

Existing: 6.57 Acres ✓
Description: 2 Existing Sea-Cans
Use: Discretionary

Development Permit Application: 25D 223
Division: Div 6: Don Waldorf
File Assigned to: Brenda Bartnik

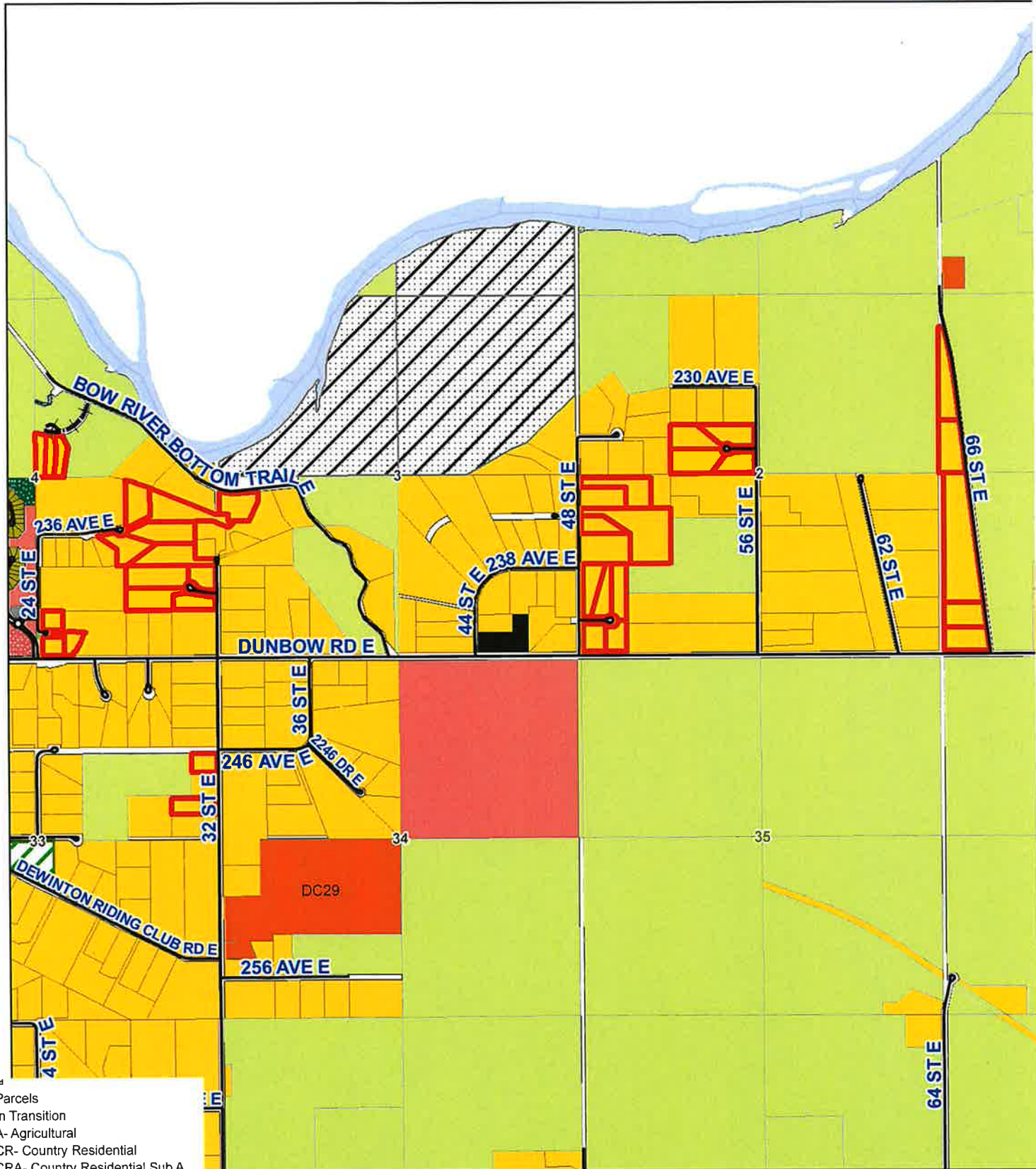
DEVELOPMENT PERMIT APPLICATION

	<u>Date</u>	<u>INITIAL</u>
File Opened:	<u>August 12, 2025</u>	
Date Accepted as Complete:		
File Checked for Circulation:		
1. LANDOWNER(S):	NAME: <u>Calvin & Kaila Harapnuk</u> ✓	
	ADDRESS: <u>[REDACTED]</u> ✓	
	PHONE: <u>[REDACTED]</u>	
	EMAIL: <u>[REDACTED]</u>	
1. APPLICANT:	NAME: <u>SAME Calvin Harapnuk.</u>	
	ADDRESS: <u>SAME</u>	
	PHONE: <u>() -</u>	
	EMAIL: <u>[REDACTED]</u>	
3. Complete Legal Description:		
	Plan <u>1112304</u> , Block <u>8</u> , Lot <u>10</u>	
	Ptn <u>SE 3 - 22 - 29 W 4 M</u>	<u>20238050 44 St E</u>
4. Tax Roll:	<u>2229030220</u>	

30 DAY CIRCULATION

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

MDF General Project



- Legend
- Parcels
 - ▨ In Transition
 - A- Agricultural
 - CR- Country Residential
 - CRA- Country Residential Sub A
 - DC - Direct Control
 - ER- Environmental Reserve
 - OS- Open Space
 - MR- Municipal Reserve
 - REC- Recreation
 - PUL- Public Utility
 - RC- Residential Community District

Date Printed: 2025-10-14

1:24,000

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Data Sources Include Municipal Records and AllGIS.
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Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

www.foothillscountyab.ca

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

THIS IS NOT A BUILDING PERMIT. Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building Bylaw. An application must be made for a Building Permit under the requirements of the Building Bylaw and a Permit must be secured before any work or construction on any building may commence or proceed.

