

**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

November 5, 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 OR adjacent to your property. The details of the Development Permit application are as follows:

Development Permit Application File#: 25D 240**Legal Description: NW 14-21-29 W4M; Plan 2412369, Block 3, Lot 13****Approval Description: Single Family Dwelling with an Oversized Attached Garage on CRA Lot****Applicant/Owner: Vicon Homes Ltd. (Applicant) / Bryan Dyck & Vanessa Lewis-Steer (Owner)****Location: Located of 295 Ave E, approximately 410m east of 48 St E and approximately 2km east of Highway 2.**

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than November 27, 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...

Kari Furnell
Development Officer
Kari.Furnell@foothillscountyab.ca
(403) 603-6239

KF/as

Encl. – Development Authority Decision



DEVELOPMENT PERMIT DECISION
DATE OF DECISION: November 5, 2025

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

APPLICATION FILE NUMBER: 25D 240
LANDOWNERS: BRYAN DYCK & VANESSA LEWIS-STEER
AGENT: VICON HOMES LTD.
PROPOSAL DESCRIPTION: SINGLE FAMILY DWELLING WITH AN OVERSIZED ATTACHED GARAGE ON CRA LOT
LEGAL DESCRIPTION OF SUBJECT PROPERTY: PTN. NW 14-21-29 W4M; PLAN 2412369, BLOCK 3, LOT 13

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 2.35 acre Country Residential Sub-district “A” (CRA) parcel, located off 295 Ave E, approximately 410m east of 48 St E and approximately 2 km east of Highway 2.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of a Single Family Dwelling with an Attached Oversized Garage (+/-2,402 sq. ft) on the subject property. The proposed single family dwelling and attached garage are Permitted Uses under the Country Residential District, however, due to the oversized attached garage the application has been considered a Discretionary Use.

At the time of subdivision approval for this property, the Foothills County Council designated the subject property as Country Residential Sub-district “A” to ensure that all restrictions and recommendations as noted within the Septic Disposal Evaluation (PSTS), Storm Water Management, Site Drainage Plan, Lot Grading Plan and Geotechnical Reports are adhered to through issuance of a Development Permit.

A completion certificate(s) by the designated professional(s) verifying that all aspects of the noted reports have been met will be required, along with payment of a \$5,000 refundable compliance deposit as a pre-release condition will be required to ensure adherence to these requirements.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of a Dwelling, Single-Family with an oversized attached garage on the subject property being a portion of NW 14-21-29 W4M; Plan 2412369, Block 3, Lot 13 has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release conditions, this approval allows for the development and use of Ptn. NW 14-21-29 W4M; Plan 2412369, Block 3, Lot 13 for the construction of a Dwelling, Single-Family with an oversized attached garage (2,523.6 sq ft) to be in accordance with the submitted and accepted Development Permit application.

PRE-RELEASE CONDITION(S):

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **April 5, 2026** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s)..*

1. The applicant shall submit a compliance deposit in the amount of \$5,000.00. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:
 - i. Building Envelope / Developable Areas *completed by Osprey Engineering Inc. and signed by Michael A. Kitchen, P.Eng. on December 14, 2023*
 - ii. Groundwater For Foundations *completed by Osprey Engineering Inc. and signed by Michael A. Kitchen, P.Eng. on March 20, 2024*
 - iii. Stormwater Management Report *completed by Osprey Engineering Inc. and signed by Michael A. Kitchen, P.Eng. on December 14, 2023*
 - iv. Comprehensive Drainage and Grading - *prepared by Osprey Engineering Inc. and signed by Michael A. Kitchen, P.Eng. on October 28, 2025*
 - v. Private Sewage Treatment System Assessment, (PSTS) *completed by Osprey Engineering and signed by Michael A. Kitchen, P.Eng. on December 14, 2023*
3. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from the designation professional(s) confirming the development adheres to all comments and recommendations as provided within the following accepted documents:
 - i. Building Envelope / Developable Areas *completed by Osprey Engineering and signed by Michael A. Kitchen, P.Eng. on December 14, 2023*
 - ii. Stormwater Management Report *completed by Osprey Engineering and signed by Michael A. Kitchen, P.Eng. on December 14, 2023*
 - iii. Comprehensive Drainage and Grading - *prepared by Osprey Engineering Inc. and signed by Michael A. Kitchen, P.Eng. on October 28, 2025*
4. The applicants shall obtain all required building and safety codes permits and inspections from the County to the satisfaction of the Safety Codes Officer, including confirmation that the septic system adheres to all comments and recommendations as provided in the Private Sewage Treatment System Assessment, (PSTS) *completed by Osprey Engineering and signed by Michael A. Kitchen, P.Eng. on December 14, 2023* and that the Foundation adheres to all comments and recommendations as provided in the Groundwater For Foundations *completed by Osprey Engineering and signed by Michael A. Kitchen, P.Eng. on March 20, 2024;*
5. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

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

1. Development shall comply with the applicable Building, Safety Codes, and Fire Codes at all times;
2. No portion of the Single-Family Dwelling or Attached Garage shall be used for the purpose of any business related uses, nor shall any portion be used as a secondary suite without first obtaining any necessary approvals from Foothills County;
3. Emergency address signage shall be installed and always maintained, to the satisfaction of the Foothills Emergency Services;
4. No topsoil shall be removed from the subject property. When relocating or placing materials and conducting development on the land, the applicant shall ensure that measures are taken to contain those materials and mitigate effects with respect to dust, weeds, erosion, and runoff. Except has acknowledged within the accepted reports outlined in above Condition of Approval #2, alteration to natural drainage may proceed only under authorization of an approved Development Permit for Lot Grading;
5. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
6. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
7. The Dwelling, Single Family shall not exceed the maximum height of 12 metres (39.37 ft.), which is the maximum permitted within the Country Residential Land Use District;
8. Lot Coverage, which includes associated driveways, walkways, decks and patios, shall not exceed 40%.
9. The landowners indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner, arising from soils being relocated to/on this property;
10. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
11. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [**www.foothillscountyab.ca**](http://www.foothillscountyab.ca).
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.



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

Submitting an Appeal – Subdivision Authority Decisions

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

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

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

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

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

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

Submitting an Appeal – Development Authority Decisions

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

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

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

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

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

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

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

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

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

How to submit your appeal and pay your fee

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

Mail or deliver to:

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

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

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

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

What happens after my appeal is submitted?

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

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

More information

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

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca