. Rear Yard Setbacks:

- i. 15m (49.21 ft.) from the property line.
- 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 13.1.8 “Exceptions” for any setbacks exemptions that have been approved by Bylaw.

13.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

13.1.7.5 Other Minimum Setback Requirements:

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

13.1.7.6 Maximum Height of Structures:

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

13.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

13.1.8 EXCEPTIONS:

Silvertip:

- 13.1.8.1** Front yard setback: 5m (16.4 ft) from Internal Subdivision Road – Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;

- 13.1.8.2** Front yard setback: 15m (49.21 ft) from property line adjacent to any Municipal Road; for those properties registered under Condominium Plan 0010395 (Silvertip);

- 13.1.8.3 Side yard setback: 1.5m (4.92 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.4 Rear yard setback: Principal Building - 8m (26.25 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.5 Rear yard setback: Accessory Building - 1m (3.28 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres.

Sirroco:

- 13.1.8.6 For the following properties within the Sirroco Area Structure Plan: Plan 1311328, Block 1, Lot 6-9, Plan 1311328, Block 2, Lot 1, and Plan 1311328, Block 3, Lot 1:
- Front yard setback: 5m (16.4 ft.) from the property line;
 - Side yard setback: 1.5m (4.92 ft.) from the property line;
 - Rear yard setback: 8m (26.25 ft.) from the property line for the principle building and 1m (3.28 ft.) from the property line for any accessory building;

Mazzepa:

- 13.1.8.7 For the following properties in Mazeppa:

Plan 7893FT, Block A, S $\frac{1}{2}$ and N $\frac{1}{2}$ (1.38 acres)

Front yard setback:

- 4m (13.12 ft) from the right of way of the municipal road on the west side;
- 15m to the right of way of a municipal road on south side;

Side yard setback: 1.5m (4.92 ft.) from the property line;

Rear yard setback:

- 8m (26.25ft.) from the property line for the principal building;
- 1m (3.28 ft.) from the property line for any accessory building.

Plan 4098EL, Block 1, Lot 2 and Lot 3 & Plan 4098EL Lot 1, (0.35 acres)

Front yard setback: 4m (13.12 ft) from the property line;

Side yard setback: 1.5m (4.92 ft.) from the property line;

Rear yard setback:

- 8m (26.25ft.) from the property line for the principal building;
- 1m (3.28 ft.) from the property line for any accessory building.

Plan 9610255, Lot 4 all within NW 30-19-27-W4 (2.57 acres – 34m strip):

Front yard setback: 15m (49.21 ft) from the property line;

Side yard setback: 1.5m (4.92 ft.) from the property line;

Rear yard setback: 15m (49.21 ft.) from the property line.

NW 30-19-27-W4 (14.06 acres)

Front yard setback: 15m (49.21 ft) from the property line;



NW 28-21-01 W5M; Plan 9511487, Block 1



Legend
Townships
Parcels

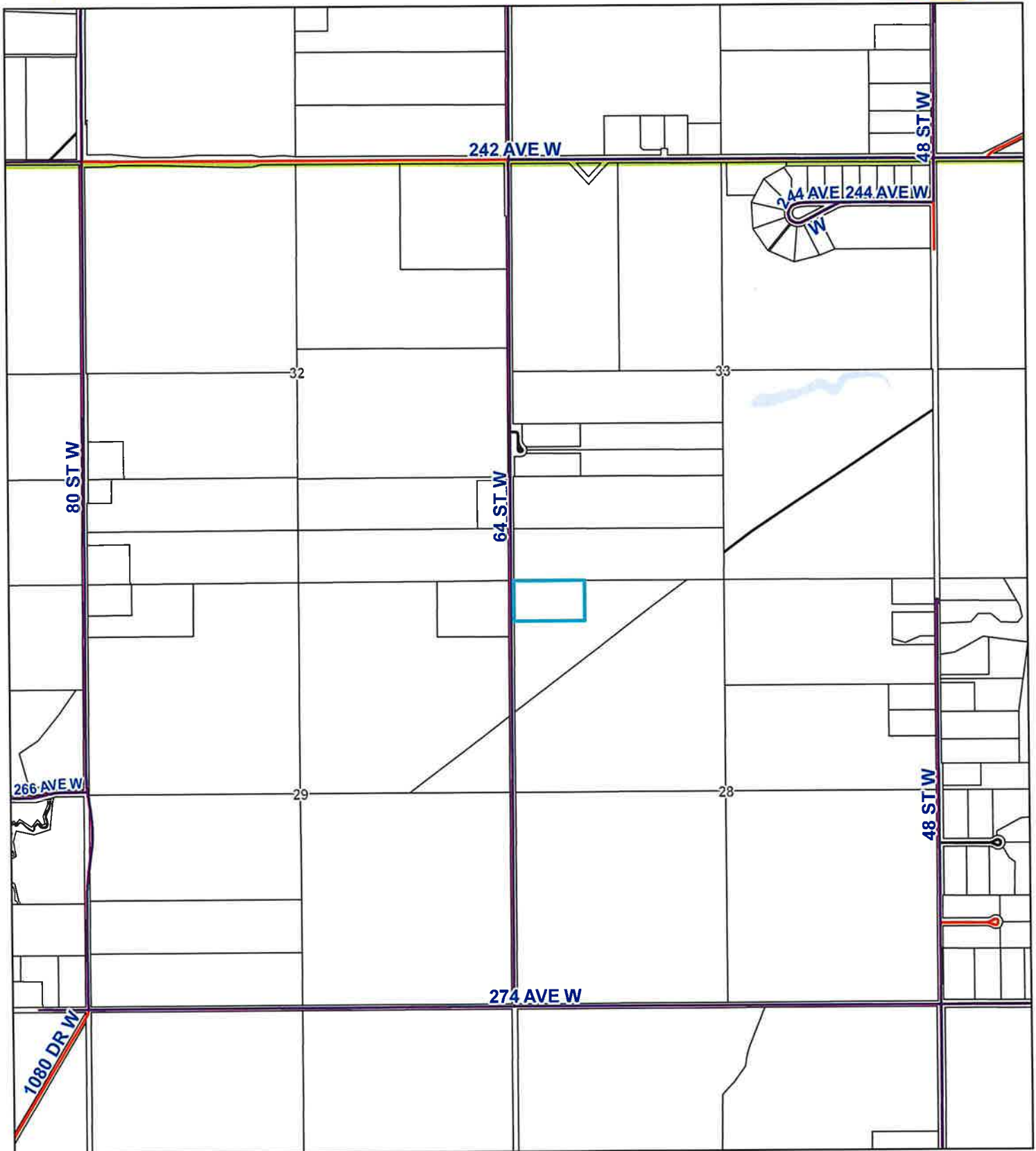
Date Printed: 2025-08-05
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NW 28-21-01 W5M; Plan 9511487, Block 1



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 433 383 9511487;1 161 245 044

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9511487
BLOCK 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.185 HECTARES (10.34 ACRES) MORE OR LESS

ATS REFERENCE: 5;1;21;28;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 951 241 064

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
161 245 044	14/10/2016	TRANSFER OF LAND	\$905,000	\$905,000

OWNERS

BRANDON GRAMLICH

AND

THERESA GRAMLICH

BOTH OF:

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
951 140 383	22/06/1995	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

161 245 044

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

31.
BOX 5605
HIGH RIVER
ALBERTA

161 245 045 14/10/2016 MORTGAGE
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
1745 WEST 8TH AVENUE, LEVEL B1
VANCOUVER
BRITISH COLUMBIA V6J4T3
ORIGINAL PRINCIPAL AMOUNT: \$724,000

221 012 628 22/01/2022 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
151 KARL CLARK ROAD NW
EDMONTON
ALBERTA T6N1H5
ORIGINAL PRINCIPAL AMOUNT: \$1,200,000

231 072 198 08/03/2023 ENCROACHMENT AGREEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF AUGUST,
2025 AT 12:15 P.M.

ORDER NUMBER: 54470979

CUSTOMER FILE NUMBER: Planning -ML



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
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
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