

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

[www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca)[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

April 15, 2026

«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 the subject quarter section. The details of the Development Permit application are as follows:

**Development Permit Application File#:** 26D 079

**Legal Description:** SW 18-20-2 W5M; Plan 6353JK, Block E

**Description:** Dwelling, Temporary for Child of Landowner

**Applicant/Owner** Harley, Marian & Joel Stav(Owner)

**Location:** Located directly east of Highway 22, one quarter mile north of 402<sup>nd</sup> Avenue West.

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 May 7, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

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 enclosed '**Notice of Development Appeal**' form and return to the County by email at [appeals@FoothillsCountyAB.ca](mailto:appeals@FoothillsCountyAB.ca) or by fax at 403-652-7880.

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

Original Signed By...

Theresa Chipchase  
Development Officer  
[Theresa.Chipchase@foothillscountyab.ca](mailto:Theresa.Chipchase@foothillscountyab.ca)  
(403) 603-6223

TC/as  
Encl. – Development Authority Decision



# DEVELOPMENT PERMIT DECISION

DATE OF DECISION: April 15<sup>th</sup>, 2026

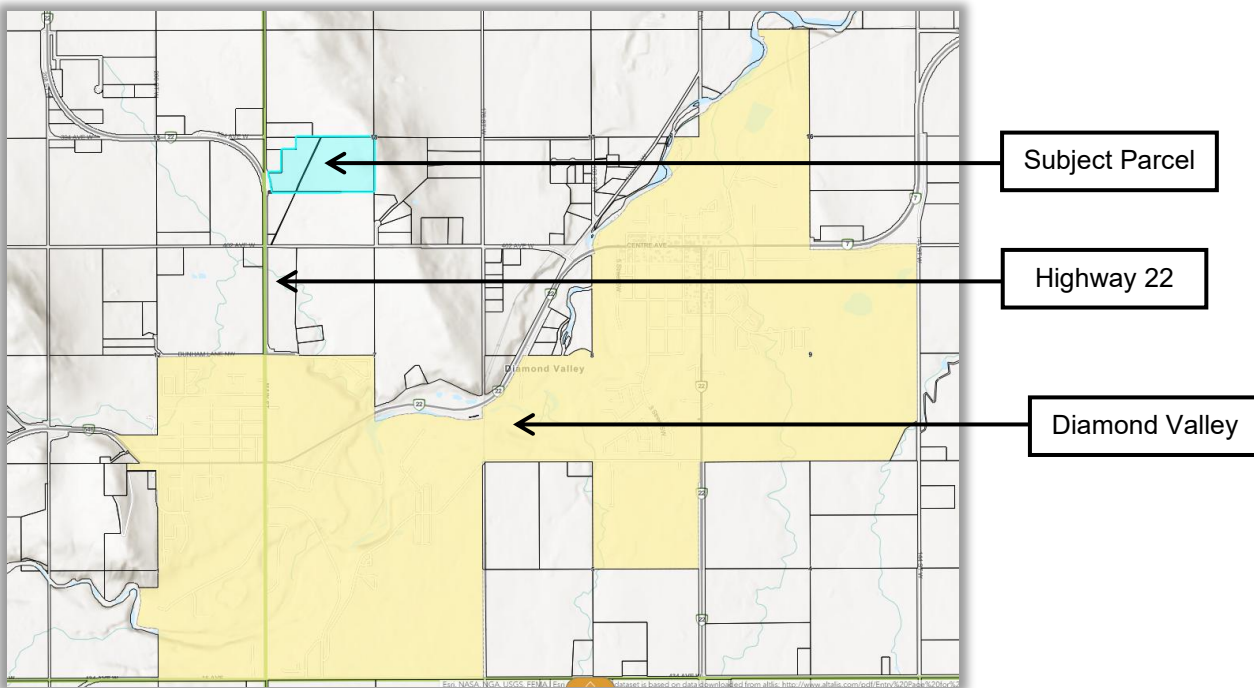
**THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.**

**APPLICATION FILE NUMBER:** 26D 079  
**LANDOWNER(S):** HARLEY, JOEL AND MARION STAV  
**APPLICANT(S):** SAME  
**PROPOSAL DESCRIPTION:** DWELLING, TEMPORARY FOR CHILD OF LANDOWNER  
**LEGAL DESCRIPTION:** PLAN 6353JK, BLOCK E, PTN: SW 18-20-02-W5M

### LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 68.52 acre Agricultural District parcel, located directly east of Highway 22, one quarter mile north of 402<sup>nd</sup> Avenue West.

#### Location Map:



### INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted for a Dwelling, Temporary for a Child of a Landowner, it is identified to exist approximately 100 metres south of the north boundary of the property and 150 metres east of the ATCO Pipeline right of way through the property, as per the applicants site plan, and has been active, intermittently, since 1987.

Section 10.10.27 of the Land Use Bylaw identifies that a development permit for a Dwelling, Temporary for Child of a Landowner, not to be placed on a permanent foundation, may be issued when it is to be occupied by the child of a landowner, for a period not to exceed 36 months, for a maximum renewal period not to exceed six (6) years.

Section 12.1.7.2 of the Agricultural Land Use District identifies that the maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite or Dwelling, Temporary.