FOR OFFICE USE ONLY

Fee Submitted: \$200 Application No: 25D223
 Receipt No.: 440879 Tax Roll No: 2229030220
 Date Received: July 24, 2025 Date Deemed Complete: Aug 15/25

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Calvin Harapnuk
 Email: [REDACTED]
 Applicant's Mailing Address: [REDACTED]
 Telephone: [REDACTED]
 Legal Land Description: Plan 111 2304, Block 8, Lot 10, LSD _____,
 Quarter SE, Section 3, Township 22, Range 29, West of the 4 Meridian.
 Registered Owner of Land: Calvin Harapnuk & Kaila Harapnuk
 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.

2 SEACANS (EXISTING)

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares)

Size Of Proposed Building: 2x (8F' x 40') Height:

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

Utilities Presently On Site: Electric / gas

Are There Sour Gas Or High Pressure Facilities On Site? NO

Utilities Proposed: NONE

Other Land Involved In Application: NONE

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.):

included site plan

Estimated Date of Commencement: _____ Estimated Date of Completion: _____

I, Calvin Harapnuk

hereby certify that I am:

☒ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

Date: July 24 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 24 2025

Date _____

Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: CL
2. Listed as a permitted/discretionary use: _____
3. Meets setbacks: Yes No If "NO", deficient in _____
- _____
- _____
4. Other information: _____
- _____
- _____
- _____

PART 5 DECISION

Date of Decision: Sept 17/25 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 PERMIT DECISION

DATE OF DECISION: September 17th, 2025

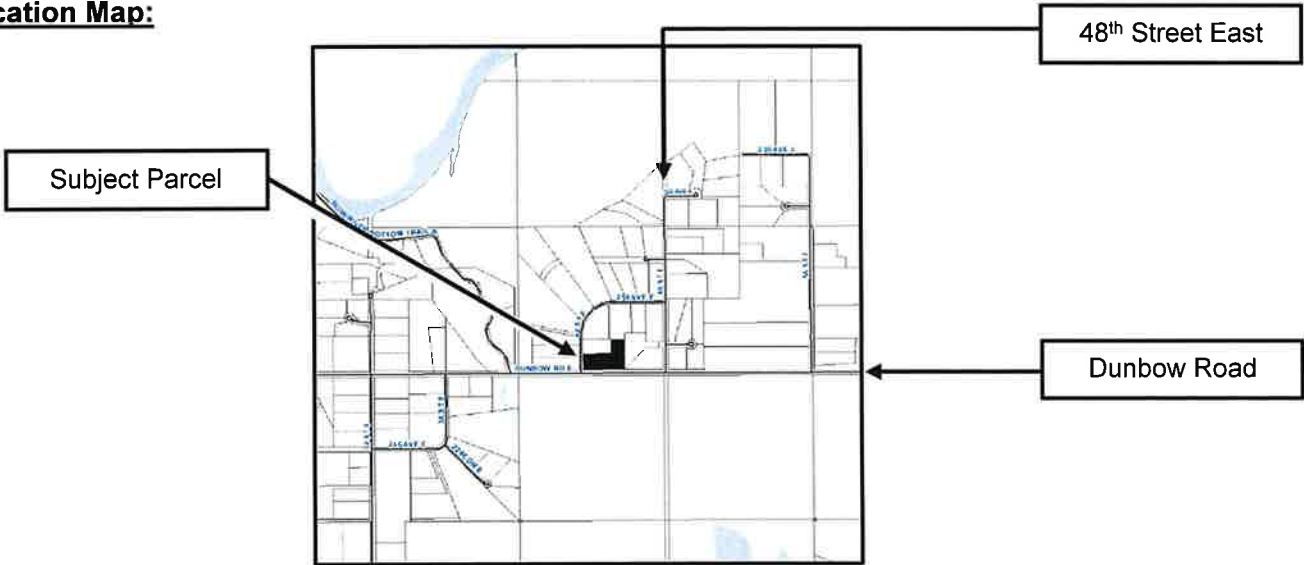
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT.
PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT APPLICATION FILE NUMBER: 25D 223
LANDOWNER(S) / APPLICANT(S): CALVIN & KAILA HARAPNUK / CALVIN HARAPNUK
PROPOSAL DESCRIPTION: TWO SEA-CANS – PERSONAL USE
LEGAL DESCRIPTION: PTN. SE 03-22-29 W4M; PLAN 1112304, BLOCK 8, LOT 10

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 6.57 acre Country Residential District parcel, located on the northeast corner of the intersection at Dunbow Road and 44th Street east.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for two existing Sea-Cans to remain on the subject parcel, for personal use.

The application identifies that each Sea-Can is 40 feet long by 8 feet wide and that they will be painted to match the colour of the house which is currently under construction.

Sea-cans may be considered as accessory buildings to be used for personal storage purposes provided the exterior finish matches or compliments the exterior finish of the principal building(s) and is generally screened from view to the satisfaction of the Development Authority.

On a property of this size, the current Land Use Bylaw 60/2014 allows for a maximum of four (4) accessory buildings with a total cumulative size not to exceed 3,500 sq. ft. (325.2 sq. m.) in area without a Development Permit.

Sea-Cans are a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of two Sea-Cans on the subject parcel being a portion of SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10 has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval allows for two Sea-Cans for personal use storage to remain on the subject parcel as identified on the submitted site plan and as per the conditions and requirements provided for herein.

