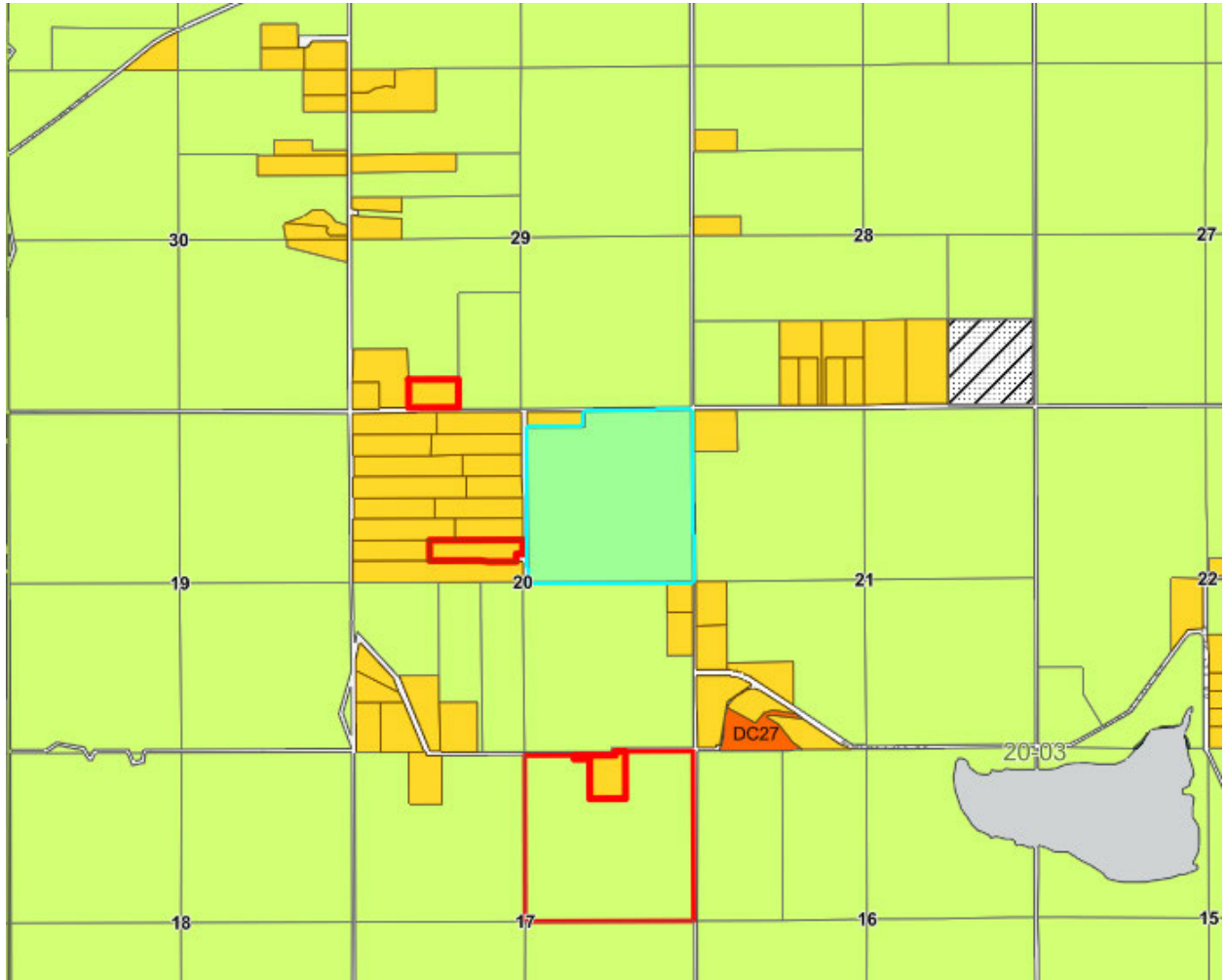


26D 018 Carmen Jadick NE 20-20-3 W5M

LAND USE MAP





# DEVELOPMENT PERMIT DECISION

DATE OF DECISION: March 18, 2026

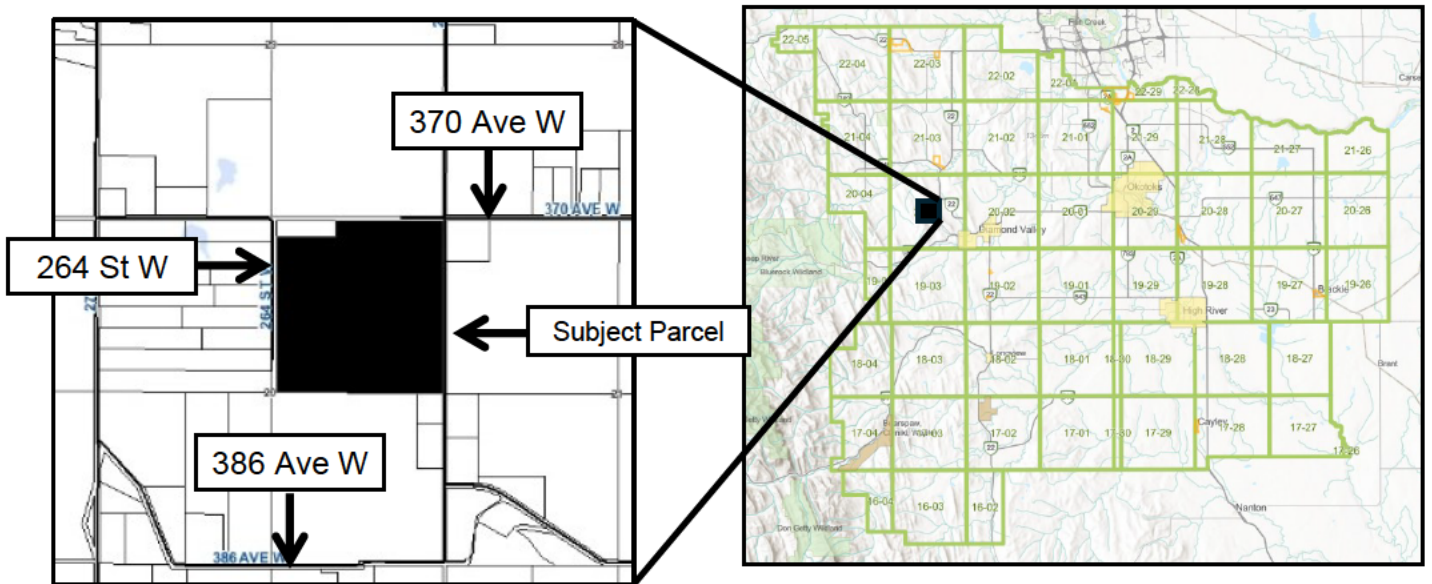
**THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.**

**APPLICATION FILE NUMBER:** 26D 018  
**LANDOWNER(S):** CARMEN JADICK  
**PROPOSAL DESCRIPTION:** KENNEL, PRIVATE  
**LEGAL DESCRIPTION:** Ptn. NE 20-20-03 W5M

### LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 149.04 acre Agricultural District parcel that is located to the southeast of the intersection at 264th Street and 370th Avenue west, a little more than three miles south of Highway #549.

### Location Map:



### INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Kennel, Private for four (4) dogs owned by a permanent resident on the property.

Land Use Bylaw 60/2014 defines *Kennel, Private* as: *the keeping of 4 or more adult dogs on a property that are owned by the resident(s) of the dwelling located on the same property.*

*Kennel, Private* 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 Kennel, Private for the keeping of 4 dogs, on the subject parcel being a portion of NE 20-20-03 W5M has been considered by the Development Officer and is **APPROVED** subject to the following.

### APPROVAL DESCRIPTION

1. This approval is for a Kennel, Private to allow for no more than four (4) dogs owned by the permanent resident(s) of a dwelling located on the subject property. In determining the number of dogs, pups less than six months of age shall not be included.

### CONDITIONS OF APPROVAL

*Failure to maintain compliance with the conditions of approval will see the Development Permit be deemed null and void.*

1. As this permit is for a Kennel, Private; no boarding of dogs, the grooming of dogs for profit, nor the training of dogs other than those owned by a permanent resident of the property shall occur;
2. The dogs are not permitted to be left unattended in the area defined as the fenced Alpaca pasture which is located to the west (rear) of the residence, and must be under the immediate control of the owner or an authorized representative when attending this area of the property;

3. The dogs must be contained within an enclosed building between 9 P.M. and 7 A.M. daily, unless under the immediate control of the owner or an authorized representative;
4. The applicant 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.

## ADVISORY REQUIREMENTS

*The following requirements are provided by Foothills County to inform applicants and landowners 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 submitted by the applicant and acknowledged by the municipality to be appropriate;
2. As this permit is for a Kennel, Private; no boarding of dogs, the breeding or grooming of dogs for profit, nor the training of dogs other than those owned by a permanent resident of the property shall occur. Any revisions and/or additions to use of his land shall not proceed except under benefit of appropriate approvals;
3. 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. The County's Regulation and Control of Dogs Bylaw, Responsible Dog Ownership Bylaw, and Community Standard Bylaw apply.

## 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 or submission of the executed appeal notification period waiver; 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 Sections 685(1) and 685(3) 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.



# Application for Development Permit

Land Use Bylaw No. 60-2014

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

**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: <u>500.00</u>	Application No: <u>26 D 018</u>
Receipt No.: <u>453591</u>	Tax Roll No: <u>2003207510</u>
Date Received: <u>Jan 26/26</u>	Date Deemed Complete: <u>Jan. 27. 2026</u>

### PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Carmen Jobick

Email: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Legal Land Description: Plan 920, Block 20, Lot 110, LSD \_\_\_\_\_

Quarter NE, Section 20, Township 20, Range 03, West of the 5 Meridian.

Registered Owner of Land: Carmen Jobick

Registered Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

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.

Kennel license 4 dogs

4 dogs (ages 9, 5, 4, 3)

Dog facilities are not by neighbouring houses

They are kept inside between 9pm and 7am

Nothing else has changed since my last application

**PART 3 SITE INFORMATION**

Area Of Lot: (In Acres Or Hectares) 149 acres.

Size Of Proposed Building: \_\_\_\_\_ Height: \_\_\_\_\_

Is There A Dwelling (Residence) On The Site: Yes X No \_\_\_\_\_ If Yes, How Many? one

Utilities Presently On Site: yes

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

Utilities Proposed: \_\_\_\_\_

Other Land Involved In Application: \_\_\_\_\_

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). if you have any questions about the collection and use of this information, please contact the FOIP Coordinator at 403-652-2341.

**PART 4 DEVELOPMENT**

Specify other supporting material attached that forms part of this application. (e.g., Site Plan, Plot Plan, Architectural Drawings, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Date of Commencement: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

I, \_\_\_\_\_

hereby certify that I am:

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

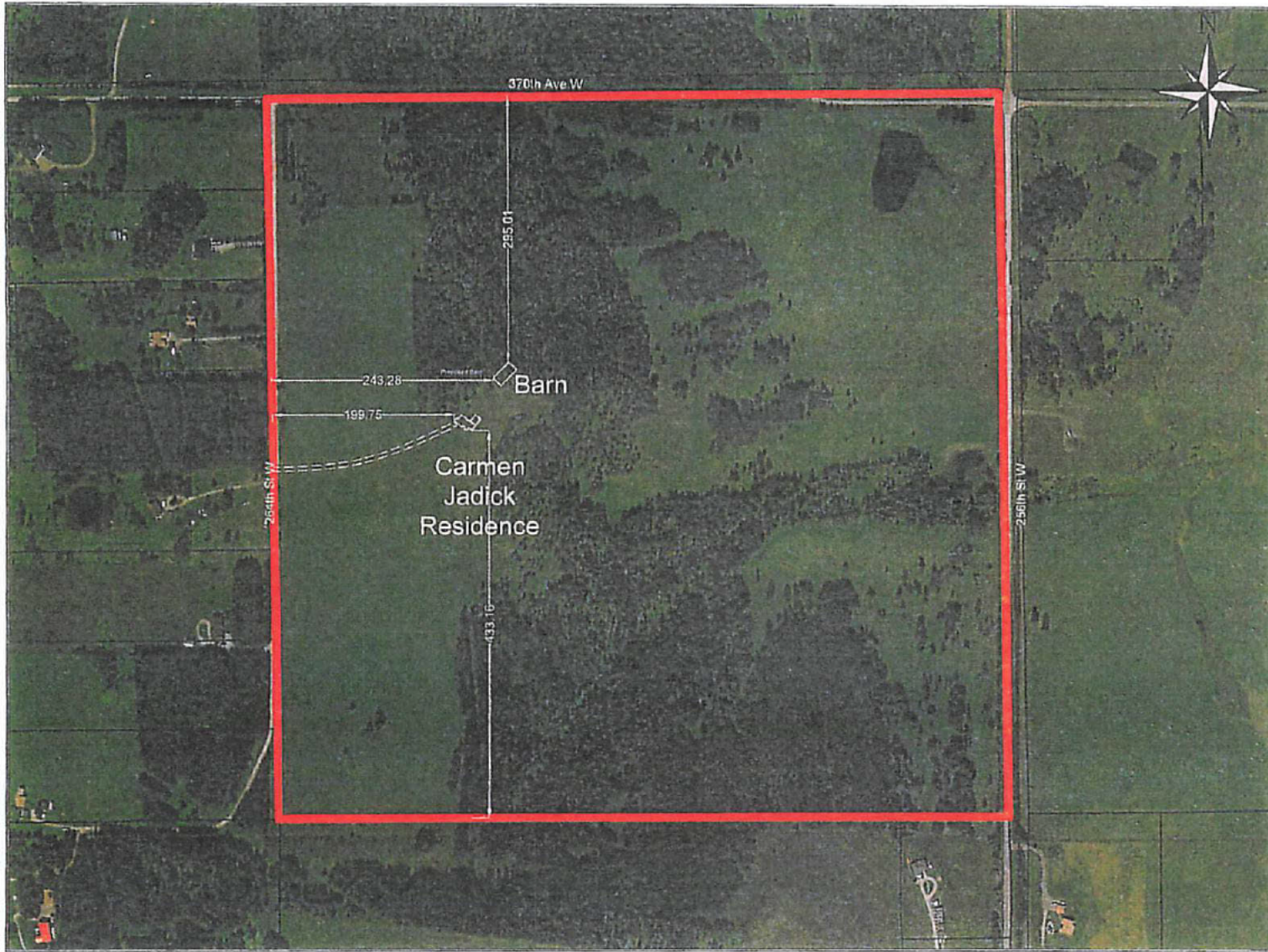
Date: Dec 24, 2025

**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.

Dec 24, 2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent



Carmen Jadick  
Foothills County

PLAN SHOWING  
**Dog Kennel DP**

AFFECTING  
**NE-20-20-3-W5M;**

SCALE: 1:4000

ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE CONFIRMED IN THE FIELD BY THE LICENSED SURVEYOR

**LEGEND**  
Subject Property - ——

Figure 2

DRAWN BY		DATE	
A. WOODEN		Apr 2020	
CHECKED BY		FILE NO.	
M. PIRNIC		P 627-01	

**Planning Protocol**

2922 3rd Ave NE  
Calgary Alberta T2A 6T7  
Phone: (403) 230-8222  
Fax: (403) 230-6138  
Email: [rod@planningprotocol2.com](mailto:rod@planningprotocol2.com)  
Url: [www.planningprotocol2.com](http://www.planningprotocol2.com)

GND / ALL Subject Property's & Rights



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 411 186 5;3;20;20;NE 231 041 592 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 20
SECTION 20
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES ( 160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

Table with 4 columns: Description, HECTARES, (ACRES), MORE OR LESS. Rows include PLAN 1810710 ROAD and PLAN 2310268 SUBDIVISION.

ESTATE: FEE SIMPLE

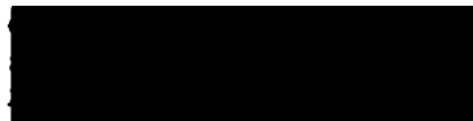
MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 181 066 003

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row: 231 041 592 08/02/2023 SUBDIVISION PLAN