Further, Section 5.6.13 of the Bylaw allows the Development Authority to issue a Development Permit for Dwelling, Temporary that has been prefabricated, built or factory constructed before September 2<sup>nd</sup>, 2007, if an approved Development Permit for the Dwelling, Temporary is in place and has been occupied in accordance with that approval, should it have the appropriate C.S.A. certification, or an equivalent at the time of placement on the subject parcel, to the satisfaction of the Safety Codes Officer.

Dwelling, Temporary for Child of a Landowner is a Discretionary Use under the Agricultural Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Dwelling, Temporary for a Child of a Landowner, approximately located 100 metres south of the north boundary of the property and 150 metres east of the ATCO Pipeline right of way, on the subject parcel being Plan 6353JK, Block E, PTN: SW 18-20-02-W5M has been considered by the Development Officer and is **APPROVED** subject to the following:

## APPROVAL DESCRIPTION:

This approval allows for the development and use of the existing mobile home approximately located 100 metres south of the north boundary of the property and 150 metres east of the ATCO Pipeline right of way on the subject parcel being Plan 6353JK, Block E, PTN: SW 18-20-02-W5M for:

- a. A Dwelling, Temporary for Child of a Landowner, for a period of 36 months from the date of this decision. The development is to remain in accordance with the accepted site plan and is to be used solely as a residence for a child of the landowner.

## CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of this approval and plans that have been acknowledged by the municipality to be appropriate. Any revisions and/or additions to the use of this land shall not proceed except under benefit of appropriate approvals.
2. The Dwelling, Temporary for a Child of a Landowner is approved for a period of 36 months only, from the date of the decision. The Dwelling, Temporary for a Child of a Landowner is to be used solely as a residence for the child of the landowner.

## ADVISORY REQUIREMENTS:

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

1. The applicants are advised that, as per Section 10.10 of the Land Use Bylaw 60/2014, the maximum term for renewals on Development Permits for a Dwelling, Temporary (Mobile Home) for a Child of a Landowner shall not exceed six (6) years.
2. The applicants are advised that this approval does not allow for the replacement of the Dwelling, Temporary for the Child of a Landowner. Should replacement of the Dwelling, Temporary for the Child of a Landowner be required for any reason, issuance of a new development permit would be necessary prior to placement of a new Dwelling, Temporary for the Child of a Landowner, and would be subject to and considered under the policies within the Land Use Bylaw at the time of application;
3. This approval does not permit the Dwelling, Temporary for the Child of a Landowner to be placed on a permanent foundation, nor will any permanent attachments be permitted (i.e. enclosed porch, additions, attached deck or attached garage);
4. Emergency address signage shall be installed and maintained. The installation of any farm identification signage, or directional signage shall occur only under appropriate permit/authorization from the Foothills County, and as identified within the Land Use Bylaw;
5. Upon expiration of this approval, should the applicant(s) and/or landowner(s) fail to make a new application or make a new application that is not successful, the Dwelling, Temporary for a Child of a Landowner must be removed within 60 days from the subject property in its entirety.
6. Should the Dwelling, Temporary for the Child of a Landowner no longer be utilized for its approved use as a residence for the son of the landowner, then the Dwelling, Temporary for the Child of a Landowner must be removed immediately from the parcel. Should any future application for this use be unsuccessful, the landowners are responsible for having the Dwelling, Temporary for the Child of a Landowner removed immediately from the property. The County is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in this permit;
7. The Dwelling, Temporary for the Child of a Landowner shall be assessed for taxation purposes;
8. All structures shall be located to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
9. Development shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy as a single family dwelling;
10. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
11. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
12. 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;
13. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

**NOTES:**

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development cannot proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](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.



# Notice of Appeal

**Subdivision and Development Appeal Board (SDAB)**  
**Foothills County** [www.foothillscountyab.ca](http://www.foothillscountyab.ca)

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

**APPELLANT INFORMATION** (e.g. Landowner or Affected Party)

Name of Appellant(s)		
Mailing Address	Province	Postal Code
Main Phone #	Alternate Phone #	
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Email Address:		

**AGENT INFORMATION & CERTIFICATION** (complete section if applicable)

Name of Organization:			
Contact Name:			
Mailing Address	Province	Postal Code	
Main Phone #			
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
_____ Signature of Appellant(s)	_____ Date	_____ Signature of Appellant(s)	_____ Date

**SITE INFORMATION**

Municipal Address (house and street number):			
Legal Land Description:	Plan	Block	Lot
Quarter-Section	Township	Range	Meridian

**I AM APPEALING** (check only one)

<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u>  Date of Decision: (Y/M/D) _____	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u>  Date of Decision: (Y/M/D) _____	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order <u>Enforcement Order #</u>  Date of Decision: (Y/M/D) _____
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**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.


**TURN OVER AND COMPLETE REVERSE SIDE**



## 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.***

Subdivision and Development Appeal Board Hearing and Requests	Fee
Requests to Adjourn, Postpone or Recess a Subdivision and Development Appeal Board Hearing	\$500
Appeal fee for all appeals to a Development Officers decision	\$100
Appeal fee for all Development Appeals when the application is not within the Development Officers discretion	\$575
Appeal fee for Appeal of a Stop Order	\$575
Appeal fee for Appeal of a Subdivision Authority decision* *Paid at the time of subdivision application and credited to endorsement fee if no appeal is filed	\$2,000
Appeal fee for Appeal of a Compliance Order issued as per Sections 545 and 546 of the Municipal Government Act	\$575

## 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](mailto:appeals@FoothillsCountyAB.ca)