CONDITIONS OF APPROVAL:

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

1. The applicant is required to obtain any necessary building, safety code permits and inspections applicable to use, including but not limited to anchoring and the placement on a gravel base; to the satisfaction of the County's Safety Codes Officer;
2. A plan for paint color and the landscaping that is to provide visual screening of the Sea-Cans from neighbouring properties is to be submitted to the Development Authority for review and acceptance prior to implementation. Prior to the County accepting this development to be complete, screening shall be fully completed as per the accepted plan;

3. It is the landowner's responsibility to provide notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY REQUIREMENTS:

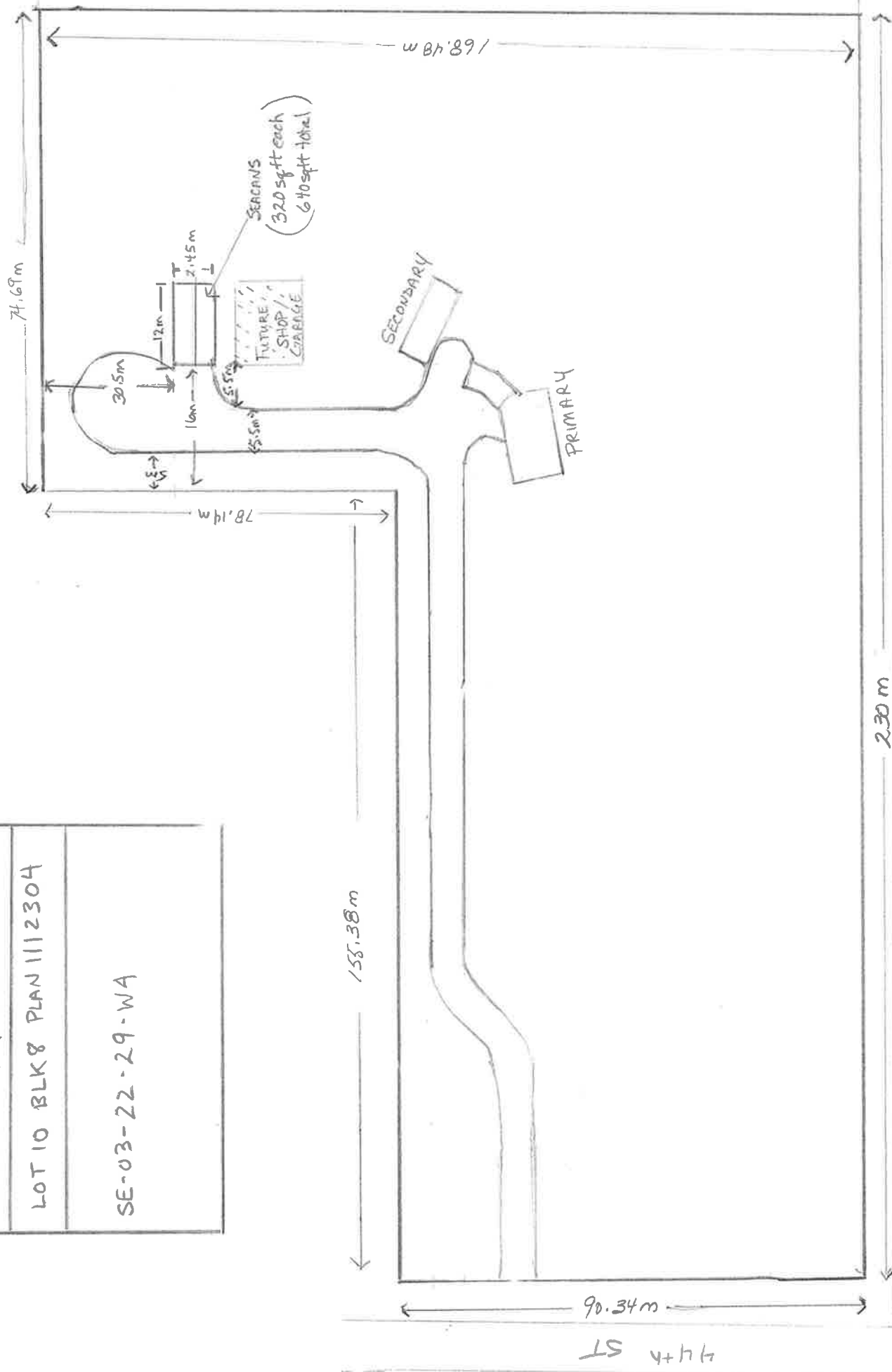
The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

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 the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
2. It is the applicant's responsibility to ensure the Sea-Cans are maintained to be safe, functional and in good repair, including the preservation of the exterior finish, to ensure that the Sea-Can aesthetically complements the primary structure on the subject property. Any damage must be repaired in a timely manner and the unit shall be refinished at any such time that it begins to appear unsightly from age or degradation;
3. Landscaping shall be maintained in order to support visual screening from adjacent lands and roadways. Should vegetation on the subject property be removed or reduced in a way that no longer conceals the Sea-Cans from adjacent lands, the landowners must replace with similar or greater material(s) in order to ensure that the same or greater visual screening of the Sea-cans is maintained;
4. The Sea-Cans shall be used for the storage of personal items only. Rental of, or use of the containers in conjunction with a business, home occupation, or for any type of residential purpose – including overnight stays, has not been considered under this approval. Any such additional use(s) will require approval under appropriate independent municipal application(s). Modifications to, or attachments/additions to the containers is not permitted;
5. Should a/the Sea-Cans be removed from the subject property for greater than 60 consecutive days, they would not be permitted to return to the subject property without receiving an updated approval;
6. Development shall comply with the applicable Building, Safety and Fire Codes at all times.
7. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
8. Natural drainage of the property must be maintained. Alteration to natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;
9. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
10. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development must not proceed until this permit has been signed and issued.
3. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
4. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (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.

SE-03-22-29-WA





Application Requirements for Sea-Cans

3. Description of the need for this Sea-can, what is it planned to be used for in its entirety.

*Storage for household and seasonal items
Currently storing building products for primary residence construction.*

4. Description, drawings and/or pictures showing the exterior finish of the Sea-can and the screening that is proposed to be used to screen the Sea-can from neighbours.

Upon completion of primary residence Sea-can will be painted to match color of primary residence.

5. A timeline that the screening and exterior finish will be completed.

See #4

6. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented, can be shown on the site plan.

Dunbow road & 44th ST.

7. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary.

None

8. Are there any materials being brought in from other sites for fill (i.e. clay, dirt, etc.) and please give a detailed explanation as to where it is going how much of an area is to be built up, is it a wetland area, etc. Where is the material coming from, and what roads and types of trucks will be used to haul the material to the site.

None

9. Particulars of any proposed use or involvement by persons other than residents of the lot.

None.

Brenda Bartnik

From: Kaila Harapnuk [REDACTED]
Sent: August 12, 2025 11:16 AM
To: Brenda Bartnik
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Harapnuk

Hi Brenda,

Here are the answers to your questions. We were under the impression the secondary dwelling wasn't included as an accessory building. Thanks for clarifying that. Please let us know if you need any further information.

Blessings,
Kaila Harapnuk

1. Primary is being constructed. Pouring foundation this week hopefully. Secondary is getting paperwork ready to submit building permit.
2. Yes, please.
3. When primary gets its siding and we determine final color palettes we will be painting sea cans. Once we are moved in and have water to the property we will be doing landscaping. Planting trees on property and such. A large dirt mound blocks view from the North. The primary and the secondary will block view from the south. Do not have a planned drawing in place.

On Mon, Aug 11, 2025, 3:29 p.m. Brenda Bartnik <Brenda.Bartnik@foothillscountyab.ca> wrote:

Re: Notice of Incomplete Application – Development Permit

Two Sea-Cans

Plan 1112304, Block 8, Lot 10; Ptn. SE 03-22-29 W4M

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 11, 2025.

Attached are the File Manager's comments regarding this application as well as some general information sheets for your review.

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

Brenda Bartnik

Planning & Development Officer

Foothills County

Michelle LeDuc

From: FC_Planning
Sent: August 15, 2025 1:04 PM
To: [REDACTED]
Cc: Brenda Bartnik
Subject: Notice of Complete Application – Development Permit 25D 223

Good afternoon,

Re: Notice of Complete Application – Development Permit 25D 223
Ptn: SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10
Two Existing Sea-Cans

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 15, 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

If no wells are listed on-site:

I, Calvin HarapnuK being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of SE-03-22-29-W4
(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 24 day of July, 2025.

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.***

g Around

Annotate

Analysis

Area

Circle

Rectangle

Measurement

Settings

Edit

Clear

Layers

Legend

Downloads

Go to AIS

Tool allows you zoom to a grid based on the Township and Range System, which is a grid network that divides the province into parcels of land.

The Legal Subdivision/Quarter Section/Half Section (S/R/H/S), Section (S), Township (T), Range (R) and an (N) that you'd like to search for. If no section is entered, the tool will zoom to the Township. Otherwise, if S/R/H/S is "Any", the tool will zoom to the Section. Note, the tool will zoom to the specified LSD/QS/H/S.

SE 1/4

3

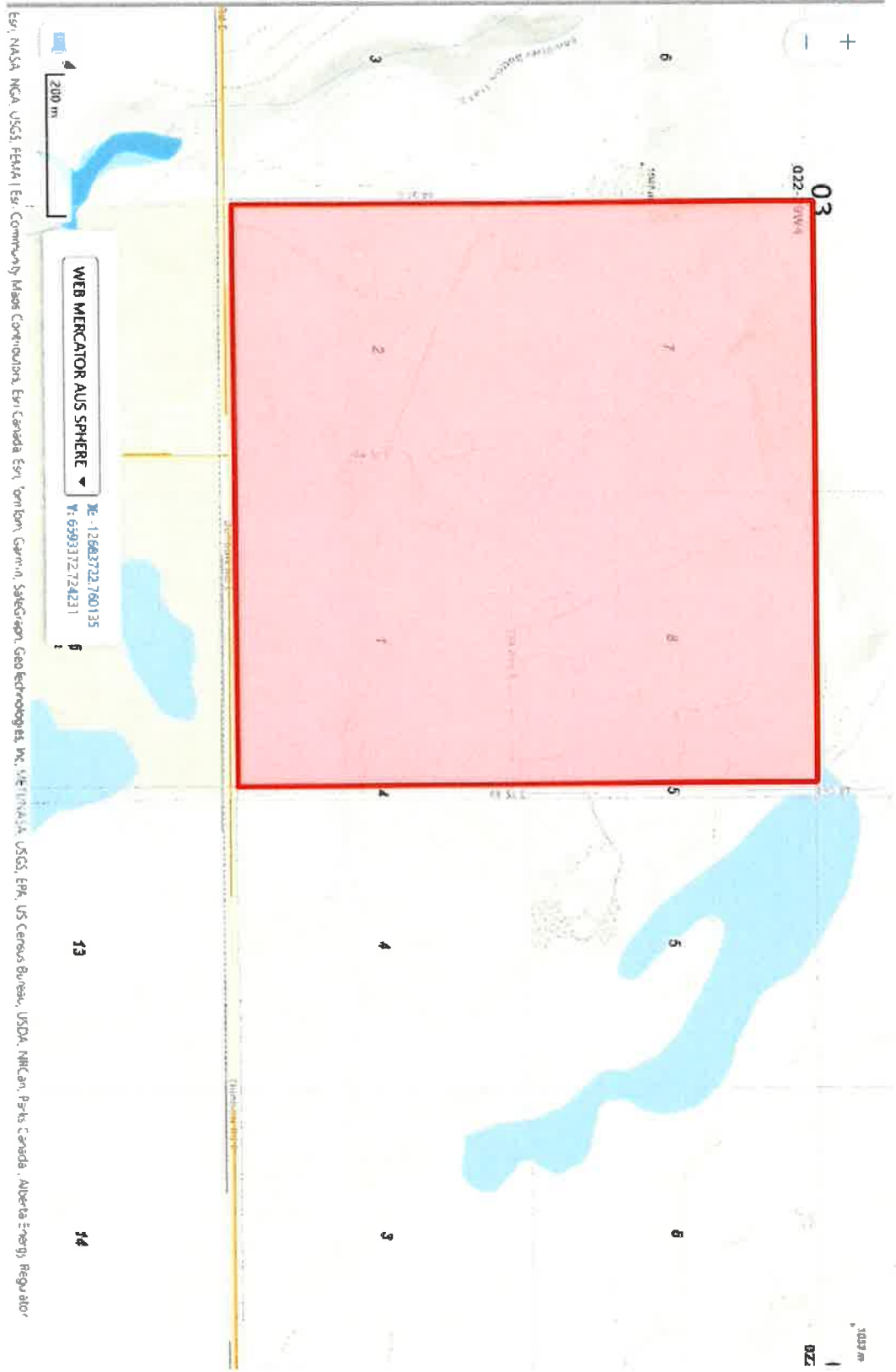
22

29

4

Clear

Cancel



Brenda Bartnik

From: Brenda Bartnik
Sent: August 11, 2025 3:29 PM
To: [REDACTED]
Subject: Foothills Notice of Incomplete Application - 25D XXX - Harapnuk
Attachments: Notice of Incomplete Application 25DXXX - Harapnuk.pdf; Accessory Buildings.pdf; Sea-Cans.pdf

Re: Notice of Incomplete Application – Development Permit

Two Sea-Cans

Plan 1112304, Block 8, Lot 10; Ptn. SE 03-22-29 W4M

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 11, 2025.