OWNERS

CARMEN JADICK



ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row: 961 291 655 06/12/1996 CAVEAT RE: ASSIGNMENT OF LEASE, ETC.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 231 041 592 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		<p>CALGARY                      ALBERTA T3G3T2                      AGENT - RANDY NELSON                      (DATA UPDATED BY: TRANSFER OF CAVEAT                      991371755)                      (DATA UPDATED BY: CHANGE OF ADDRESS 021334354)                      (DATA UPDATED BY: TRANSFER OF CAVEAT                      121262202)</p>
161 288 931	05/12/2016	<p>ORDER                      RE;EASEMENT - OVER AND FOR BENEFIT OF                      SEE ORDER.</p>
181 224 224	18/10/2018	<p>UTILITY RIGHT OF WAY                      GRANTEE - ATCO GAS AND PIPELINES LTD.</p>
221 251 289	10/11/2022	<p>CAVEAT                      RE : UTILITY RIGHT OF WAY                      CAVEATOR - FORTISALBERTA INC.                      320-17 AVE SW                      CALGARY                      ALBERTA T2S2V1                      AGENT - JEFF KAENEL</p>
231 041 593	08/02/2023	<p>CAVEAT                      RE : ROADWAY                      CAVEATOR - FOOTHILLS COUNTY.                      BOX 5605                      HIGH RIVER                      ALBERTA T1V1M7</p>
231 041 595	08/02/2023	<p>CAVEAT                      RE : ROADWAY                      CAVEATOR - FOOTHILLS COUNTY.                      BOX 5605                      HIGH RIVER                      ALBERTA T1V1M7</p>
261 028 614	27/01/2026	<p>WRIT                      CREDITOR - ERIK STEPHEN JACOBSEN                      C/O FRONTIER LAW GROUP                      BOX 84                      CAROLINE                      ALBERTA T0M0M0                      DEBTOR - CARMEN JADICK                      370002 264 STREET W                      MILLARVILLE                      ALBERTA T0L2A0                      AMOUNT: \$2,676 AND COSTS IF ANY</p>

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 231 041 592 +1

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

ACTION NUMBER: 2401-18455

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF  
JANUARY, 2026 AT 12:53 P.M.

ORDER NUMBER:    56117203

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).

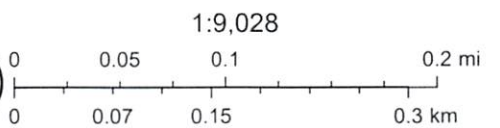
# NE 20-20-3 W5M



2026-01-27, 12:56:41 p.m.

- Parcels
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



## Stacey Kotlar

---

**From:** [REDACTED] on behalf of Land Service  
**Sent:** Wednesday, February 25, 2026 10:22 AM  
**To:** Stacey Kotlar  
**Subject:** Circulation for Development Permit 26D 018, please reply by March 2, 2026  
**Attachments:** 26D 018 Jadick.pdf

Good day,

FortisAlberta has no concerns. Please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

---

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264

**FORTIS**  
**ALBERTA**



**We are FortisAlberta.** We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

---

**From:** FC\_Planning <Planning@Foothillscountyab.ca>

**Sent:** Thursday, January 29, 2026 8:49 AM

**To:** [REDACTED]

**Cc:** Stacey Kotlar [REDACTED]

**Subject:** [CAUTION] Circulation for Development Permit 26D 018, please reply by March 2, 2026

**THINK BEFORE YOU CLICK:**

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing.

If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good Morning,

Find attached our circulation for development permit 26D 018. Please review and respond **prior to March 2, 2026.**

Should you have any questions or comments, please direct them to **Stacey Kotlar** at [Stacey.Kotlar@foothillscountyab.ca](mailto:Stacey.Kotlar@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)

**[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.

## 9.12 KEEPING OF DOGS

- 9.12.1 In accordance with Section 4.2.1, no permit is required for the keeping of up to three (3) adult dogs over 6 months of age at any one time, on a lot containing a dwelling, in all land use districts so long as the dogs are managed in accordance with all other municipal bylaws.
- 9.12.2 For circumstances outside of the above referenced provisions and additional information on the keeping of dogs, please see Section 10.13 Kennels for regulations and permit requirements.
- 9.12.3 The keeping of dogs in the County shall be done so in accordance with “The Regulation and Control of Dogs”, attached as *Appendix K* of this Bylaw and the “*Community Standards Bylaw*” attached as Appendix J.

# Agriculture

## POLICY

1. All lands in the MD are deemed to be agricultural lands unless zoned for other uses.
2. The MD supports maintaining the integrity of the agricultural land base and discourages the fragmentation of agricultural land, including the subdivision of land into smaller agricultural parcels.
3. **Agricultural uses and industries that support agriculture should be encouraged to locate in the Municipality.** Non-agricultural uses should only be permitted on lands where the MD judges the proposal to have minimal negative impacts on the agricultural resource.

# Agriculture

Conserving the *agricultural land* base is very important to our economy, our environment and our way of life here in the MD of Foothills. Agricultural products are renewable resources which provide jobs and revenue. The long-term viability of agriculture depends on the land base. Due to the diversity of agricultural pursuits we can no longer define good farm land strictly by criteria such as the Canada Lands Inventory (CLI) soil capability system. We view all land as potential agricultural land and worth conserving. Agricultural lands comprise a significant portion of the natural capital in the MD, and the MD has a duty to protect this land for use by future generations.