Attached are the File Manager's comments regarding this application as well as some general information sheets for your review.

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 11, 2025

Calvin Harapnuk

VIA email:

RE: Plan 1112304, Block 8, Lot 10; Ptn. SE 03-22-29 W4M

**NOTICE OF INCOMPLETE APPLICATION – Development Permit
Two Sea-Cans**

This letter is being sent to serve as notice of acknowledgement that the application as noted above is considered **incomplete** as of **August 11, 2025**.

The outstanding information required to complete the application includes:

1. Please confirm the current status of development on the property ie: the status of the Dwelling, Single Family and the Secondary Suite, Detached.
2. Is it proposed that both Sea-Cans are to be permanently located on the property?
3. A date/timeline for screening the Sea-Cans from the view of area lands, and/or finishing to match/complement the principal building on the lot must be provided. Beyond basic painting of the Sea-Cans, is vegetation/fencing or similar proposed to be incorporated? Is there a visual example that may be available in this regard?

Please be aware that the Accessory Building maximums for this property are a maximum of four buildings having a total cumulative size (footprint) not to exceed 3,500 sq. ft., accessory to the principal residence. As the Sea-Cans and Secondary Suite will be included in these totals, an available area of 2,160 sq. ft. will remain for any future proposed Accessory Building (ie: future shop/garage).

The above listed information is requested prior end of day August 25, 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. Sea-Cans



SE 3-22-29 W4; Plan 1112304 Blk 8 Lot 10



Legend
Townships
Parcels

Date Printed: 2025-08-12
1:1,512

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SE 3-22-29 W4; Plan 1112304 Blk 8 Lot 10



Legend
Townships
Parcels

Date Printed: 2025-08-12
1:20,000

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 874 222 1112304;8;10 241 095 719

LEGAL DESCRIPTION
PLAN 1112304
BLOCK 8
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.66 HECTARES (6.57 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;22;3;SE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 211 044 303

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
241 095 719	15/04/2024	TRANSFER OF LAND	\$682,500	\$682,500

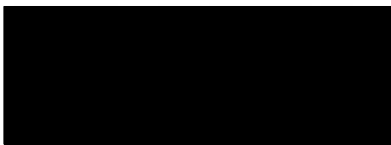
OWNERS

CALVIN HARAPNUK

AND

KAILA HARAPNUK

BOTH OF:



(DATA UPDATED BY: CHANGE OF ADDRESS 251203570)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5298KE	14/08/1968	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
241 095 719

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

"NORTH 20 FEET OF SOUTH 53 FEET"

5545LM 22/09/1972 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"NORTH 10 FEET OF SOUTH 63 FEET"

981 208 694 15/07/1998 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

981 405 148 30/12/1998 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.
CALGARY
ALBERTA T2S2Y1
PORTION AS DESCRIBED
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001302038)
(DATA UPDATED BY: CHANGE OF NAME 051030507)

981 405 149 30/12/1998 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.
CALGARY
ALBERTA T2S2Y1
PORTION AS DESCRIBED
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001302038)
(DATA UPDATED BY: CHANGE OF NAME 051030507)

241 095 720 15/04/2024 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
550, 7 MAHOGANY PLAZA SE
CALGARY
ALBERTA T3M2P8
ORIGINAL PRINCIPAL AMOUNT: \$682,500

251 203 571 12/08/2025 MORTGAGE
MORTGAGEE - ROYAL BANK OF CANADA.
10 YORK MILLS ROAD
3RD FLOOR
TORONTO
ONTARIO M2P0A2
ORIGINAL PRINCIPAL AMOUNT: \$1,081,508

TOTAL INSTRUMENTS: 007

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

SUBMITTER

241 095 719
LAND ID

G007JKR 03/07/2025 BRANDON TAGG PROFESSTIONAL
CORPORATION
4034444411
CUSTOMER FILE NUMBER:
R25053-002

001

DISCHARGE

#241 095 719

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING
REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE
SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 12 DAY OF AUGUST,
2025 AT 03:53 P.M.

ORDER NUMBER: 54538911

CUSTOMER FILE NUMBER: AS_Planning



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Sea-Cans in Foothills County

Land Use Bylaw Regulations & Applications

www.foothillscountyab.ca

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

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.

1. A Sea-can may be placed on a property for up to 60 consecutive days per year without a Development Permit in accordance with Section 4.2.1.60 of the Land Use Bylaw. A Sea-can placed on site for such use shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use.
 2. A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following:
 - a. On parcels 21 acres or more, one (1) Sea-can no larger than 48' in length and 10' in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district;
 - b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A "Maximum Area for Accessory buildings not requiring a permit";
 - c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority;
 - d. The parcel must have a dwelling located on the property for consideration by the Development Authority as an accessory building, unless applied for as a temporary structure where a minimum \$2,500 deposit will be required to ensure removal;
 - e. It is outside of the authority of the Development Officer to allow Sea-can's that are stacked or alternatively used in the construction of a structure of any kind, this includes Agriculture structures;
 - f. A Sea-can is not permitted to be buried. If it is the desire to obtain this type of approval, the landowner will need Provincial Approval through Alberta Environment and may be subject to a Geotechnical Report or an approved Lot Grading Plan prepared by a Professional Engineer before submitting an application for Development Permit for the Development Officer to consider.
 3. Please check with the applicable zoning to ensure that you are meeting the minimum development requirements for setbacks, water bodies, slopes and height. All structures, even those not placed on permanent foundations, are required to meet these minimum development requirements.
 4. Each application is evaluated on its own merits based on the information provided to the Development Officer at the time of the application.
-

APPLICATION REQUIREMENTS:

Please be advised that approval or refusal of an application is to the discretion of the Development Officer and each application is evaluated individually.

An application for a Development Permit must be submitted with the following information:

1. Applicable fees as per the approved fee schedule.
2. A site plan (can be hand drawn) showing:
 - a. the entire parcel;
 - b. north at the top of the page;
 - c. identify and show all existing structures (we include temporary structures in what we consider existing) and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines;
 - d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas;
3. Description of the need for this Sea-can, what is it planned to be used for in its entirety.
4. Description, drawings and/or pictures showing the exterior finish of the Sea-can and the screening that is proposed to be used to screen the Sea-can from neighbours. A site inspection may be required by the Development Officer to ensure that the proposed plans will be sufficient. Please note, the Development Officer has the discretion to refuse the application or ask for a significant deposit if this is not sufficiently addressed. We have screening standards that can be found on our County's Website www.mdfoothills.com for reference.
5. A timeline that the screening and exterior finish will be completed, please note that it will be required at a maximum to be completed within two years, however, we prefer to see this sooner and could be made a condition. Temporary permits will be required to be addressed immediately if approval is granted, unless otherwise noted under the conditions.
6. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented, can be shown on the site plan.
7. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary. NOTE: Have you checked with Provincial regulations to ensure that you are following minimum standards.
8. Are there any materials being brought in from other sites for fill (i.e. clay, dirt, etc.) and please give a detailed explanation as to where it is going how much of an area is to be built up, is it a wetland area, etc. Where is the material coming from, and what roads and types of trucks will be used to haul the material to the site.
9. Particulars of any proposed use or involvement by persons other than residents of the lot.
10. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.

Note: A sea-can may require a building permit supported by a professional Engineers Review confirming the container has been reviewed and approved by them to meet the CAN/CSA A660 "Certification of Manufacturers of Steel Building Systems" standard, or documentation from the CAN/CSA A660 certified manufacturer confirming that the structure has been constructed to the appropriate requirements.

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.

- 4.2.1.8 The construction of a Dwelling, Attached where it is listed as a discretionary use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.
- 4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:
- a. the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or
 - b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.
- excluding any lands designated Sub-district "A", Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.
- 4.2.1.10 Works of maintenance, repair, or alteration on a building, internally or externally, if in the opinion of the Development Authority such work does not include structural alterations or change the use or intensity of use of the building.
- 4.2.1.11 The completion of a building which was lawfully approved whether or not it was under construction at the date this Bylaw comes into full force and effect, provided that:
- a. The building is completed in accordance with the terms and conditions of any permit granted by the County.
 - b. The building, whether or not a permit was granted or required, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect.
- 4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district "A", Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.
- 4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48' in length and 10' in width, is permitted per parcel, provided it meets the minimum setback requirements.

Accessory Uses

- 4.2.1.14 The temporary storage of the following number of unoccupied recreation vehicles on a parcel where a dwelling unit exists on site and the use is listed as a Permitted Use,
- a. No more than five (5) unoccupied recreation vehicles on a parcel where it is located outside of a Hamlet boundary.
 - b. No more than one (1) unoccupied recreational vehicle on a parcel in all other land use districts where listed as a permitted use.
 - c. Notwithstanding Section 2.4.2 "Special Provision for Parcels with Sub-districts", the above exemption to a Development Permit is applicable on sub-district "A:" designated lands.

More information on storage of unoccupied recreation vehicles on property can be found under Section 10.18 of this Bylaw.

- 9.2.8 A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following:
- a. On parcels 21 acres or more, one (1) Sea-can no larger than 48' in length and 10' in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district.
 - b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A "Maximum Area for Accessory buildings not requiring a permit".
 - c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority.

9.3 APPEARANCE OF PROPERTIES

- 9.3.1 Properties shall be maintained in an orderly fashion including all buildings, structures, and improvements kept in a reasonable state of repair so as to not become an unsightly premise or safety hazard.
- 9.3.2 Properties that possess conditions that constitute an unsightly premise will be dealt with and enforced in accordance with the "Community Standards Bylaw" included as Appendix J of this bylaw.

9.4 BOUNDARY ADJUSTMENTS

- 9.4.1 A boundary adjustment is a change of the boundaries of an existing lot such that no additional lots are created, and the lot boundaries do not contravene the yard setback limits or minimum or maximum sizes for the district as set forth in this Bylaw.
- 9.4.2 No redesignation is required for boundary adjustments where the parcel size of both lots involved remain within the parcel size requirements for that land use district in which the property will be zoned following the boundary adjustment.
- 9.4.3 The portion of a lot including a road plan or railway plan that has been consolidated by a boundary adjustment or other means acceptable to Land Titles, with the title to another lot will automatically reflect the district designation of the lot with which it has been consolidated.

9.5 CONDOMINIUM DEVELOPMENT

- 9.5.1 A bare land condominium may be authorized in a land use district where the said development fully complies with the requirements of that district.
- 9.5.2 Development of land within a bare land condominium shall be considered the same as the development of land within a fee simple subdivision, with each condominium unit treated as an individual lot.
- 9.5.3 Development within a bare land condominium shall be subject to all of the provisions of the relevant land use district unless otherwise amended by Bylaw of Council.
- 9.5.4 Notwithstanding sub-section 9.5.2 and 9.5.3, the side yard setbacks will not apply to the common wall side of the structure where a condominium building has a common wall.
- 9.5.5 Improvements intended to service bare land condominium development shall be in accordance with municipal standards.