Most of the land in the MD of Foothills is made up of working farms and ranches, many of which have been in families for generations. These families not only work as farmers, but they are also responsible for *land stewardship*. We still have intact watersheds, abundant wildlife and spectacular open vistas, all ‘public goods’, because of the families who have cared for their lands. The costs of supplying and maintaining these goods on private lands are left largely on the shoulders of our farmers and ranchers. The Provincial government’s new Land-Use Framework recognizes this and plans to develop new policy to support stewardship and conservation on both public and private lands. The MD supports this initiative.

## GOAL

Conserve and protect the maximum amount of land in the MD as natural capital for use by the agricultural industry today and for future generations.

## OBJECTIVES

1. Make the preservation of agricultural land a priority for the Municipal District of Foothills No. 31.
2. Minimize the loss of agricultural land by limiting the amount of land removed from agricultural use.
3. Foster growth, diversification and development of the agricultural industry.
4. **Support existing agricultural operations and the “right to farm”.**
5. Partner with and encourage the agricultural industry to protect lands that are environmentally significant by adopting practices that promote soil and water conservation.
6. Encourage the agricultural industry to use water responsibly.

*“There is too little public recognition of how much we all depend upon farmers as stewards of our soil, water and wildlife resources.”*

John F. Kennedy



**Agricultural Land:** Lands designated as Agricultural in the Land Use Bylaw of the MD of Foothills. Agricultural parcels are a minimum of 21 acres in size. There is no maximum size of Agricultural parcel.

**Land Stewardship:** the practice of responsible land use to ensure that natural capital is maintained or enhanced for future generations.

**Right to Farm:** Provincial Legislation which protects farmers and ranchers from nuisance law claims.

### 10.13 **KENNELS**

*Provisions pertaining to the boarding of other domestic animals, including cats and horses, are outlined in Section 10.5 Animal Boarding Services. Additional information on the keeping of dogs is included in Section 9.12.*

- 10.13.1 Kennel provisions apply to the keeping of more than three (3) adult dogs (older than 6 months of age) at any one time on a lot containing a dwelling.
- 10.13.2 A Development Permit is required for a kennel meeting the criteria noted in 10.13.1.
- 10.13.3 In determining the number of dogs, pups less than six months of age shall not be included.

#### **General Kennel Provisions:**

- 10.13.4 The Approving Authority may, when issuing a Development Permit, determine the maximum number of dogs that may be kept at any one time by the operator of a private or commercial kennel.
- 10.13.5 All dogs, including puppies, shall be kept indoors between the hours of 9:00 PM to 7:00 AM daily.
- 10.13.6 All dog facilities, including buildings and exterior exercise area, shall be located to the rear of the principal building unless otherwise approved by the Approving Authority.
- 10.13.7 All dog facilities shall be visually screened from the existing dwellings on adjoining lots in accordance with the County's Screening Standards.

#### **Private Kennel:**

- 10.13.8 The keeping of 4 or more adult dogs owned by the resident(s) of the dwelling located on the same property shall be considered a Private Kennel.
- 10.13.9 A Development Permit is required for a Private Kennel.
- 10.13.10 Care should be given to situate buildings or exterior exercise areas, used to accommodate dogs as part of a private kennel on the property as to not unduly interfere with the use and enjoyment of adjacent parcels.

#### **Commercial Kennel/Dog Services:**

- 10.13.11 The keeping of 4 or more adult dogs not owned by the resident(s) of the dwelling located on the same property for any such purpose shall be considered a Commercial Kennel. Such uses may include but not be limited to the purposes of breeding, boarding, caring for, grooming, and/or training of dogs.
- 10.13.12 A Commercial Kennel is a Discretionary Use under General Industry District and Direct Control District #26. A redesignation to Direct Control District #26 is required for all Commercial Kennels in the County outside of these land use districts in advance of a Development Permit Application. A Development Permit approval is required for all Kennels. *More information on the keeping of dogs can be found in Section 9.12.*
- 10.13.13 Any building or exterior exercise area(s), to be used to accommodate the dogs as part of a Commercial Kennel shall be located:
  - a. A minimum of 300m to any dwelling located on adjacent parcels; or
  - b. As determined by Council.