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 ¹/₂ and N 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;



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

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www.FoothillsCountyAB.ca

planning@foothillscountyab.ca

September 17, 2025

Calvin Harapnuk

COPY

Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 25D 223
Ptn: SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10
Two Existing Sea-cans**

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 9, 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.

cc. Landowners – Calvin & Kalia Harapnuk

Brenda Bartnik

From: Marsha Alsip [REDACTED]
Sent: September 24, 2025 3:41 PM
To: Brenda Bartnik
Subject: Development Permit # 25D 223

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please be advised that we have no objection to the proposal to retain the seacans on the property.

Rick and Marsha Alsip

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.caplanning@foothillscountyab.ca

September 17, 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 223**Legal Description:** SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10**Approval Description:** Two Existing Sea-cans**Applicant/Owner** Calvin Harapnuk / Calvin & Kalia Harapnuk**Location:** Located on the northeast corner of the intersection of Dunbow Road and 44 Street east

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 9, 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 PERMIT DECISION

DATE OF DECISION: September 17th, 2025

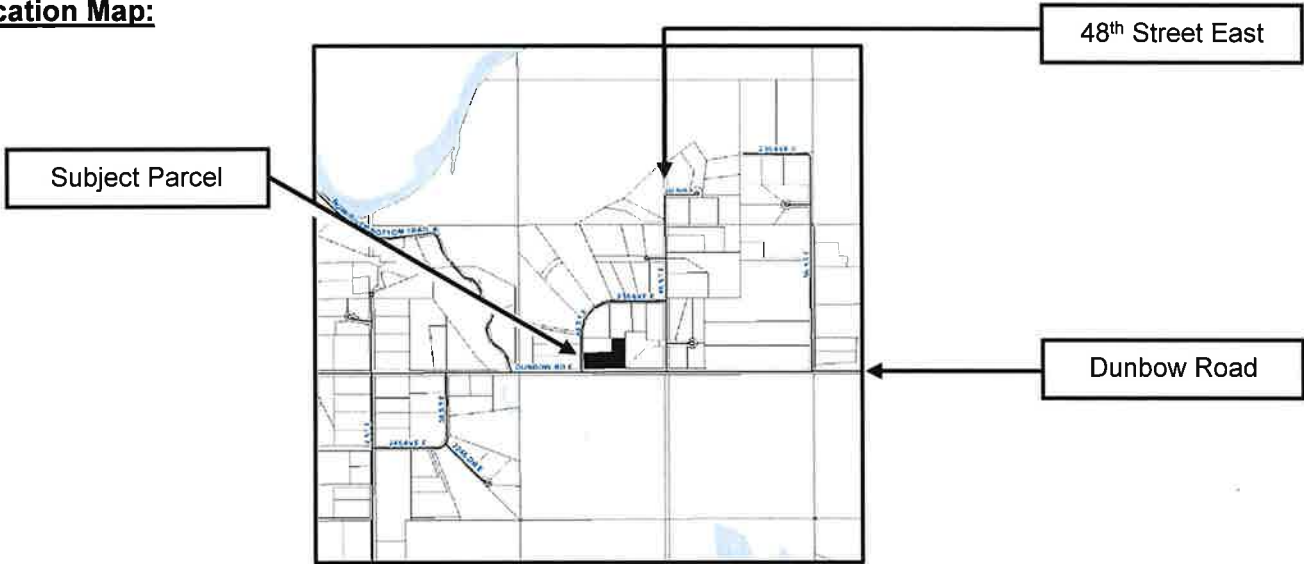
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT.
PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT APPLICATION FILE NUMBER: 25D 223
LANDOWNER(S) / APPLICANT(S): CALVIN & KAILA HARAPNUK / CALVIN HARAPNUK
PROPOSAL DESCRIPTION: TWO SEA-CANS – PERSONAL USE
LEGAL DESCRIPTION: PTN. SE 03-22-29 W4M; PLAN 1112304, BLOCK 8, LOT 10

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 6.57 acre Country Residential District parcel, located on the northeast corner of the intersection at Dunbow Road and 44th Street east.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for two existing Sea-Cans to remain on the subject parcel, for personal use.

The application identifies that each Sea-Can is 40 feet long by 8 feet wide and that they will be painted to match the colour of the house which is currently under construction.

Sea-cans may be considered as accessory buildings to be used for personal storage purposes provided the exterior finish matches or compliments the exterior finish of the principal building(s) and is generally screened from view to the satisfaction of the Development Authority.

On a property of this size, the current Land Use Bylaw 60/2014 allows for a maximum of four (4) accessory buildings with a total cumulative size not to exceed 3,500 sq. ft. (325.2 sq. m.) in area without a Development Permit.

Sea-Cans are a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of two Sea-Cans on the subject parcel being a portion of SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10 has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval allows for two Sea-Cans for personal use storage to remain on the subject parcel as identified on the submitted site plan and as per the conditions and requirements provided for herein.

CONDITIONS OF APPROVAL:

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

1. The applicant is required to obtain any necessary building, safety code permits and inspections applicable to use, including but not limited to anchoring and the placement on a gravel base; to the satisfaction of the County's Safety Codes Officer;
2. A plan for paint color and the landscaping that is to provide visual screening of the Sea-Cans from neighbouring properties is to be submitted to the Development Authority for review and acceptance prior to implementation. Prior to the County accepting this development to be complete, screening shall be fully completed as per the accepted plan;

Michelle LeDuc

From: FC_Planning
Sent: September 17, 2025 9:06 AM
To: [REDACTED]
Cc: Brenda Bartnik
Subject: Development Officer's Decision for Development Permit 25D 223
Attachments: 25D 223 Notice of Decision Landowner.pdf; Appeal Form.pdf; 25D 223 Development Officers Decision.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 25D 223, 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 17, 2025 9:06 AM
To: Don Waldorf
Cc: Brenda Bartnik
Subject: Development Officer's Decision - Development Permit 25D 223
Attachments: 25D 223 Development Officers Decision.pdf

Good morning,

Please find attached the Development Officer's decision for Development Permit 25D 223. 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: September 17, 2025 9:07 AM
To: FC Assessment
Cc: Brenda Bartnik
Subject: Development Officer's Decision - Development Permit 25D 223 (2229030220)
Attachments: 25D 223 Development Officers Decision.pdf

Good morning,

Please find attached the Development Officer's Decision for Development Permit 25D 223. The roll number for this parcel is 2229030220.

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

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 216**
Ptn. NW 22-22-03 W5M
Relaxation of Setbacks to Existing Structures
County Contact- Theresa Chipchase- Development Officer
2. **Development Permit Application 25D 202**
Ptn. NE 13-20-01 W5M; Plan 0214219, Block 3, Lot 1
Relaxation of Setbacks to Existing Structure
County Contact- Theresa Chipchase- Development Officer
3. **Development Permit Application 25D 127**
Ptn. SW 15-20-29 W4M; Plan 0213921, Block 1, Lot 9
Sea-Can, Existing with a Relaxation of Setbacks
County Contact- Stacey Kotlar- Development Officer
4. **Development Permit Application 25D 118**
Ptn. NE 35-19-01 W5M; Plan 0613973, Block 4, Lot 2
Solar Power System, Private
County Contact- Stacey Kotlar- Development Officer
5. **Development Permit Application 25D 192**
Ptn. SE 06-21-03 W5M
Ground Mount Solar Power System, Private
County Contact- Brittany Smith- Development Officer
6. **Development Permit Application 25D 211**
Ptn. SE 18-19-01 W5M; Plan 2510119, Block 1, Lot 1
Dwelling, Single Family with an Oversized Attached Garage and Detached Accessory Building on a CRA Lot
County Contact- Brittany Smith- Development Officer
7. **Development Permit Application 25D 223**
Ptn. SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10
Two Existing Sea-cans
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 9, 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.*

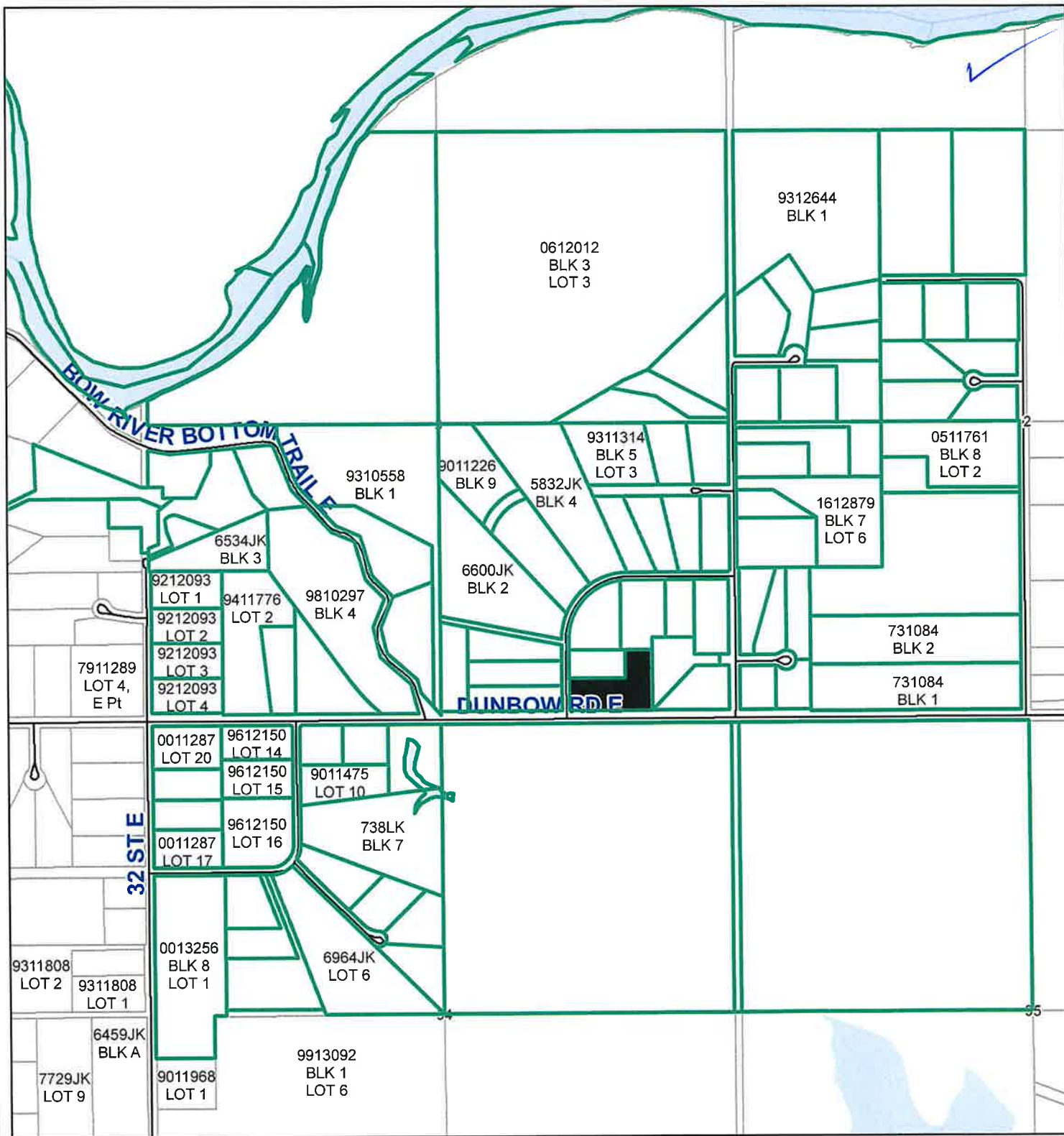
Appeal Forms can be submitted in-person at our office located at Foothills County, 309 Macleod Trail S, Box 5605, High River, AB, T1V 1M7



Half Mile Map



SE 03-22-29 W4M; Plan 1112304, Block 8, Lot 10



Legend

- Roads
- Parcels
- Subject Parcel

Date: 2025-09-10

0 0.25 0.5

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Data Sources Include Municipal Records and Atlas, 1 Miles